

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 LINDLEY ANNEXATION located in WELLSVILLE CITY, dated APRIL 17, 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 LINDLEY 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 28th day of APRIL, 2026 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "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

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 "Lindley 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: 2026-02

ADOPTED: March 18, 2026

(Annexation – Ricky R. and Stephanie L. Lindley)

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 Lindley Annexation, 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 NORTHWEST 1/4 & PART OF THE NORTHEAST 1/4 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 S89°29'34"E 684.38 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION;

THENCE S0°00'00"E 1259.62 FEET TO A REBAR WITH PETE PETERSON CAP ON THE SOUTHERNMOST CORNER OF PARCEL #2 OF THE LINDLEY MINOR SUBDIVISION, RECORDED IN ENTRY 739116, SAID CORNER BEING THE POINT OF BEGINNING, AND SAID CORNER ALSO BEING ON THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE;

THENCE S37°15'16"E 134.06 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL RECORDED IN ENTRY 1206638 THE FOLLOWING NINE COURSES:

1. S70°21'22"W 174.02 FEET; 2. S67°58'26"W 93.93 FEET;

3. S66°14'33"W 39.50 FEET; 4. S61°18'41"W 34.55 FEET;

5. S55°55'36"W 84.86 FEET; 6. S44°27'09"W 15.40 FEET;

7. S35°40'15"W 51.22 FEET; 8. S29°11'03"W 61.27 FEET;

9. S40°32'02"W 114.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MOUNT STERLING ROAD;

THENCE S1°47'07"W 67.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

1. N88°16'28"W 88.77 FEET, MORE OR LESS, TO UDOT PROJECT NH-0091(1)10 "B" LINE STATION 203+52.32, 39.82 FEET RIGHT;

2. S3°49'56"W 20.18 FEET, MORE OR LESS, TO "B" LINE STATION 203+52.32, 60 FEET RIGHT;

3. N86°10'04"W 59.44 FEET TO "B" LINE STATION 202+92.88, 60 FEET RIGHT;

4. N84°56'44"W 285.26 FEET, MORE OR LESS, TO U.S. HIGHWAY 89/91 STATION 2323+66.88, 100 FEET RIGHT;

THENCE N56°37'33"W 307.44 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AT STATION 2323+66.88, 207.44 FEET LEFT, AND THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE;

THENCE ALONG SAID EXISTING CORPORATE LIMIT LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

1. N28°39'56"E 31.69 FEET TO STATION 2324+00, 210 FEET LEFT;
2. N32°52'38"E 303.52 FEET TO STATION 2327+04.93, 210 FEET LEFT;
3. N50°18'01"E 283.12 FEET TO STATION 2329+75, 125 FEET LEFT;
4. N32°49'46"E 223.10 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 89/91 AND THE WEST RIGHT-OF-WAY LINE OF 4400 WEST STREET;

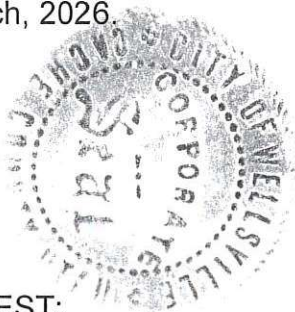
THENCE S22°38'54"E 315.57 FEET, MORE OR LESS, ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89/91; THENCE N90°00'00"E 503.48 FEET, MORE OR LESS, ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.
CONTAINING 10.96 ACRES, MORE OR LESS.

SECTION 3. That the real property described in Section 2 above shall be zoned ROS-1 in accordance with 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
Chad B. Lindley
Mayor

ATTEST:

Scott E Wells

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 2026-02, 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

LINDLEY ANNEXATION
 TO WELLSVILLE CITY, CACHE COUNTY, UTAH
 PART OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 1 WEST
 SALT LAKE MERIDIAN

SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, HULLING LICENSE NUMBER 5185/75-2201 UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPILED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF WELLSVILLE CITY, UTAH IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, SUBSECTION (4), AND HAVE ACCURATELY REPRESENTED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON BASED UPON DATA COMPILED FROM THE RECORDS OF THE CACHE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 & PART OF THE NORTHEAST 1/4 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 308°23'34"E 804.35 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION;
 THENCE S07°00'00"E 1259.62 FEET TO A REBAR WITH PETE PETERSON CAP ON THE SOUTHERMOST CORNER OF PARCEL #2 OF THE LINDLEY MINOR SUBDIVISION, RECORDED IN ENTRY 230716, SAID CORNER BEING THE POINT OF BEGINNING, AND SAID CORNER ALSO BEING ON THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE;
 THENCE S37°15'16"E 134.06 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE;
 THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL RECORDED IN ENTRY 1206638 THE FOLLOWING NINE COURSES:
 1. S70°21'22"W 174.02 FEET; 2. S67°54'26"W 67.63 FEET;
 3. S88°14'57"W 39.50 FEET; 4. S81°18'41"W 34.55 FEET;
 5. S55°55'36"W 84.86 FEET; 6. S44°27'08"W 15.40 FEET;
 7. S35°40'15"W 51.22 FEET; 8. S24°11'03"W 67.27 FEET;
 9. S40°52'02"W 114.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MOUNT STERLING ROAD;
 THENCE S14°17'01"W 67.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:
 1. N88°16'28"W 88.77 FEET, MORE OR LESS, TO UDOT POINT NH-0081(1)10 "R" LINE STATION 2034+52.32, 39.82 FEET RIGHT;
 2. S33°49'26"W 201.19 FEET, MORE OR LESS, TO U.S. HIGHWAY 2034+52.52, 60 FEET RIGHT;
 3. N08°10'04"W 59.44 FEET TO "D" LINE STATION 2024+82.80, 60 FEET RIGHT;
 4. N84°26'44"W 285.29 FEET, MORE OR LESS, TO U.S. HIGHWAY 80/91 STATION 2334+68.88, 100 FEET RIGHT;
 THENCE N66°57'33"W 307.20 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AT STATION 2450158.89, 307.20 FEET LEFT, AND THE EXISTING WELLSVILLE CITY CORPORATE LIMIT LINE;
 THENCE ALONG SAID EXISTING CORPORATE LIMIT LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:
 1. N28°41'24"E 31.69 FEET TO STATION 2324+00, 210 FEET LEFT;
 2. N32°10'45"E 303.81 FEET, MORE OR LESS, TO STATION 2327+04.93, 210 FEET LEFT;
 3. N07°14'16"W 243.00 FEET TO STATION 2324+73, 125 FEET LEFT;
 4. N32°10'45"E 227.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 89/91 AND THE WEST RIGHT-OF-WAY LINE OF 4400 WEST STREET AT STATION 2332+02.72, 125 FEET LEFT;
 THENCE ALONG SAID EXISTING CORPORATE LIMIT LINE AND SAID EXISTING CORPORATE LIMIT LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89/91;
 THENCE N00°00'00"E 503.48 FEET, MORE OR LESS, ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE POINT OF BEGINNING,
 CONTAINING 10.07 ACRES, MORE OR LESS.

WELLSVILLE CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE WELLSVILLE CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO WELLSVILLE CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18TH DAY OF March, 2020.

Steve B. Steyer
 WELLSVILLE CITY MAYOR

Scott J. Miller
 ATTEST

Anna J. Walker
 WELLSVILLE CITY CLERK



DEPUTY CACHE COUNTY SURVEYOR APPROVAL

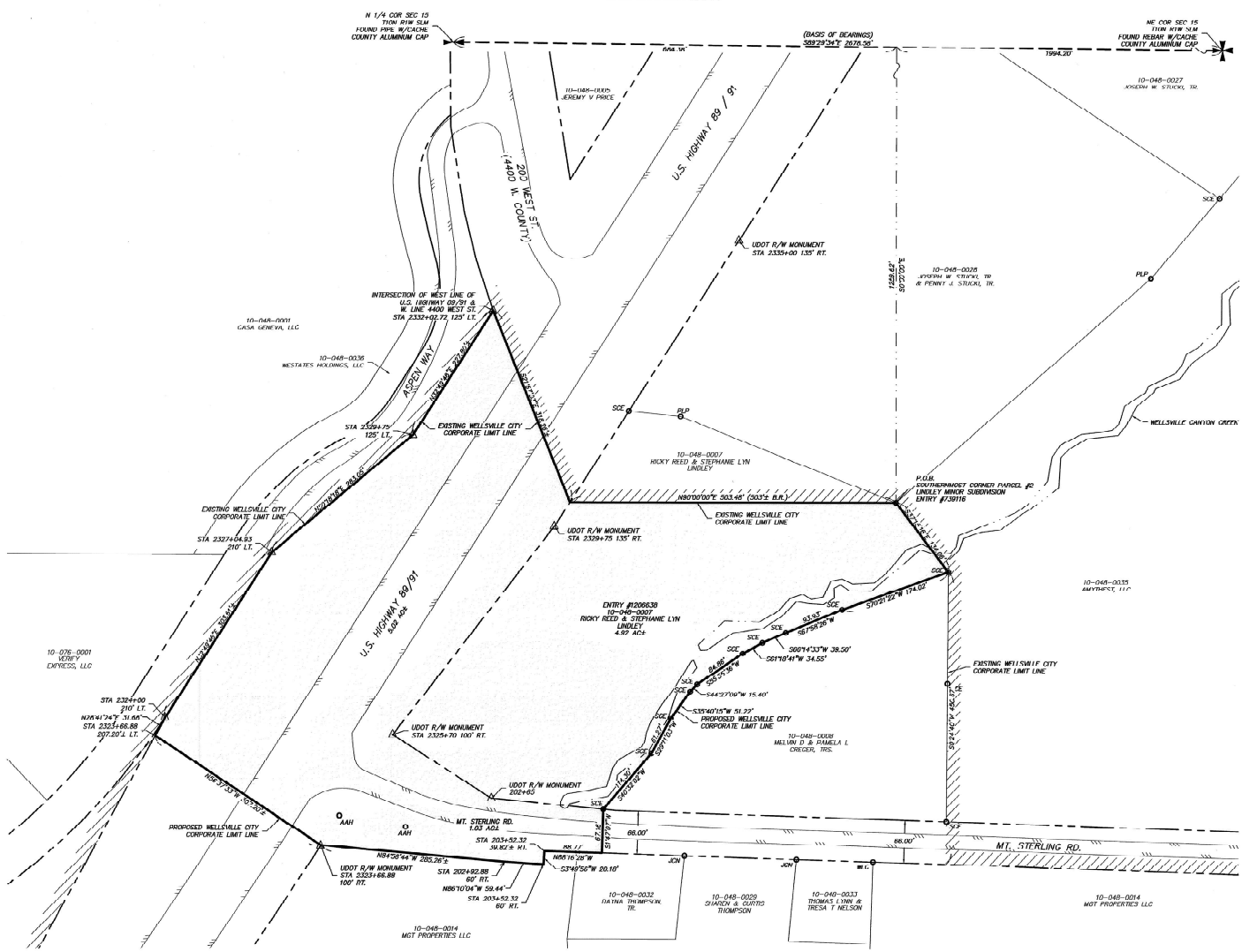
THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTRY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.

SEALED AND SIGNED THIS 18TH DAY OF March, 2020.
Maft Fretl
 DEPUTY COUNTY SURVEYOR



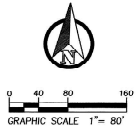
COUNTY RECORDER

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF CACHE,
 RECORDED AND FILED AT THE REQUEST
 OF _____
 THIS _____ DAY OF _____,
 20____ AT _____ IN BOOK OF PLATS
 INDEX _____
 FEE _____
 COUNTY RECORDER



LEGEND

- | | | | |
|--|--|--|-----------------------------|
| | AREA HEREBY ANNEXED TO WELLSVILLE CITY | | SECTION CORNERS |
| | EXISTING CORPORATE LIMIT LINE | | REBAR W/ STEVEN C. EARL CAP |
| | ANNEXATION BOUNDARY | | REBAR W/PETERSON CAP |
| | PARCEL LINE | | REBAR W/JSH CAP |
| | RIGHT-OF-WAY LINE | | REBAR W/BRIAN LYON CAP |
| | SECTION LINE | | REBAR W/WAYNE L. CROW CAP |
| | EDGE OF ASPHALT ROAD | | REBAR W/JEFF C. NIELSEN CAP |
| | | | STATE R/W MONUMENT |



S15 TION RTW SLM

LINDLEY ANNEXATION
 WELLSVILLE CITY, CACHE COUNTY, UTAH

CL
 Cache • Landmark
 Engineers
 Surveyors
 Planners
 95 Golf Course Rd.
 Suite 100
 Logan, UT 84321
 435.713.0099

DATE: APR 2020
 SCALE: 1" = 80'
 CALCULATED BY: S. EARL
 CHECKED BY: J. JENSEN
 DRAWN BY: S. EARL
 PROJECT NUMBER: 25016LAND
 1 / 1