

## OFFICE OF THE LIEUTENANT GOVERNOR

## **CERTIFICATE OF ANNEXATION**

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation STEVE KYRIOPOULOS, MARSHAL LINDSAY, THOMAS G. MAUGHAN & WELLSVILLE CITY ANNEXATION, located in WELLSVILLE CITY, dated July 27, 2022, complying with Section §10-2-425, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the STEVE KYRIOPOULOS, MARSHAL LINDSAY, THOMAS G. MAUGHAN & WELLSVILLE CITY ANNEXATION, located in CACHE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27<sup>th</sup> day of July, 2022 at Salt Lake City, Utah.

DEIDRE M. HENDERSON Lieutenant Governor



## WELLSVILLE CITY CORPORATION

75 East Main P.O. Box 6 Wellsville, Utah 84339 Phone: 435-245-3686 Fax: 435-245-7958 MAYOR
Thomas G. Balley
CITY COUNCIL
Kaylene Ames
Bob Lindley
Denlse N. LIndsay
Perry N. Maughan
Chad P. Poulsen

CITY MANAGER/RECORDER Scott E. Wells CITY TREASURER Leesa M. Cooper

June 29, 2022

Lt. Governor State of Utah Capitol Complex Building PO Box 142325 Salt Lake City, UT 84114-2325

Honorable Lt. Governor,

Please find attached a copy of certain acreage in unincorporated Cache County that was recently annexed into the City of Wellsville, titled "Steve Kyriopoulos, Marshal Lindsay, Thomas G. Maughan & Wellsville City Annexation" filed by the Steve Kyriopoulos, Marshal Lindsay, Thomas G. Maughan & Wellsville City. All the requirements have been met according to Utah Code Title 10 Utah Municipal Code, Chapter 2 Classifications, Boundaries, Consolidation, and Dissolution of Municiplaties, Part 4 Annexation.

Thank you,

Scott E. Wells

City Manager/Recorder

he of befulle

## WELLSVILLE CITY CODE AMENDMENT

CODE AMENDMENT: 2022-05

ADOPTED: June 1, 2022

ANNEXATION - STEVE KYRIOPOULOUS, MARSHALL LINDSAY, THOMAS G MAUGHAN & WELLSVILLE CITY ANNEXATION - 24.43 ACRES

WHEREAS, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Wellsville City, Utah; and

WHEREAS, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

WHEREAS, said real property is a contiguous, unincorporated area contiguous to the boundaries of Wellsville City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, said property is undeveloped and covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Wellsville City; and

WHEREAS, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

WHEREAS, on April 20, 2022, the Wellsville City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

WHEREAS, the City Council published and mailed notice of the certification as required by law; and

WHEREAS, no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, 1953, as amended; and

WHEREAS, the City Council on June 1, 2022 held the required public hearing after giving notice as required by law, and has determined annexation of said property is appropriate and desirable.

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the City Council of Wellsville City, Utah, hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP AND ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF WELLSVILLE CITY, UTAH STEVE KYRIOPOULOUS, MARSHALL LINDSAY, THOMAS G MAUGHAN & WELLSVILLE CITY ANNEXATION.

BE IT ORDAINED, by the City Council of Wellsville City, Cache County, State of Utah, as follows:

SECTION 1. That certain real property, more particularly described in Section 2 below is hereby annexed to Wellsville City, Utah, and the corporate limits of said city are hereby extended accordingly.

SECTION 2. That the real property which is the subject of this Ordinance is described as follows:

A portion of the SEI/4 of Section 35, Township 11 North, Range 1 West, and the NEI/4 & the NW1/4 of Section 2, Township 10 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the current Corporate Limits of Wellsville City, being the South 1/4 Corner of Section 35, T1 IN, RIW, S.L.B.& M. (Basis of Bearing: N88<sup>0</sup> 16'57"E along the Section line between the

South 1/4 Corner and the Southeast Corner of said Section 35); thence along said current Corporate Limits the following 14 (fourteen) courses and distances: North 1,050.00 feet; thence N88<sup>0</sup> 16'57"E

1,085.94 feet; thence  $\rm s77^0$  14'58"E 98.09 feet; thence  $\rm s47^059'36"w$  302.68 feet; thence  $\rm S45^054'22"E$  137.93 feet; thence  $\rm s47^059'36"w$  167.00 feet; thence  $\rm S49^007'OO"E$  91.02 feet; thence  $\rm S38^0$  16'55"E 19.86 feet; thence  $\rm S17^049'33"E$  29.39 feet; thence  $\rm s15'18"E$  30.48 feet; thence  $\rm S12^059^158"W$  95.70 feet; thence  $\rm S14^029'45"W$  93.53 feet; thence  $\rm S24^024'57"W$  75.13 feet; thence  $\rm S15^040^149"E$  79.54 feet, more or less to the westerly right-of-line of US Highway 89-91; thence  $\rm S25^003'30"W$  along said right-of-way 45.55 feet; thence  $\rm N65^041'10"W$  41.74 feet to the northerly line of Parcel 10-015-0002; thence

S89°56′54″W along said northerly line 650.89 feet to the northwest corner of said Parcel; thence S0°03 ¹ 06″E along the westerly line of said Parcel 432.38 feet to a point on said current Corporate Limits on the southerly line of a farm (100 North) lane; thence along said Corporate Limits the following 4 (four) courses and distances: S89°34′00″W 509.98 feet; thence North 47.04 feet; thence N47 °59′36″E 332.60 feet; thence North 2.84 feet to the point of beginning.

Contains: 24.43+/- acres

SECTION 3. That the real property described in Section 2 above shall be zoned CG (Commercial General) in accordance the zoning map of Wellsville City shall be amended to include the real property described above.

SECTION 4. A certified copy of this ordinance, an original plat describing the property, and the annexation agreement shall be filed with the Cache County Recorder within thirty (30) days after the date this ordinance is adopted.

SECTION 5. This ordinance shall become effective upon the posting of three (3) copies in each of three (3) public places within the corporate limits of Wellsville City.

ADOPTED AND PASSED by the Wellsville City Council this 1st day of June, 2022.



WELLSVILLE CITY

Mayor

ATTEST:

Scott E Wells

City Manager/Recorder

Councilperson:

Kaylene Ames

AYE

NAE

ABSENT 🔏

**Bob Lindley** 

AYE X

NAE

ABSENT

Denise N. Lindsay AYE

NAE

ABSENT X

Austin V. Wood

AYE X

NAE

ABSENT

Chad K. Poulsen

NAE

**ABSENT** 

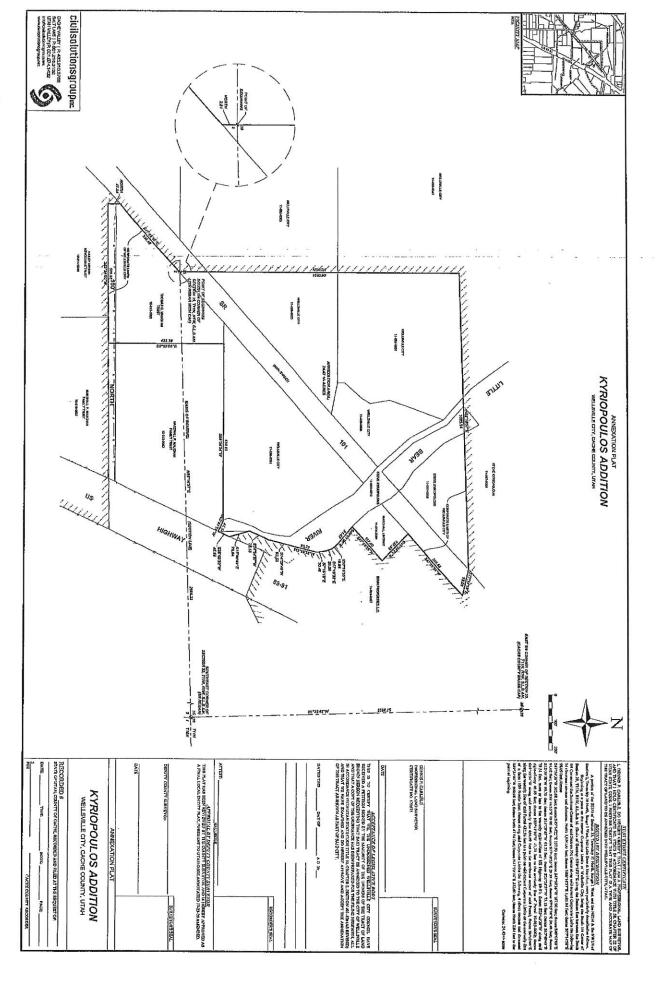
I, Scott E Wells, City Recorder of Wellsville, Cache County, State of Utah, hereby certify that I, on the 1<sup>st</sup> day of June, 2022 in the City of Wellsville, County of Cache, State of Utah, posted the foregoing Code Amendment 2022-05, in a likely manner, a copy of which is attached in each of three of the most public places in the said City of Wellsville, to wit:

- 1. City Office
- 2. City Bulletin Board
- 3. Tom's Service

WITNESS my hand this 1st day of June, 2022.

Scott E Wells City Recorder

led I balle



The second and the Southeast Centre of and Section 155 thoses along the Section like Section like Section 165 those and the Southeast Centre of and Section 155 thoses along also designed formed Composed.

141 (Section 10 western and distances: North 1,1091.00 floor; those NBS\*1677E 1,1085.95 foot; in Sex 5979.95 W. 10.05 floor; those SS\*1979.05 is climical section 150 the SS\*1979.05 w. 10.05 floor; in Composed 1.2 12.529.05 w. 10.05 floor; those SS\*1979.05 is climical section 150 the SS\*1979.09 w. 10.05 floor; those SS\*1979.09 is climical section 150 the SS\*1979.09 w. 10.05 floor; those SS\*19799.09 w. 10.05 floor; those SS\*197999.09 w. 10.05 floor; those SS\*197999.09 w. 10.05 floor; those SS\*1979999.09 w. 10.05 floor; those SS\*19799999.09 w. 10.05 floor; those SS\*1979999.09 w. 10.05 floor; those SS\*1979999.09 w. 10.05 floor; those SS\*19799999.09 w. 10.05 floor; those SS\*19799999.09 w. 10.05 floor; those SS\*1979999999.09 w. 10.05 floor; those SS\*1979999999.09 w. 10.05 floor; those SS\*1 THIS IS TO CERTBY THAT WE THE INDERSEASIES WILL FOR PROPERTY PER PROPERTY BANK WE THE INDERSEASIES WILL FOR SOME SHAPE AND THE MONERAND FOR THE OWNERS OF THE SHOWN HEREBY REQUESTING THAT SAID THAC THE ANNEXED TO THE CITY FOR THAT AND THAT CAPE OF THE CORDINANCE HAS BEEN REMANDED FOR THE FLINGOL IN ACCORDANGE WITH LITMS TAYING CODE TITLS IN CHAPITED, SECTION 4014. OF THE THACA IN A SHOWN AS MAN TO SAID CITY. I, DENNIS P. CARLISTE, DO HESBEY CHEMPET FIGHT THAT A PROPESSIONAL LA AND THAT I HOLD CHEMPICATE NO. 1725? IN ACCORDANCE WITH THE 58, I'CAM STATE CODE, INSTRIBE CREPTER THAT THIS BLAIS IS A TROUBLE NO. THE TRACT OF LAND TO BE ANNEXED INTO WELLSHLLE CITY, UTAIL. A pertion of the SELP4 of Section 35, Township 11 North, Pange 1 West, and the NEL Section 2, Township 10 North, Range 1 West each 1 to Page 2. APPROVAL BY DEPUTY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREB!
A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-23. KYRIOPOULOS ADDITIO WELLSVILLE CITY, CACHE COUNTY, UTAH RECORDED # STATE OF UTAL, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF CACHE COUNTY REC ANNEXATION PLAT DATED THIS 30th DAY OF There AD 20 23 BOOK There # 12.C. RECORDER DEPUTY COUNTY SURVEYOR Hot I delle TIME June 15,2022 JUNE 9, 2022 DATE ATTEST DATE: SECTION 35, 7714, RTIN, SLEAR, (SI REELAN, SLEAR)

35, 7714

35, 7714

35, 7714 EAST 1/4 CORNER OF SECTION 35, TTIN, RTW, S.L.B.SM. 35 & 36 (CACHE COUNTY BRASS CAP) 16-68 53816'55'E 19.86 517'49'33'E 29.39 57'15'18'E S14729'45"W 515\*40'48"E \$25'03'30'W (SECTION LINE) RIVER HICHWAY MARSHALL LINDSAY ORPORATE LIMITS O WELLSVILLE CITY KYRIOPOULOS ADDITION Sn 11-087-0008 STEVE KYRIOPOLOUS N88\*16'57\*E WELLSVILLE CITY, CACHE COUNTY, UTAH WELLSVILLE CITY BEAR ANNEXATION PLAT MARSHALL P. MAUDHAN FAMILY TRUST 10-015-002 BASIS OF BEARING: WELLSWILLE CITY MARSHALL P. MAUGHAN FAMILY TRUST 10-015-0007 NORTH LITTLE ANNEXATION AREA: 24.43 +/- ACRES WELLSVILLE CITY HOMAS G. MAUGHAN TRUST 10-015-0001 WELLSWILLE CITY CORPORATE LIMITS OF WELLSVILLE CITY HALLEY BROWN REVOCABLE TRUST 10-014-0049 WELLSVILLE CITY WELLSVILLE OFFY NORTH 47.04 POINT OF BEGINNING Onsgrouping 0 5.213.3762 8.3192 174.1432 net

Sam !

PAGE