

10
DOC # 20250005364

CCR Annexation Page 1 of 10
Gary Christensen Washington County Recorder
02/18/2025 04:02:13 PM Fee \$ 40.00
By DAY ERIC

When recorded, return to:
CW The Terra, LLC
610 N 800 W
Centerville, UT 84102

Affecting Parcel Nos.: H-CSC-3-1-N-100 to and including H-CSC-3-1-N-103; H-CSC-3-1-N-200 to and including H-CSC-3-1-N-203; H-CSC-3-1-N-300 to and including H-CSC-3-1-N-303

DECLARATION OF ANNEXATION

[Coral Springs Condominiums, Phase 3-1, Building N]

The Declaration of Annexation is prepared pursuant to Section 13.3 of the Declaration of Covenants, Conditions, and Restrictions for Coral Springs, a resort-style residential development, which was recorded in the Office of the Washington County Recorder on November 7, 2006, as Document No. 20060051813 (the "**Declaration**").

Coral Springs Condominium Owners Association, Inc. (the "**Association**"), desires to and hereby does annex the real property described on Exhibit A, which is attached hereto and incorporated herein by this reference, to the Declaration, which real property consists of twelve condominium units and shall be subject to the Declaration and any amendments and annexations therefore, and to the Coral Springs Condominiums Phase 3 1st Supplemental Plat, which was recorded in the Office of the Washington County Recorder on July 5, 2023, as Document No. 20230020012 (the "**Plat**"), attached hereto as Exhibit B. This annexation is effective as of the date of the recording of the Plat.

The Association has given all required approvals for this Declaration of Annexation.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, as the Association, makes this Declaration of Annexation.

ASSOCIATION:

Coral Springs Condominium Owners Association,
Inc.
a Utah non-profit corporation

By: RPW
Name: ROBERT PHELPS
Title: PRESIDENT
Date: 2/16/2025

STATE OF UTAH)
COUNTY OF Cache) : SS.

On this 6th day of February, 202~~4~~⁵, personally appeared before me Robert Phelps, who being by me duly sworn did say that s/he is the HOA President of Coral Springs Condominium Owners Association, Inc., a Utah non-profit corporation, and that the foregoing instrument was duly authorized by said corporation at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Michael K Wallace
NOTARY PUBLIC

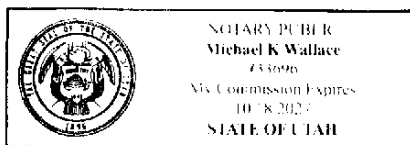


EXHIBIT A

LEGAL DESCRIPTION

Parcel Nos.: H-CSC-3-1-N-100 to and including H-CSC-3-1-N-103; H-CSC-3-1-N-200 to and including H-CSC-3-1-N-203; H-CSC-3-1-N-300 to and including H-CSC-3-1-N-303

More particularly described as:

Beginning at a point that lies North $00^{\circ}22'33''$ East along the Section Line 2,227.68 feet and East 459.05 feet; from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North $33^{\circ}15'30''$ East 115.50 feet; thence South $56^{\circ}44'30''$ East 55.00 feet; thence South $33^{\circ}15'30''$ West 115.50 feet; thence North $56^{\circ}44'30''$ West 55.00 feet; to the point of beginning.

Containing 6,352 Square Feet or 0.15 Acres.

Coral Springs Subdivision ph. 3

lots / unit # 100, 101, 102, 103

200, 201, 202, 203

300, 301, 302, 303

Building N

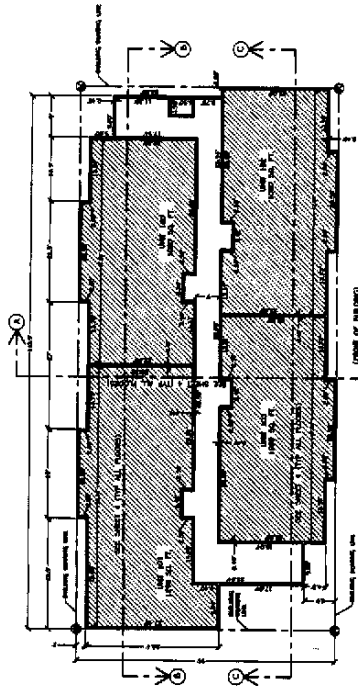
EXHIBIT B

PLAT

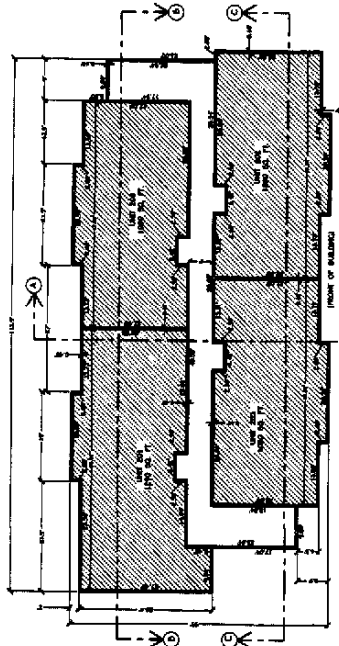
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CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

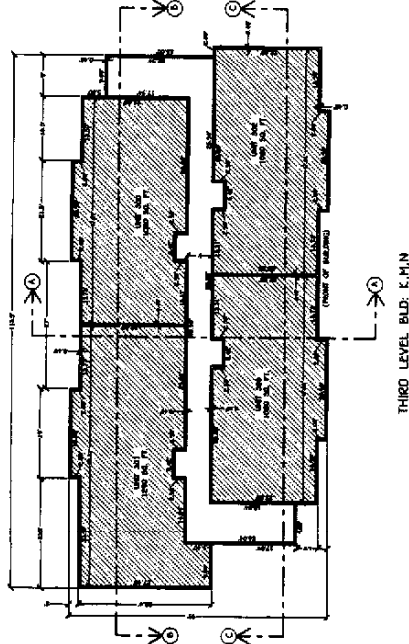
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



FIRST LEVEL BLD. E.M.N.



SECOND LEVEL BLD. E.M.N.



THIRD LEVEL BLD. E.M.N.

SCALE 1" = 20'

AMERICAN
ARCHITECTS
P.C.
1000 N. 1000 E.
SUITE 100
TAMPA, FL 33602
TEL: 813.241.1000
WWW.AMERICANARCHITECTS.COM

BUILDING OWNERSHIP LEGEND:

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.

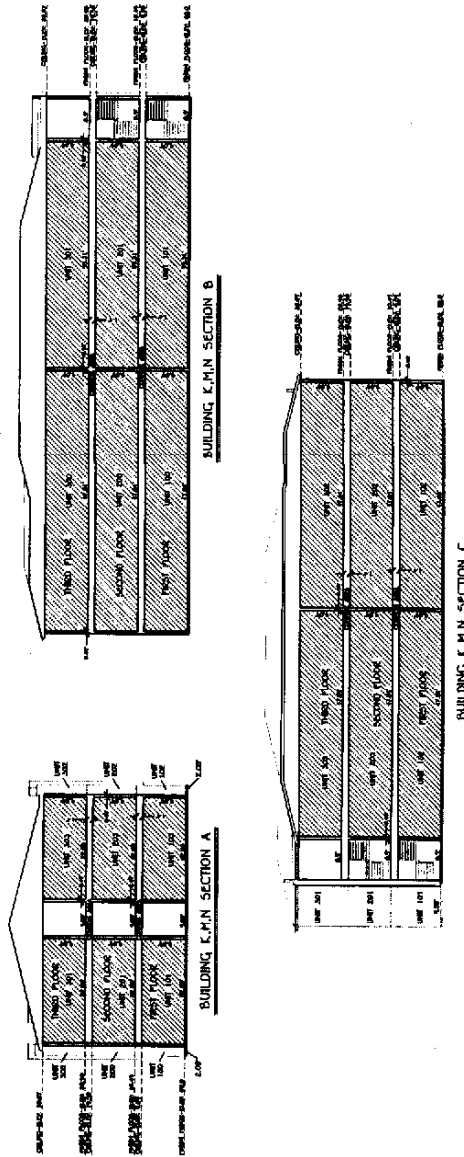
FINAL PLAN OF
**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 3 OF 6

CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



Scale 1" = 10'
BUILDING OWNERSHIP LEGEND:
[Hatched Box] Private Ownership
[Empty Box] Common Area

FINAL PLAN OF CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

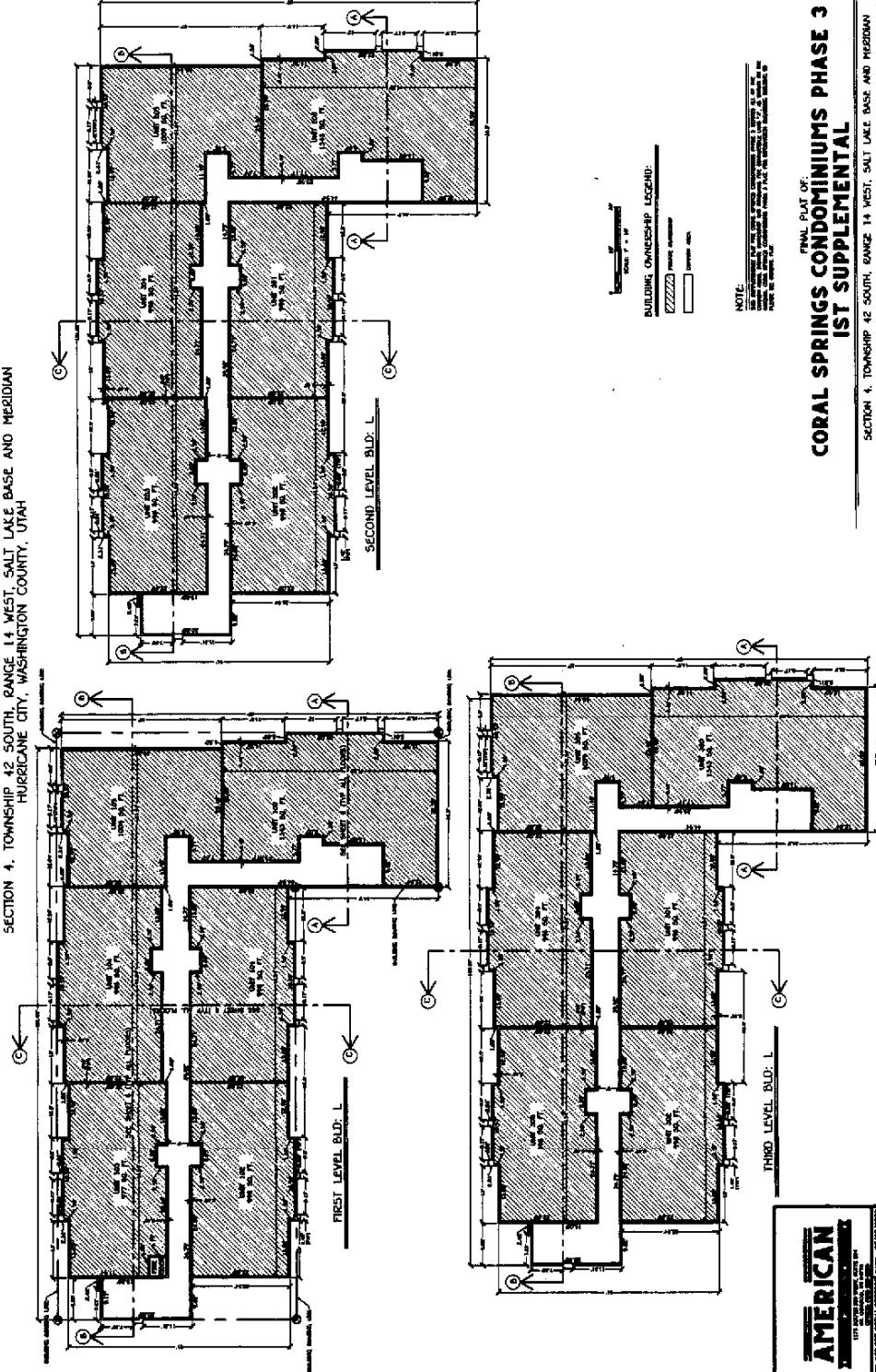
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

NOTE:
1. THIS PLAN IS A SUPPLEMENTAL TO THE ORIGINAL PLAN OF CORAL SPRINGS CONDOMINIUMS PHASE 3, WHICH IS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT, WASHINGTON COUNTY, UTAH, UNDER CASE NO. 20250005364.
2. THIS PLAN IS A SUPPLEMENTAL TO THE ORIGINAL PLAN OF CORAL SPRINGS CONDOMINIUMS PHASE 3, WHICH IS FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT, WASHINGTON COUNTY, UTAH, UNDER CASE NO. 20250005364.
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CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



FINAL PLAT OF:
**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 3 OF 4

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