

10

DOC # 20250005365

CCR Annexation Page 1 of 10
Gary Christensen Washington County Recorder
02/19/2025 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-M-100 to and including H-CSC-3-1-M-103; H-CSC-3-1-M-200 to and including H-CSC-3-1-M-203; H-CSC-3-1-M-300 to and including H-CSC-3-1-M-303

DECLARATION OF ANNEXATION

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

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: 2/6/2025

STATE OF UTAH)
)
COUNTY OF Cache) : SS.

On this 6th day of February, 2025, 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

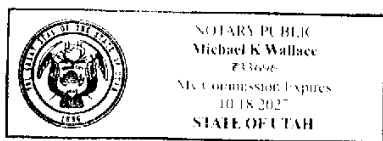


EXHIBIT A

LEGAL DESCRIPTION

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

More particularly described as:

Beginning at a point that lies North 00°22'33" East along the Section Line 2,324.58 feet; and East 550.58 feet; from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 04°41'51" East 55.00 feet; thence South 85°18'09" East 115.50 feet; thence South 04°41'51" West 55.00 feet; thence North 85°18'09" West 115.50 feet, to the point of beginning.

Containing 6,352 Square Feet or 0.15 Acres.

Building M - Coral springs condos phase 3, 1st Supplemental

units 100, 101, 102, 103.

200, 201, 202, 203

300, 301, 302, 303

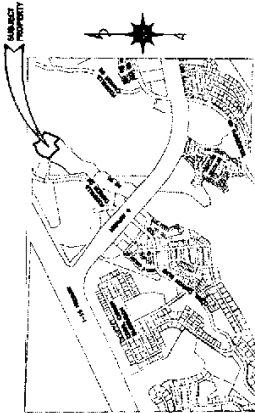
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EXHIBIT B

PLAT

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



VICINITY MAP (N.T.S.)

GENERAL NOTES AND RESTRICTIONS:

1. THE PROJECT IS LOCATED WITHIN THE UNINCORPORATED AREA OF HURRICANE CITY, WASHINGTON COUNTY, UTAH. THE PROJECT IS SUBJECT TO THE JURISDICTION OF THE WASHINGTON COUNTY BOARD OF COMMISSIONERS AND THE WASHINGTON COUNTY PLANNING COMMISSION.
2. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY ZONING ORDINANCES AND THE WASHINGTON COUNTY SUBDIVISION MAP ACT.
3. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY PLANNING COMMISSION'S REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.
4. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY BOARD OF COMMISSIONERS' REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.
5. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY PLANNING COMMISSION'S REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.
6. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY BOARD OF COMMISSIONERS' REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.
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9. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY PLANNING COMMISSION'S REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.
10. THE PROJECT IS SUBJECT TO THE WASHINGTON COUNTY BOARD OF COMMISSIONERS' REVIEW AND APPROVAL OF THE PROJECT'S LOCATION, DESIGN, AND CONSTRUCTION.

NOTES:

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ACCEPTANCE

ACCEPTANCE OF THE PROJECT BY THE WASHINGTON COUNTY BOARD OF COMMISSIONERS

CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

DATE: 02/18/2025

CORPORATE ACKNOWLEDGMENT

NAME OF THE CORPORATION: CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

DATE OF THE MEETING: 02/18/2025

LOCATION OF THE MEETING: HURRICANE CITY, WASHINGTON COUNTY, UTAH

NAME OF THE PRESIDENT: [Signature]

NAME OF THE SECRETARY: [Signature]

NAME OF THE TREASURER: [Signature]

NAME OF THE CLERK: [Signature]

NAME OF THE ATTORNEY: [Signature]

NAME OF THE ENGINEER: [Signature]

NAME OF THE ARCHITECT: [Signature]

NAME OF THE LANDSCAPE ARCHITECT: [Signature]

NAME OF THE CIVIL ENGINEER: [Signature]

NAME OF THE ELECTRICAL ENGINEER: [Signature]

NAME OF THE MECHANICAL ENGINEER: [Signature]

NAME OF THE CHEMICAL ENGINEER: [Signature]

NAME OF THE INDUSTRIAL ENGINEER: [Signature]

NAME OF THE AGRICULTURAL ENGINEER: [Signature]

NAME OF THE MARINE ENGINEER: [Signature]

NAME OF THE AERONAUTICAL ENGINEER: [Signature]

NAME OF THE METEOROLOGICAL ENGINEER: [Signature]

NAME OF THE ENVIRONMENTAL ENGINEER: [Signature]

NAME OF THE SAFETY ENGINEER: [Signature]

NAME OF THE QUALITY ENGINEER: [Signature]

NAME OF THE PROJECT ENGINEER: [Signature]

NAME OF THE PROJECT ARCHITECT: [Signature]

NAME OF THE PROJECT LANDSCAPE ARCHITECT: [Signature]

NAME OF THE PROJECT CIVIL ENGINEER: [Signature]

NAME OF THE PROJECT ELECTRICAL ENGINEER: [Signature]

NAME OF THE PROJECT MECHANICAL ENGINEER: [Signature]

NAME OF THE PROJECT CHEMICAL ENGINEER: [Signature]

NAME OF THE PROJECT INDUSTRIAL ENGINEER: [Signature]

NAME OF THE PROJECT AGRICULTURAL ENGINEER: [Signature]

NAME OF THE PROJECT MARINE ENGINEER: [Signature]

NAME OF THE PROJECT AERONAUTICAL ENGINEER: [Signature]

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NAME OF THE PROJECT PROJECT PROJECT AERONAUTICAL ENGINEER: [Signature]

NAME OF THE PROJECT PROJECT PROJECT METEOROLOGICAL ENGINEER: [Signature]

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

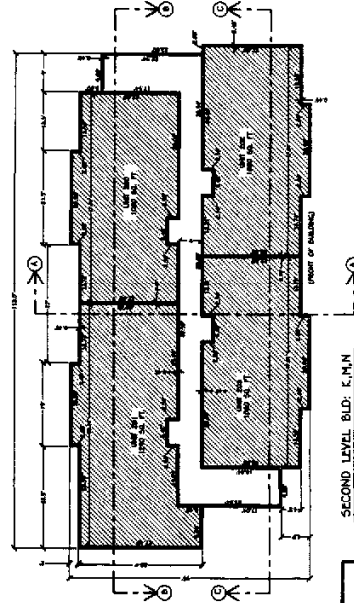
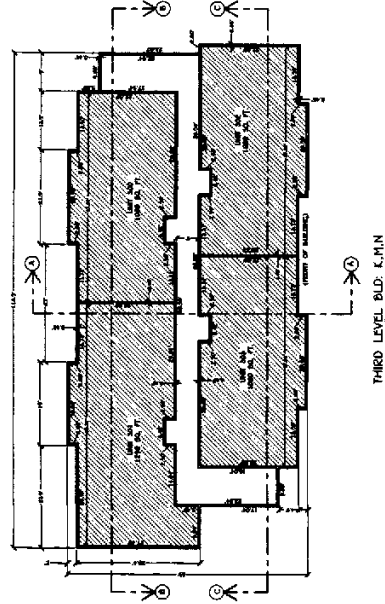
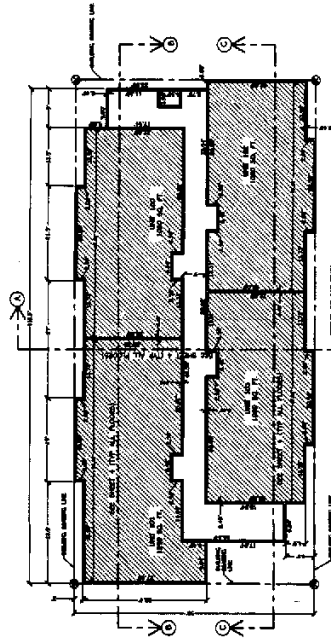
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 6

AMERICAN ENGINEERS & ARCHITECTS 1000 N. 1000 E. SALT LAKE CITY, UT 84143 PHONE: (801) 552-1234 FAX: (801) 552-1235 WWW.AMERICAN-UTAH.COM	ENGINEER'S APPROVAL I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO FORM I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO MERIT I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO LOCATION I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO DESIGN I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO CONSTRUCTION I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO MAINTENANCE I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO OPERATION I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.	APPROVAL AS TO ABANDONMENT I, the undersigned, being a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the Utah Subdivision Map Act, Chapter 67, Utah Code, and the rules and regulations of the Utah State Board of Engineering and Surveying.
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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



BUILDING OWNERSHIP LEGEND:
 [Hatched Box] UNIT
 [Solid Box] COMMON AREA

NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL OR THE CENTER OF THE COLUMN.
 3. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE BUILDING.
 4. ALL DIMENSIONS ARE TO THE FINISHED FLOOR OR CEILING.
 5. ALL DIMENSIONS ARE TO THE UNFINISHED FLOOR OR CEILING.
 6. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE BUILDING.
 7. ALL DIMENSIONS ARE TO THE FINISHED FLOOR OR CEILING.
 8. ALL DIMENSIONS ARE TO THE UNFINISHED FLOOR OR CEILING.

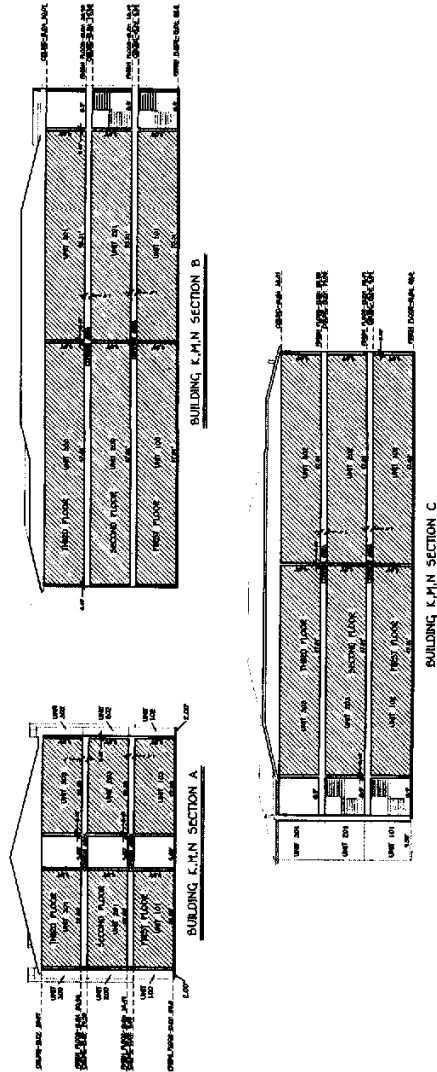
CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

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

SHEET 3 OF 6

CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

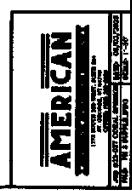
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



SCALE 1" = 10'
BUILDING OWNERSHIP LEGEND:
ZZZZZZZ Public Ownership
XXXXXXX Private Ownership

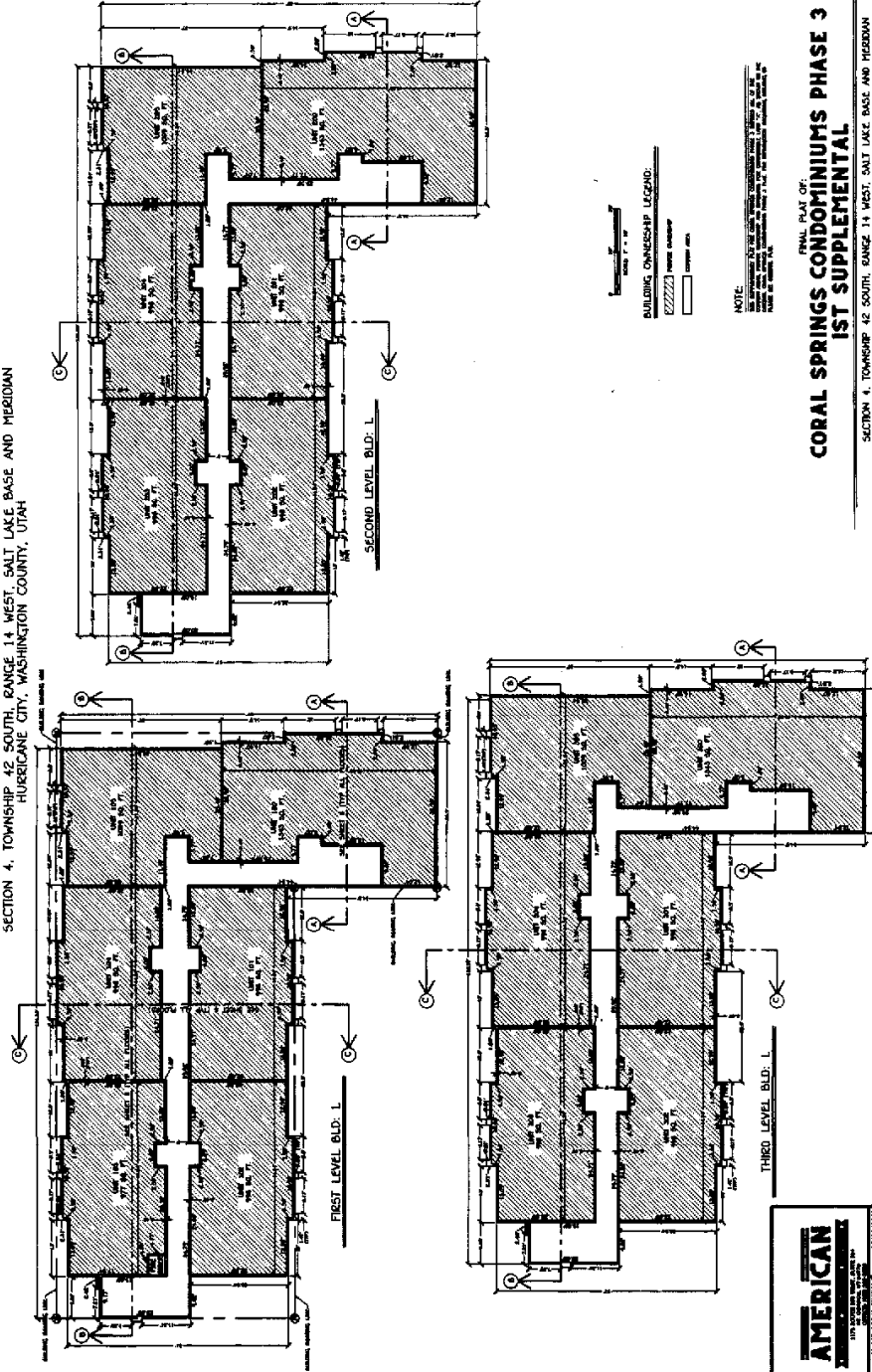
FINAL PLAN OF
**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

NOTES:
1. ALL UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, UTAH CODE ANN. TITLE 78B, CHAPTER 10.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE RECORDS OF THIS PROJECT.



CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

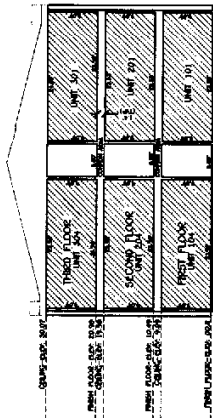
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



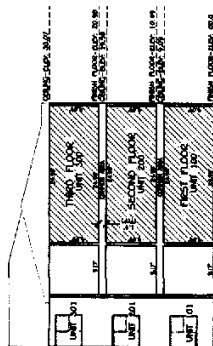
SHEET 8 OF 8

**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**

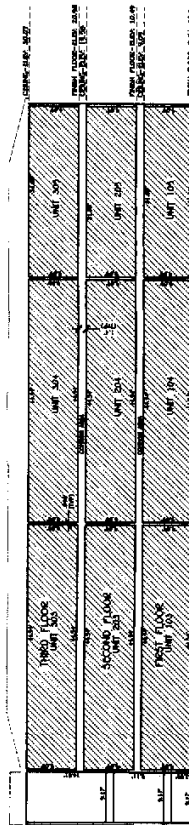
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



BUILDING L: SECTION C



BUILDING L: SECTION A



BUILDING L: SECTION B

Scale 1" = 10'
BUILDING OWNERSHIP LEGEND:
ZZZZZ PUBLIC BUILDING
XXXXX COMMON AREA



NOTE:
THIS PLAN IS A SUPPLEMENTAL TO THE ORIGINAL PLAN FOR CORAL SPRINGS CONDOMINIUMS PHASE 3, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, WASHINGTON COUNTY, UTAH. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**

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