



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 BLACKHAM ANNEXATION located in WELLSVILLE CITY, dated MARCH 18, 2026, 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 BLACKHAM 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 29th day of APRIL, 2026 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

Chad B. Lindley

CITY COUNCIL

Carl P. Leatham
Bob Lindley
Denise N. Lindsay
Tom Maughan
Angie M. Olsen

CITY MANAGER/RECORDER

Scott E. Wells

CITY TREASURER

Leesa M. Cooper

April 15, 2026

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 "Jason & Sharla Blackham Annexation". All the requirements have been met according to Utah Code Title 10 Utah Municipal Code Part 4 Annexation.

Thank you,

Scott E. Wells
City Recorder

WELLSVILLE CITY
CODE AMENDMENT

CODE AMENDMENT: 2026-01

ADOPTED: March 18, 2026

(Annexation – Jason and Sharla Blackham)

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 November 10, 2025, 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 March 18, 2026 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 Blackham 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:

BEGINNING AT THE W ¼ COR OF SECTION 34; THENCE S1°13'28"W 839.43 FEET (ALONG THE SECTION LINE AS BASIS OF BEARING OF S1°13'28"W WITH THE DISTANCE CALLED OUT IN THE DEED FOR PARCEL 11-078-0011 AND ROTATED TO OUR POINTS); THENCE S89°31'43"E 2133.57 FEET (ALONG OUR FENCE LINE POINTS WHILE LIMITING THE AMOUNT OF THE SOUTHERN PROPERTIES THAT IS CUT OFF); THENCE N25°12'35"W 369.14 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE N26°48'06"W 469.06 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE ALONG A CURVE WITH A RADIUS OF 588' ALONG A CHORD OF N22°12'41"W 52.32 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE N21°46'34"W 31.40 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE N89°27'59"W 1711.68 (ACCORDING TO THE SECTION BEARING) GIVEN BY THE WILLOW VALLEY ESTATES MINOR SUBDIVISION FINAL PLAT ROTATED TO THE SAID BASIS OF BEARING) TO THE POINT OF BEGINNING

THE SOUTHERN BOUNDARY WAS HELD AS IS, BECAUSE IT LINES UP WITH THE SOUTHERN FENCE BEST.

ALSO: BEGINNING AT A POINT S89°36'06"E 1759.22 FEET (ALONG THE SECTION BEARING GIVEN BY THE WILLOW VALLEY ESTATES MINOR SUBDIVISION FINAL PLAT ROTATED TO THE SAID BASIS OF BEARING FOR THE DISTANCE ALONG THE NORTH SIDE OF THE FIRST PART OF THE PARCEL AND THE WIDTH OF THE CANAL ALONG THAT LINE); THENCE S89°27'59"E 865.80 FEET (TO THE CENTER QTR COR OF SEC 34 (NO SHOT POINT OR CALCED POINT, BUT USED AS A BASE POINT FOR PARCELS 11-078-0008 & 11-078-0007)); THENCE S0°19'18"W 836.28 FEET (ACCORDING TO THE BEARING GIVEN BY DEED 1350818 THAT IS ROTATED TO MATCH THE FENCE POINTS

TAKEN, ALSO MATCHING THE DEED FOR PARCEL 11-078-0007, ALSO MATCHED TO THE 33' ROADWAY GIVEN BY ELWOOD SUB AND THE DEEDS FOR PARCELS 11-079-0024 & 11-079-0022 AND CENTERED ON THE SHOT PHYSICAL IMPROVEMENTS ON THE ROADWAY); THENCE N89°05'58"W 33.00 FEET (ACCORDING TO THE BEARING GIVEN BY DEED 1350818 THAT IS ROTATED TO MATCH THE FENCE POINTS TAKEN, ALSO MATCHING THE DEED FOR PARCEL 11-078-0007 ALSO MATCHED TO THE 33' ROADWAY GIVEN BY ELWOOD SUB AND THE DEEDS FOR PARCELS 11-079-0024 & 11-079-0022 AND CENTERED ON THE SHOT PHYSICAL IMPROVEMENTS ON THE ROADWAY); THENCE N0°19'14"E 353.83 FEET (ACCORDING TO THE BEARING GIVEN BY DEED 13508118 THAT IS ROTATED TO MATCH THE FENCE POINTS TAKEN; ALSO MATCHING THE DEED FOR PARCEL 11-078-0007 ALSO MATCHED TO THE 33' ROADWAY GIVEN BY ELWOOD SUB AND THE DEEDS FOR PARCELS 11-079-0024 & 11-079-0022 AND CENTERED ON THE SHOT PHYSICAL IMPROVEMENTS ON THE ROADWAY); THENCE N89°40'42"W 590.44 FEET (ACCORDING TO THE BEARING GIVEN BY DEED 1350818 THAT IS ROTATED TO MATCH THE FENCE POINTS TAKEN, ALSO MATCHING THE DEED FOR PARCEL 11-078-0007, ALSO MATCHED TO THE 33' ROADWAY GIVEN BY ELWOOD SUB AND THE DEEDS FOR PARCELS 11-079-0024 & 11-079-0022 AND CENTERED ON THE SHOT PHYSICAL IMPROVEMENTS ON THE ROADWAY AND EXTENDED TO THE CANAL DEED ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE N26°52'34"W 468.87 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD) THENCE ALONG A CURVE WITH A RADIUS OF 543' ALONG A CHORD OF N22°07'31"W 48.32 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD); THENCE N21°46'34"W 25.51 FEET (ACCORDING TO THE DEED FOR THE CANAL ROTATED TO MATCH THE BEARING GIVEN BY PARCEL 11-078-0009 THAT MATCHES THE CANAL BEARING BY RECORD) TO THE POINT OF BEGINNING.

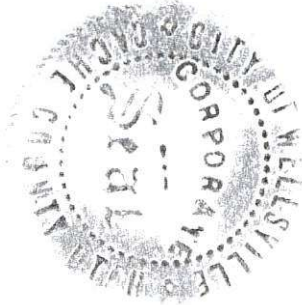
CONTAINING 50.709 ACRES, MORE OR LESS.

SECTION 3. That the real property described in Section 2 above shall be zoned ROS-1 in accordance with the submitted subdivision concept and the zoning map of Wellsville City shall be amended to include the real property described above.

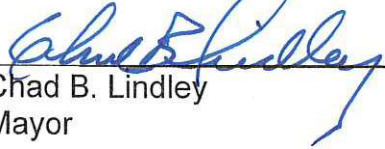
SECTION 4. A certified copy of this ordinance, an original plat describing the property, and the Annexation Agreement shall be filed with the Cache County Recorder within thirty (30) days after the date this ordinance is adopted.

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 18th day of March, 2026.



WELLSVILLE CITY


Chad B. Lindley
Mayor

ATTEST:


Scott E Wells
City Manager/Recorder

Voting Status

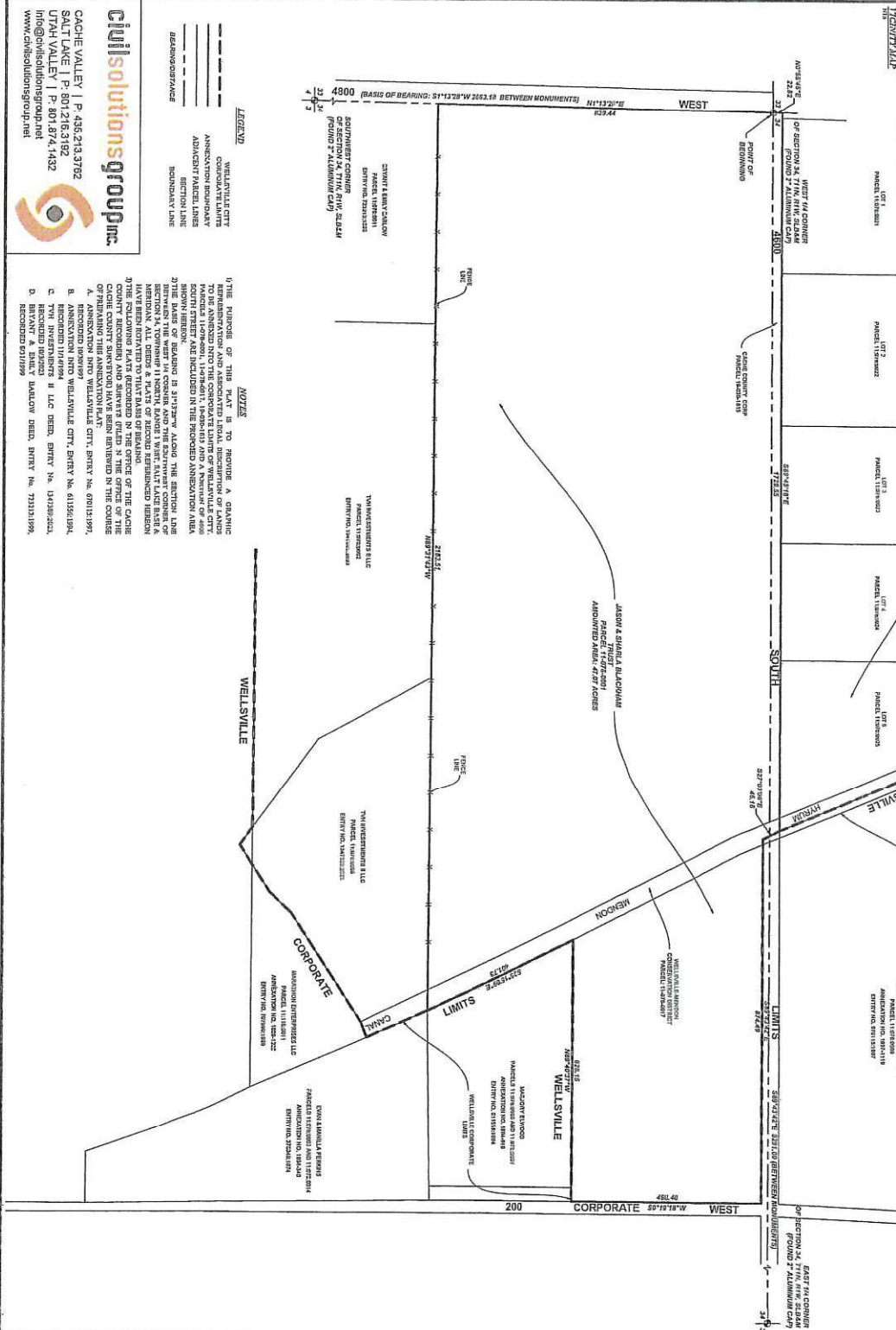
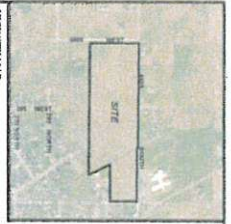
Councilperson:	Carl P. Leatham	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Bob Lindley	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Denise N. Lindsay	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Tom Maughan	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>
	Angie Olsen	AYE <input checked="" type="checkbox"/>	NAE <input type="checkbox"/>	ABSENT <input type="checkbox"/>

I, Scott E Wells, City Recorder of Wellsville, Cache County, State of Utah, hereby certify that I, on the 18th day of March, 2026 in the City of Wellsville, County of Cache, State of Utah, posted the foregoing Code Amendment 2026-01, 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 18th day of March, 2026.


Scott E Wells
City Recorder



SURVEYORS CERTIFICATE

I, CLYDE BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PUBLIC COMPACT OF THE STATE OF UTAH AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH.

ADJACENT DISCLOSURE

A portion of the plat is overlaid on the Survey of Section 24, Township 11 North, Range 7 West, Salt Lake County, Utah, recorded in the Office of the County Recorder, Salt Lake County, Utah, under recording number 20080002380. The plat is overlaid on the Survey of Section 24, Township 11 North, Range 7 West, Salt Lake County, Utah, recorded in the Office of the County Recorder, Salt Lake County, Utah, under recording number 20080002380. The plat is overlaid on the Survey of Section 24, Township 11 North, Range 7 West, Salt Lake County, Utah, recorded in the Office of the County Recorder, Salt Lake County, Utah, under recording number 20080002380.

ACCEPTANCE OF LEGAL TITLE BODY

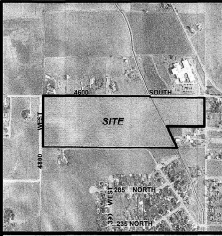
THIS IS TO CERTIFY THAT THE SURVEYORS HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PUBLIC COMPACT OF THE STATE OF UTAH AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH. THE SURVEYORS HAVE CONDUCTED THE SURVEY AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PUBLIC COMPACT OF THE STATE OF UTAH AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS OF THE STATE OF UTAH.

RECORDED & FILED AT THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, ON THIS 11th DAY OF 2011.

CLYDE BROWN, SURVEYOR
 JASON & SHARLA BLACKHAM, ANNEXATION

RECORDED & FILED AT THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, ON THIS 11th DAY OF 2011.

ciulsolutionsgroup, inc.
 SALT LAKE CITY, UTAH
 P: 801.216.3192
 SALT LAKE CITY, UTAH
 P: 801.874.1432
 info@ciulsolutionsgroup.com
 www.ciulsolutionsgroup.com



VICINITY MAP

WEST 1/4 CORNER OF SECTION 34, T11N, R11W, SLB&M (FOUND 2" ALUMINUM CAP)

EAST 1/4 CORNER OF SECTION 34, T11N, R11W, GLD&M (FOUND 2" ALUMINUM CAP)

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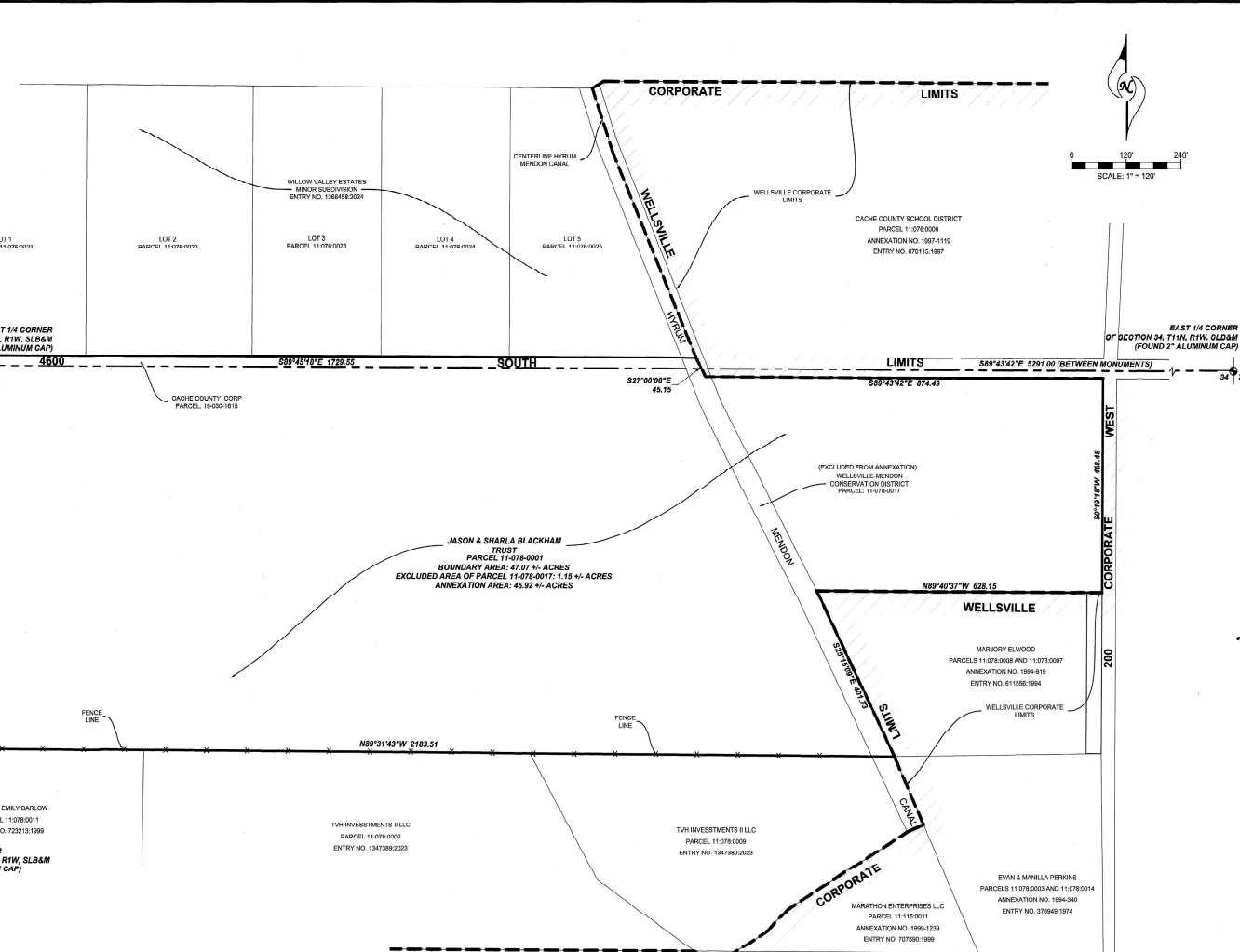
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EAST 1/4 CORNER OF SECTION 34, T11N, R11W, GLD&M (FOUND 2" ALUMINUM CAP)



SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 85, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO WELLSVILLE CITY, UTAH.

BOUNDARY DESCRIPTION
A portion of property located in the SW 1/4 of Section 34, Township 11 North, Range 1 West, Salt Lake Base & Meridian, Wellsville, Utah, more particularly described as follows:
Beginning at the West 1/4 Corner of Section 34 and the Southwest corner of the Willow Valley Subdivision Minor Subdivision (Basis of Bearing: S11°13'28"W between the West 1/4 Corner and the Southwest Corner of Section 34, T11N, R11W, SLB&M; thence N0°55'45"E along the West Line of said Section 22.82 feet; thence S89°42'18"E along the north line of LANCE LOONEY LEASE PARCEL 04060-013 and the North Right-of-Way line of 4000 South Street 1729.55 feet to a point on the West line of the Wellsville City Corporate Limits as described in CACHIE SCHOOL DISTRICT ANNEXATION Entry No. 670115-1997, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along the Wellsville City Corporate Limits the following 5 (five) bearings and distances: (1) S27°00'09"E 45.15 feet to the Southwest corner of said CACHIE SCHOOL DISTRICT ANNEXATION; (2) thence S89°43'47"E 874.49 feet to the Southeast corner of said CACHIE SCHOOL DISTRICT ANNEXATION; (3) thence S9°19'18"W 462.48 feet to the Northeast corner of the MARJORIE ELWOOD ANNEXATION Entry No. 611556-1994, according to the Official Plat thereof on file in the Office of the Cache County Recorder; (4) thence along the North line of said MARJORIE ELWOOD ANNEXATION N89°40'37"W 628.15 feet to the East line of Wellsville-Mendon Conservation District Parcel 11-078-0017 and the Northwest corner of said MARJORIE ELWOOD ANNEXATION; (5) thence along the West line of said MARJORIE ELWOOD ANNEXATION S29°12'09"E and along said Parcel 401.73 feet to a point on the West line of said Wellsville Corporate Limits; thence N89°31'49"W along a fence line and South line of Parcel 11-078-0011 2183.51 feet to the West line of said Parcel and West line of Section 34; thence N1°12'28"E along said Section line and said Parcel 839.44 feet to the point of beginning.

LESS: All of Wellsville-Mendon Conservation District Parcel 11-078-0017.
Contains 45.92 +/- acres

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201
DATE: APRIL 6, 2026
ACCEPTANCE OF LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE THE UNDERSIGNED WELLSVILLE CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO WELLSVILLE CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH STATE CODE SECTION 19-2-606 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY.
DATED THIS 15th DAY OF March A.D. 20 26
MAYOR: [Signature]
CITY CLERK: [Signature]

RECORDER'S SEAL
ATTEST: [Signature]
RECORDER

ACCEPTANCE BY DEPUTY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-35-507 AS AMENDED.
DEPUTY COUNTY SURVEYOR: [Signature]
DATE: 4-8-26

SURVEYOR'S SEAL
ANNEXATION PLAT
JASON & SHARLA BLACKHAM
ANNEXATION
TO
WELLSVILLE CITY, CACHE COUNTY, UTAH

RECORDED IN
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____
CACHE COUNTY RECORDER

LEGEND

- WELLSVILLE CITY CORPORATE LIMITS
- ANNEXATION BOUNDARY
- ADJACENT PARCEL LINES
- SECTION LINE
- BEARING/DISTANCE BOUNDARY LINE ANNOTATION

NOTES

- THE PURPOSE OF THIS PLAT IS TO PROVIDE A GRAPHIC REPRESENTATION AND ASSOCIATED LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CORPORATE LIMITS OF WELLSVILLE CITY. PARCELS 11-078-0001, 19-030-1615 AND A PORTION OF 4600 SOUTH STREET ARE INCLUDED IN THE PROPOSED ANNEXATION AREA SHOWN HEREON. EXCEPT AS NOTED, ALL OF THE WEST 1/4 MENDON CONSERVATION DISTRICT PARCEL 11-078-0017.
- ON THE BASIS OF BEARING IS S11°13'28"W AT THE SECTION LINE BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, ALL DEEDS & PLATS OF RECORD REFERENCED HEREON HAVE BEEN ROTATED TO THAT BASIS OF BEARING.
- THE FOLLOWING PLATS RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER AND SURVEYS (FILED IN THE OFFICE OF THE CACHE COUNTY SURVEYOR) HAVE BEEN REVIEWED IN THE COURSE OF PREPARING THIS ANNEXATION PLAT:
 - ANNEXATION INTO WELLSVILLE CITY, ENTRY No. 670115-1997, RECORDED 10/30/1997
 - ANNEXATION INTO WELLSVILLE CITY, ENTRY No. 611556-1994, RECORDED 11/14/1994
 - TVH INVESTMENTS II LLC DEED, ENTRY No. 1317289-2023, RECORDED 10/23/2023
 - BRYANT & EMILY BARLOW DEED, ENTRY No. 723213-1999, RECORDED 8/31/1999

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net