

**CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION**

TO: Logan Municipal Council

RE: South Logan Partners LLC, Duane E. Cox, and Purser Warehousing LLC (owners) and Ethan Poppletton (applicant). Property located on the south side of Highway 89/91 at approximately 800 West, consisting of three parcels (02-089-0013, 02-083-0013 and 02-083-0012) and residual right-of-way associated with State Highway 89/91, Hyclone Road, and 800 West right-of-ways, and containing approximately 18.73 acres.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby accept and certify that the Petition for Annexation filed in my office on 5/11/22 for the following properties meets the requirements of UCA 10-2-403.

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 8, the SW1/4 of Section 9, the NW1/4 of Section 16, and the NE1/4 of Section 17, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the existing Corporate Limits of Logan City located West along the Section line 33.04 feet from the Southeast Corner of Section 8, T11N, R1E, S.L.B.& M.; thence continuing along said Corporate Limits the following 4 (four) courses and distances: West along the Section line 1,020.13 feet, more or less, to the northwesterly right-of-way line of US Highway 89-91; thence N45°52'00"E 1,594.67 feet; thence S44°45'43"E 536.70 feet; thence along the arc of the 2,897.90 foot radius curve to the right 175.32 feet through a central angle of 3°27'59" (chord: S43°31'34"E 175.29 feet) to the Corporate Limits of Millville City; thence along said Corporate Limits the following 3 (three) courses and distances: West 557.00 feet; thence South 602.37 feet to the south line of said Section 9; thence South 1,331.10 feet to the north line of Parcel 03-001-0010 at appoint on the existing Corporate Limits of Logan City; thence along said Corporate Limits the following 2 (two) courses and distances: N89°58'09"W along the north line of said Parcel 66.04 feet; thence North 1,331.18 feet to the point of beginning. Contains: 18.73+- acres

The designated contact sponsor:

Ethan Poppletton
120 W Cache Valley Blvd.
Suite 210
Logan, UT 84341

Teresa Harris, City Recorder

This Certification was provided to the Logan Municipal Council on the _____ day of _____, 2022, with a copy mailed, postage prepaid on _____, 2022. to:

Ethan Poppletton
120 W Cache Valley Blvd. Suite 210
Logan, UT 84341

Cache County Council
199 North Main
Logan, UT 84321

DATED this _____ day of _____, 2022.

Teresa Harris, Recorder

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE CITY OF LOGAN**

The Municipal Council of the City of Logan has accepted the petition of Ethan Poppleton, on behalf of South Logan Partners LLC, Duane E. Cox, and Purser Warehousing LLC for the purposes of annexing 18.73 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on May 17, 2022 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403.

The subject property is contiguous to Logan City, is located at on the south side of Highway 89/91 at approximately 800 West, consisting of three parcels (02-089-0013, 02-083-0013 and 02-083-0012) and residual right-of-way associated with State Highway 89/91, Hyclone Road, and 800 West right-of-ways, and containing approximately 18.73 acre. The area of annexation is described as follows:

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 8, the SW1/4 of Section 9, the NW1/4 of Section 16, and the NE1/4 of Section 17, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the existing Corporate Limits of Logan City located West along the Section line 33.04 feet from the Southeast Corner of Section 8, T11N, R1E, S.L.B.& M.; thence continuing along said Corporate Limits the following 4 (four) courses and distances: West along the Section line 1,020.13 feet, more or less, to the northwesterly right-of-way line of US Highway 89-91; thence N45°52'00"E 1,594.67 feet; thence S44°45'43"E 536.70 feet; thence along the arc of the 2,897.90 foot radius curve to the right 175.32 feet through a central angle of 3°27'59" (chord: S43°31'34"E 175.29 feet) to the Corporate Limits of Millville City; thence along said Corporate Limits the following 3 (three) courses and distances: West 557.00 feet; thence South 602.37 feet to the south line of said Section 9; thence South 1,331.10 feet to the north line of Parcel 03-001-0010 at appoint on the existing Corporate Limits of Logan City; thence along said Corporate Limits the following 2 (two) courses and distances: N89°58'09"W along the north line of said Parcel 66.04 feet; thence North 1,331.18 feet to the point of beginning. Contains: 18.73+- acres

The complete annexation petition and supporting documentation is available for inspection and copying in the offices of the City Recorder, City of Logan 290 North 100 West Logan, Utah 84321 and in the Department of Community Development at the same address during regular City business hours. More information is available by contacting Mike DeSimone, Director of Community Development, at 435-716-9022 or mike.desimone@loganutah.org.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, June 21, 2022 beginning at 5:30 p.m. in the Municipal Council Chambers at the Logan City Hall, 290 North 100 West, Logan. This public hearing will take place and action may be taken unless a protest is filed with the Cache County Boundary Commission. A protest to the proposed annexation may be filed by the legislative body or governing board of an affected entity or the owner of rural real property as defined in Utah Code Ann. §17B-2a-1107.

The written protest must be filed with the Cache County Boundary Commission, 199 North Main, Logan, Utah 84321, no later than 4:00 p.m. on June 17, 2022 and a copy of the protest delivered to the Logan City Recorder, 290 North 100 West, Logan, Utah 84321. Failure to meet any and all of the requirements specified in Utah Code shall invalidate the protest.

Teresa Harris, Logan City Recorder
Publication Dates: May 24, May 31, and June 7, 2022

NOTICE

OF INTENT TO FILE A PETITION FOR ANNEXATION INTO THE CITY OF LOGAN

Pursuant to U.C.A §10-2-403, I, petitioner, on behalf of South Logan Partners LLC, Duane E. Cox, and Purser Warehousing LLC, do hereby inform you of the intent to submit to the City of Logan a formal petition for annexation of property located on the south side of Highway 89/91 at approximately 800 West, consisting of approximately 18.73 acres, identified as TIN: 02-089-0013, 02-083-0013 and 02-083-0012 along with residual rights-of-way associated with State Highway 89/91, Hyclone Road, and 800 West currently located in unincorporated Cache County. This notice is being sent to you because you are considered an “affected entity” as defined in U.C.A. §10-2-401(a),

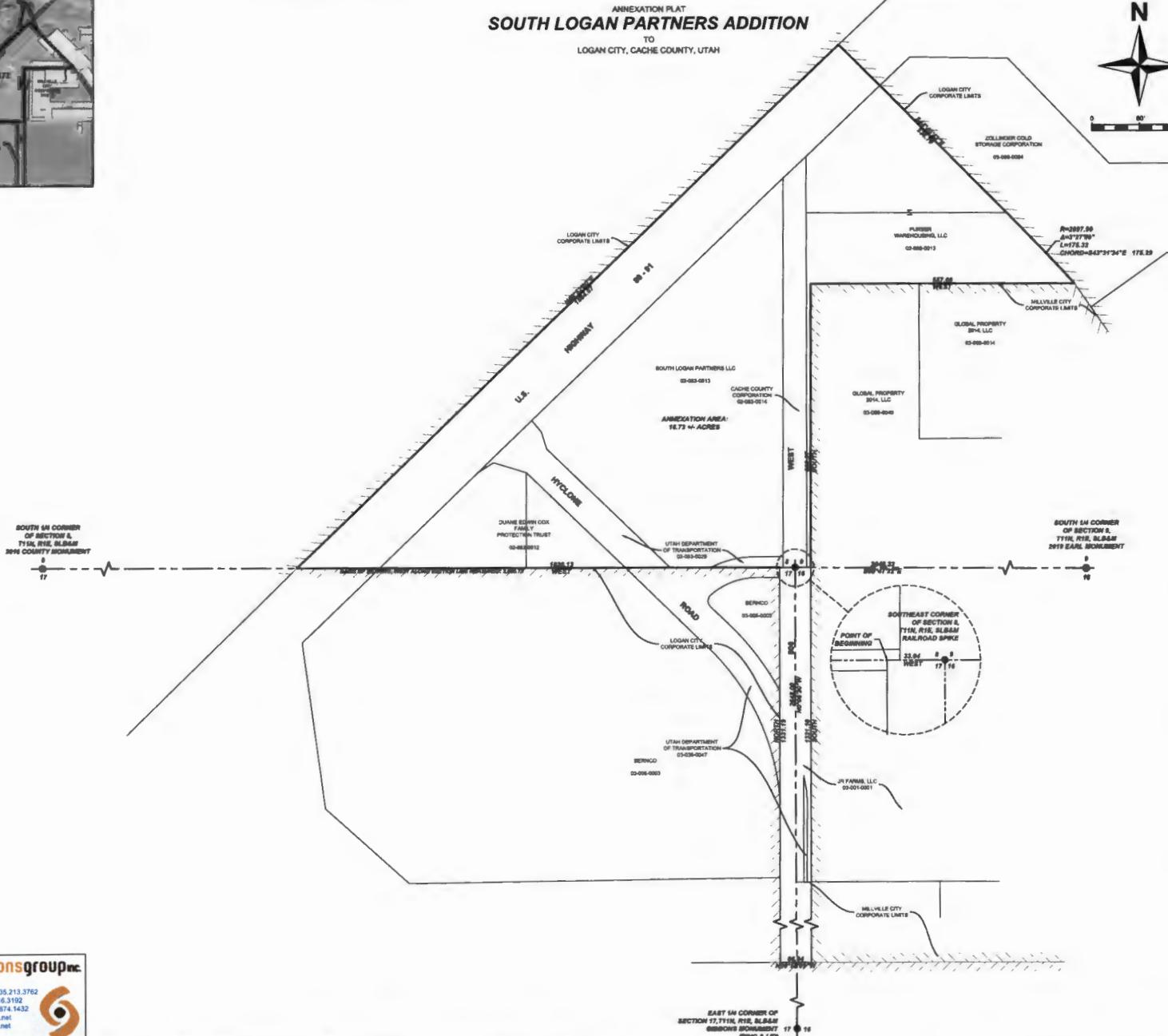
Ethan Poppleton
120 W Cache Valley Blvd.
Suite 210
Logan, UT 84341

This Notice is being sent to:

Logan City Recorder
Cache County Recorder
Cache County Clerk
Cache County Assessor
Cache County Development Services
Cache County Boundary Commission
Logan City School District
Cache County School District
Cache County Fire District
Cache Valley Transit District
Cache Mosquito Abatement District



ANNEXATION PLAT
SOUTH LOGAN PARTNERS ADDITION
TO
LOGAN CITY, CACHE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, 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 LOGAN CITY, UTAH.

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 8, the SW1/4 of Section 9, the NW1/4 of Section 16, and the NE1/4 of Section 17, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the existing Corporate Limits of Logan City located West along the Section Line 33.04 feet from the Northwest corner of Section 8, T11N, R1E, S.L.D.A. 4; thence containing about 1/4 of a mile, to the northwesterly right-of-way line of US Highway 191-1; thence along the Section line 1,020.13 feet, more or less, to the northwesterly right-of-way line of US Highway 191-1; thence along the arc of the 3,097.90 foot radius curve to the right 175.32 feet thereof, a distance of 3,273.42 feet; thence along the northwesterly right-of-way line of US Highway 191-1 to the existing Corporate Limits the following 3 (three) courses and distances: West 517.80 feet; thence South 402.37 feet to the south line of and Section 9; thence South 1,331.10 feet to the north line of Parcel 03-001-0010 at apparent corner; thence along the existing Corporate Limits of Logan City, fence along and Corporate Limits the following 2 (two) courses and distances: North 549.789'W along the north line of said Parcel 66.04 feet; thence North 1,331.18 feet to the point of beginning.

Containing: 18.73 +/- ac.

Dennis P. Carlisle

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

MAY 13 2012

DATE

SURVEYOR'S SEAL



ACCEPTANCE OF LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LOGAN CITY COUNCIL, HAVE RECEIVED A PETITION FOR APPROVAL OF AN ANNEXATION PLAT FROM THE LAND OWNER HEREIN REQUESTING THAT SAID LAND BE ANNEXED TO THE CITY OF LOGAN, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR THE FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1999) 10-14-04 THROUGH 423 (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 _____ DAY OF _____ A.D. 20____

RECORDER'S SEAL

ATTEST: _____ RECORDER: _____

SURVEYOR'S SEAL

APPROVAL BY DEPUTY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANNOTATED 17-23-03 AMENDED

DEPUTY COUNTY SURVEYOR

DATE

ANNEXATION PLAT

SOUTH LOGAN PARTNERS ADDITION
TO
LOGAN CITY, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE: _____ CACHE COUNTY RECORDER





255 NORTH MAIN STREET, LOGAN, UTAH 84321
PHONE 435.716.9020 FAX 435.716.9001
<http://comdev.loganutah.org>

"Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Logan City. If you choose to withdraw your signature, you shall do so not later than 30 days after the City of Logan receives notice that the petition has been certified."

APPLICATION FOR ANNEXATION REVIEW

Date of Application 4/8/2022 Total Acreage Involved 5.63 and 1.40

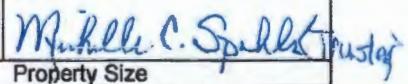
Address of Proposed Annexation 1720 and 1780 S State Highway 89 Logan, UT 84321

Current and Proposed Future Use of the Land (Future Zoning) Commercial / Commercial

Include the following additional information with this application:

1. Plat Map(s) showing all of the land included in the proposed annexation (obtain from the Cache County Recorder's Office).
2. A copy of the current year Cache County Tax Roll Report for each property (obtain from the Cache County Recorder's Office).

Please ensure the following table is complete. Indicate the official sponsor of the annexation by circling the name. Attach additional pages if necessary.

Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation
1. South Logan Partners LLC	4/8/22	02-083-0013	1720 S State Highway 89/91 Logan, UT 84321	\$637,045.00	
Mailing Address and Phone Number of Contact Person				Property Size	
120 W Cache Valley Blvd Suite 210 Logan, UT 84341 Ethan Peppleton - (435) 760-6934				5.63 Acres	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation
2. DUANE EDWIN TR COX	4/8/22	02-083-0012	1780 S State Highway 89/91 Logan, UT 84321	\$500,020.00	
Mailing Address and Phone Number of Contact Person				Property Size	
PO Box 367 Providence, UT 84332 Maleesa - (435) 770-6432				1.40 Acres	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation



256 NORTH MAIN STREET, LOGAN, UTAH 84321
 PHONE 435.716.9020 FAX 435.716.9001
<http://comdev.loganulah.org>

"Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Logan City. If you choose to withdraw your signature, you shall do so not later than 30 days after the City of Logan receives notice that the petition has been certified."

APPLICATION FOR ANNEXATION REVIEW

Date of Application 4/8/2022 Total Acreage Involved 2.64

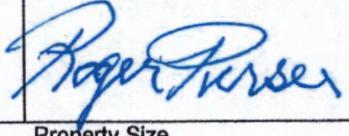
Address of Proposed Annexation 1706 S 800 W Logan, UT 84321

Current and Proposed Future Use of the Land (Future Zoning) Commercial / Commercial

Include the following additional information with this application:

1. Plat Map(s) showing all of the land included in the proposed annexation (obtain from the Cache County Recorder's Office).
2. A copy of the current year Cache County Tax Roll Report for each property (obtain from the Cache County Recorder's Office).

Please ensure the following table is complete. Indicate the official sponsor of the annexation by circling the name. Attach additional pages if necessary.

Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation
1. PURSER WAREHOUSING LLC	4/8/22	02-089-0013	1706 S 0800 W Logan, UT 84321	\$793,644.00	
Mailing Address and Phone Number of Contact Person				Property Size	
3312 S TETON DR MILLCREEK, UT 84109 ROGER PURSER - (801) 580-6363				2.64 ACRES	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation
2.					
Mailing Address and Phone Number of Contact Person				Property Size	
Printed Name of Property Owner	Date	Tax ID #	Property Address	Assed Valuation	Signature of Property Owner in Favor of Annexation

Parcel #02-083-0013 in 2021 - Cache County CORE

Owner(s)

History



SOUTH LOGAN PARTNERS LLC (11/29/2021 - Present) (Vesting: 1304510)

Owner(s)

History

Property Address

1720 SOUTH HWY 89-91
LOGAN

① Tax District: COUNTY OUTSIDE (028)

① Tax Status: Taxable

① Parcel History: REM 12/06 UDOT;

① Square Feet: 1456

① Legal Description: BEG 25.5 FT W OF SE COR SEC 8 T 11NR 1E W 34.11 RDS N 17.89 RDS N 45*39' E 11.5 CHS S 12.8 CHS TO BEG 6.74 AC
SUBJ TO EASEMENT LESS: PARCELS TO UDOT FOR 800 WEST ST ENT 932669 & 932672 CONT 1.11 AC NET 5.63 AC

Current Owner Mailing Address

1720 S STATE HIGHWAY 89
LOGAN, UT 84321-6279

① Acres: 5.63

① Water Rights: NO

① Building Type: Comm

① Year Built: 1972

Taxation Term

Prior Year Taxes (2020)

Amount

\$5,403.49

① Market Value

\$637,045.00

Commercial Land & Building

\$526,405.00

Residential Land & Building

\$110,640.00

① Taxable Value

\$587,255.00

① Tax Rate

x 0.00872499999999998

① Tax Amount

\$5,123.80

① Last Payment Date

10/26/2021

Payment Category

① Principal

Amount

\$5,123.80

① Abatements

\$240.55

① Payments

\$4,883.25

① Current Amount Due

\$0.00

Parcel #02-083-0012 in 2020 - Cache County CORE

Owner(s)

[History](#)



COX, MARGENE LINDLEY TR (06/16/2008 - Present) (Vesting: 972858)
COX, DUANE EDWIN TR (06/16/2008 - Present) (Vesting: 972858)

Owner(s)

[History](#)

COX, DUANE EDWIN TR (06/16/2008 - Present) (Vesting: 972858)
COX, MARGENE LINDLEY TR (06/16/2008 - Present) (Vesting: 972858)

Property Address

1780 SOUTH HWY 89-91
COLLEGE WARD

Current Owner Mailing Address

PO BOX 367
PROVIDENCE, UT 84332-0367

① Tax District: COUNTY OUTSIDE (028)

① Tax Status: Taxable

① Parcel History: REM 3/07 UDOT; COMB W/PT 0029 6/08;

① Square Feet: 7000

① Legal Description: BEG AT THE INTERSEC OF E LN OF ST HWY WITH S LN OF SE/4 OF SE/4 SEC 8 T 11N R 1E & TH E 17.89 RDS TH N 17.89 RDS TO S LN OF SD HWY TH S 45°39' W 6.5 CHS TO BEG CONT 1.0 AC LESS: PARCEL TO UDOT FOR 800 WEST ST ENT 938615 CONT 0.08 AC NET 0.92 AC ALSO: BEG AT INTERSEC OF S LN OF SEC 8 & W LN OF REALIGNED 800 W ST AT PT 343.45 FT W OF SE COR SD SEC 8 & TH W 208.45 FT TH N 201.76 FT TO W'L Y LN OF SD 800 W ST TH S 45°46'06" E 290.11 FT TO BEG CONT 0.48 AC CONT 1.40 AC IN ALL

① Acres: 1.4

① Water Rights: NO

① Building Type: Comm

① Year Built: 1984

Taxation Term

Prior Year Taxes (2019)

Amount

\$4,889.70

① Market Value

\$500,020.00

Commercial Land & Building

\$500,020.00

① Taxable Value

\$500,020.00

① Tax Rate

x 0.009244

① Tax Amount

\$4,622.18

① Last Payment Date

11/25/2020

Payment Category

Amount

① Principal

\$4,622.18

① Payments

\$4,622.18

① Current Amount Due

\$0.00

Parcel #02-089-0013 in 2021 - Cache County CORE

Owner(s)

History



PURSER WAREHOUSING LLC (07/10/2019 - Present) (Vesting: 1181792)

Owner(s)

History

PURSER WAREHOUSING LLC, (07/10/2019 - Present) (Vesting: 1181792)

Property Address

1706 S 0800 W
LOGAN

Current Owner Mailing Address

3312 S TETON DR
MILLCREEK, UT 84109-2371

① Tax District: COUNTY OUTSIDE (028)
① Tax Status: Taxable
① Parcel History: COMB W/0022 7/19 OWNER;
① Square Feet: 13000
① Legal Description: BEG IN E LN OF CO ROAD 24.9 FT E OF A PT 9.125 CHS N OF SW COR SEC 9 T 11N R 1E N 0*40' W 150 FT E TO THE W LN OF RR R/W SELV TO A PT E OF PLACE OF BEG W 7.68 CHS TO BEG CONT 1.51 AC ALSO: BEG AT A PT BEING N 0*40' W IN E LNE OF CO ROAD 150 FROM THE PT 24.9 FT E & 9.13 CHS N OF SW COR SEC 9 T 11N R 1E TH N 0*40' W 138.09 FT N 45*48' E 2.47 CHS S 44*57' E TO A PT E OF BEG TH W TO BEG NET 1.13 AC CONT 2.64 AC IN ALL

Taxation Term

Prior Year Taxes (2020)

Amount

\$7,336.45

① Market Value

\$793,644.00

Commercial Land & Building

\$793,644.00

① Taxable Value

\$793,645.00

① Tax Rate

x 0.00872499999999998

① Tax Amount

\$6,924.55

① Last Payment Date

11/05/2021

Payment Category

Amount

① Principal

\$6,924.55

① Payments

\$6,924.55

① Current Amount Due

\$0.00

Plat Maps for Parcel 02-083-0013 - Cache County CORE

SE/4 Sec 8 Township 11 North, Range 1 East

Scale 1" = 200 Feet

TAX UNIT 27,28,227

02-
083

