



WELLSVILLE CITY CORPORATION

75 East Main
P.O. Box 6
Wellsville, Utah 84339
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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

NOTICE OF CERTIFICATION OF ANNEXATION PETITION TO ANNEX REAL PROPERTY TO WELLSVILLE CITY

TO ALL AFFECTED ENTITIES AND INTERESTED PARTIES:

DATE: February 04, 2026

SUBJECT: Notice of Intent and Petition for Annexation to Wellsville City, Utah (Lindley Annexation – 5.82 Acres)

Notice is hereby given pursuant to Section 10-2-405, Utah Code Annotated, 1953, as amended, that a **Notice of Certification of Annexation Petition for Annexation** has been officially filed in the office of the Wellsville City Recorder.

This Notice of Certification formally requests the annexation of one parcel of real property into the municipal boundaries of Wellsville City. The property is currently owned by **Ricky R. and Stephanie L. Lindley**.

CITY RESOLUTION: On August 20, 2025, the Wellsville City Council formally approved **Resolution 2025-09**, accepting the annexation petition for certain real property under the provisions of the Utah Code. The Certificate of Notice for this petition was received by the City Council on **August 06, 2025**.

PROPERTY IDENTIFICATION:

- **Annexation Name:** Lindley Annexation
- **Total Acreage:** 5.82 Acres
- **Tax Parcel Identification Number (Tax ID):** 10-048-0007
- **Owner(s) of Record:** Ricky R. and Stephanie L. Lindley

LEGAL DESCRIPTION: More specifically, the parcel is legally 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;

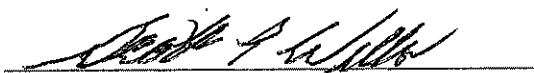
THENCE S22°38'54"E 315.57 FEET, MORE OR LESS, ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89/91;

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.

CITY CONTACT INFORMATION: All questions or comments regarding this proposed annexation should be directed to the City Recorder:

Wellsville City Recorder Name: Scott E. Wells
Address: 75 East Main
Phone: (435) 245-3686
Email: swells@wellsvilleutah.gov



Scott E. Wells, Wellsville City Recorder

LIST OF AFFECTED ENTITIES TO WHICH NOTICE WAS SENT

This list confirms the entities receiving the Notice of Intent for the Lindley Annexation (Tax ID #10-048-0007, 5.82 Acres) pursuant to Utah Code.

1. Governmental Entities & County Offices:

- **Cache County Clerk/Recorder, Assessor, and Planning/Zoning**
 - *Address:* ATTN: Janeen Allen
179 North Main Street
Logan, Utah 84321

2. Special Service Districts:

- **Cache Valley Transit District**
 - *Address:* 150 East 500 North
Logan, Utah 84321
- **Mosquito Abatement District**
 - *Address:* P.O. Box 466
Hyde Park, Utah 84318

3. School District:

- **Cache County School District**
 - *Address:* 2063 North 1200 East
North Logan, Utah 84341

4. Utility Providers:

- **Rocky Mountain Power (Electric)**
 - *Address:* Annexation
P.O. Box 400
Portland, Oregon 97207-0400