

# STATE OF UTAH



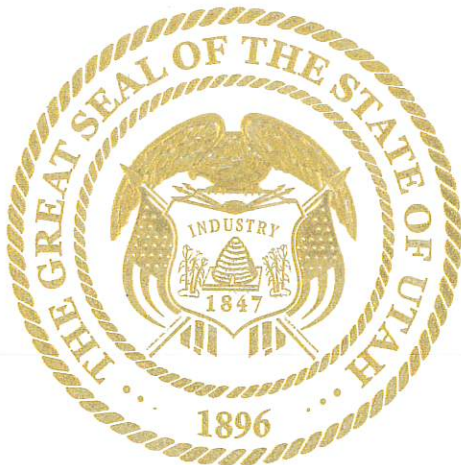
OFFICE OF THE LIEUTENANT GOVERNOR

## 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 known as the AMYTHEST ANNEXATION located in the CITY OF WELLSVILLE, dated OCTOBER 29, 2024, complying with §67-1a-6.5, 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 AMYTHEST 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 8<sup>th</sup> day of November, 2024 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

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. Bailey  
**CITY COUNCIL**  
Kaylene Ames  
Carl P. Leatham  
Bob Lindley  
Denise N. Lindsay  
Austin V. Wood

**CITY MANAGER/RECORDER**

Scott E. Wells

**CITY TREASURER**

Leesa M. Cooper

October 29, 2024

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 "Amythest Annexation". All the requirements have been met according to Utah Code Title 10 Utah Municipal Code Part 4 Annexation.

Thank you,

A handwritten signature in blue ink, appearing to read "Scott E. Wells".

Scott E. Wells  
City Recorder



WELLSVILLE CITY  
CODE AMENDMENT

CODE AMENDMENT: 2024-06 ADOPTED: October 2, 2024

(Annexation – Joseph W. Stucki)

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 May 18, 2024, 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 19, 2024 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.

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

SECTION 1. That, subject to the execution and recording of the Freed and KSTA-6, LLC Annexation Agreement (the "Annexation Agreement"), 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:

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LOCATED IN THE COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S 89-29-34 E 1353.25 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE S 1-06-07 W 629.69 FEET TO A REBAR WITH PETE PETERSON CAP AT THE POINT OF BEGINNING, SAID POINT BEING ON AN EXISTING WELLSVILLE CITY CORPORATE LINE; THENCE ALONG SAID CORPORATE LIMIT LINE THE FOLLOWING FOUR COURSES:

1. S 1-06-07 W 35.89 FEET;
2. S 89-53-49 W 7.91 FEET (1 ROD BY RECORD) TO THE NORTHWEST CORNER OF LOT 13 OF THE STERLING RIDGE SUBDIVISION;
3. S 0-24-40 W 1098.84 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTH RIGHT OF WAY LINE OF MOUNT STERLING ROAD;
4. CONTINUING S 0-24-40 W 66.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOUNT STERLING ROAD;

THENCE N 88-05-41 W 578.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE N 0-24-40 E 66.02 FEET TO A REBAR WITH EARL CAP ON THE NORTH RIGHT OF WAY LINE OF MOUNT STERLING ROAD; THENCE N 0-24-40 E 384.65 FEET TO A REBAR WITH EARL CAP; THENCE N 37-15-16 W 134.06 FEET TO THE SOUTHERMOST CORNER OF PARCEL NUMBER 2 OF LINDLEY MINOR SUBDIVISION, ENTRY 739116, SAID CORNER BEING ON THE EXISTING WELLSVILLE CORPORATE LIMIT LINE; THENCE ALONG SAID CORPORATE LIMIT LINE AND THE SOUTHEASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE COURSES:

1. N 48-35-42 E 524.21 FEET;
2. N 40-38-58 E 372.46 FEET;

3. S 76-11-08 E 21.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.28 ACRES, MORE OR LESS.

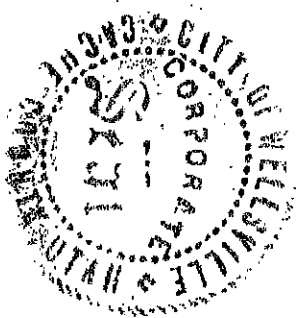
SECTION 3. That the real property described in Section 2 above shall be zoned ROS-1 and RAC-5 in accordance with the submitted subdivision concept with special conditions as set forth in the Annexation Agreement and the zoning map of Wellsville City shall be amended to include the real property described 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 2<sup>nd</sup> day of October 2024.

WELLSVILLE CITY



  
Thomas G. Bailey  
Mayor

ATTEST:

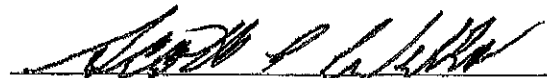
  
Scott E Wells  
City Manager/Recorder

Councilperson:	Kaylene Ames	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Carl P Leatham	AYE <input type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>
	Bob Lindley	AYE <input type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>
	Denise D. Lindsay	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Austin V. Wood	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>

I, Scott Wells, City Recorder of Wellsville, Cache County, State of Utah hereby certify that I, on the 2<sup>nd</sup> day of October, 2024 in the City of Wellsville, County of Cache, State of Utah, posted the foregoing Code Amendment 2024-06 in a likely manner, a copy of which is hereto 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 2<sup>nd</sup> day of October, 2024.



Scott E Wells  
City Recorder

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