

**MAP****NAME** CORAL SPRINGS CONDOMINIUMS PHASE 1UNITS 26 #2638 FILE 12

H-4-2-5-123

CORAL SPRINGS L C**LEGAL DESCRIPTION****CORAL SPRINGS CONDOMINIUMS-PHASE 1**

Beginning at a point which is North 00°22'33" East 257.49 feet along the East Section line and North 90°00'00" West 278.09 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; said point also being on the Northeasterly Right-of-Way of State Route 9; running thence along said State Route 9 North 49°10'23" West 330.83 feet to the point on the Coral Canyon Hurricane Sewer Lift Station boundary line, thence along said Sewer Lift Station boundary line North 33°17'56" East 60.52 feet to the point on Coral Canyon Hurricane Parcel 2 boundary line, thence along said boundary line for the following three (3) courses: North 33°17'56" East 100.39 feet; thence North 23°58'07" East 57.31 feet; thence North 10°03'51" East 89.54 feet to the point on Shell Station Parcel; thence along said Shell Station Parcel for the following five (5) courses: North 09°12'37" East 97.17 feet; thence North 19°12'56" East 52.35 feet; thence North 47°00'06" East 32.78 feet; thence North 30°10'14" East 32.96 feet; thence North 02°20'18" East 46.46 feet; thence North 31°44'46" East 182.09 feet; thence North 42°06'16" East 55.00 feet; thence North 29°45'41" East 22.28 feet; thence North 48°09'05" East 21.35 feet to the point of curvature of a 220.00 foot radius curve concave to the right; thence Northeasterly 81.32 feet along the arc of said curve through a central angle of 21°10'43" to the point of reverse curvature of a 30.00 foot radius curve concave to the left, the radius point of which bears North 20°40'12" West; thence Northeasterly 22.34 feet along the arc of said curve through a central angle of 42°39'59" to the point of non-tangency; thence South 63°20'10" East 60.60' feet; thence South 47°54'24" East 160.22 feet; thence South 01°06'52" East 141.14 feet; thence South 35°26'49" West 421.96 feet; thence South 01°57'27" East 134.36 feet; thence South 09°54'17" west 142.85 feet; thence South 40°49'37" West 165.57 feet to the point of beginning.

Containing: 6.90 Acres

NORTHWEST CORNER SEC. 4,
T.42S., R.14W., S1/4, S1/4, 1974
WASHINGTON CO. BRASS CAP

DATE:	6-15-06
JOB NUMBER:	4151-05
SCALE:	1" = 40'
DRAWN BY:	CAC
CHECKED BY:	MWB
FILE NAME:	CONDO-FLPLT.dwg

ALLIANCE CONSULTING

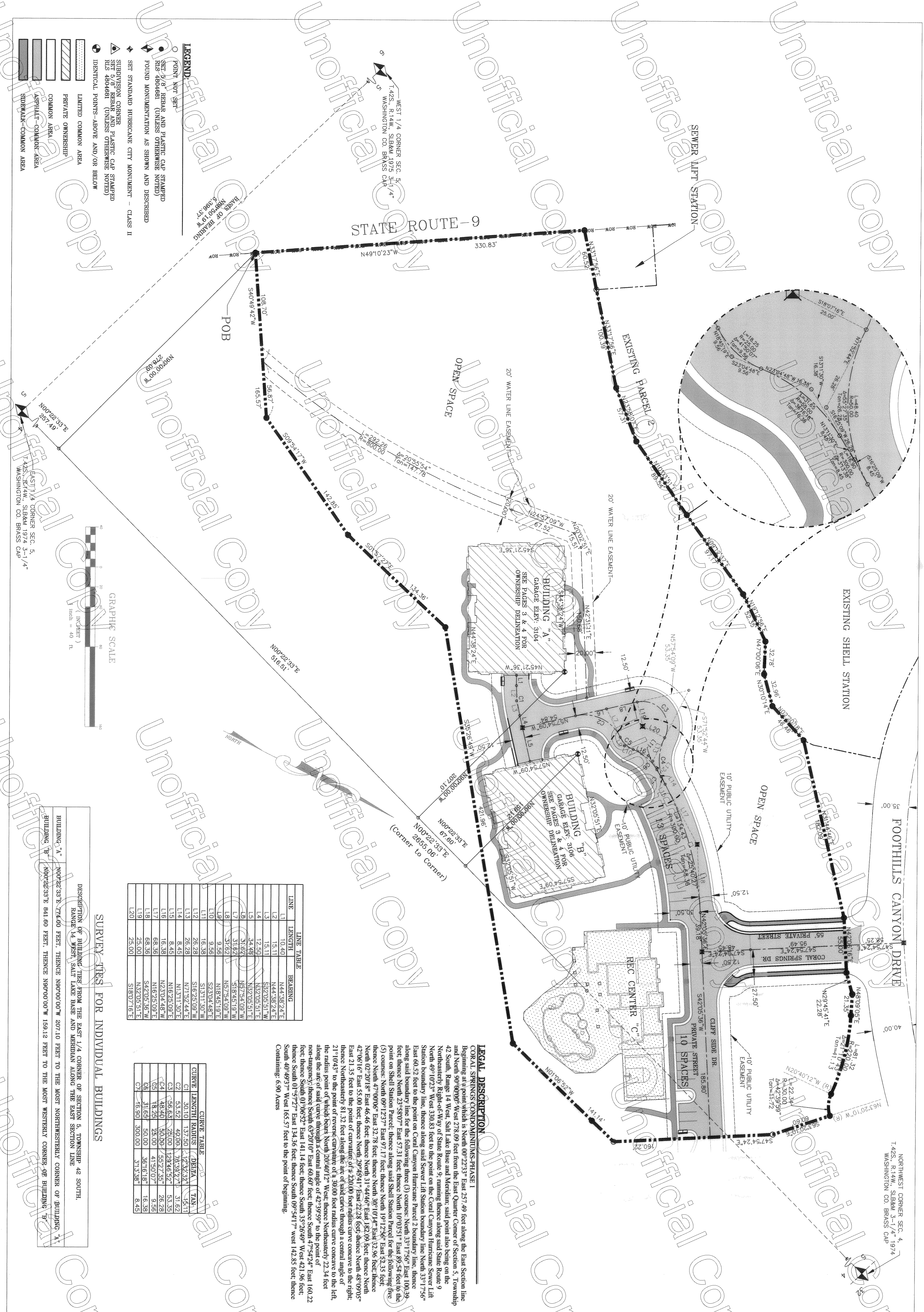
A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

FINAL PLAT FOR CORAL SPRINGS CONDOMINIUMS PHASE 1

LOCATED IN SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M. CITY OF HURRICANE, WASH. CO., UTAH

SHEET 2 OF 4 SHEETS



LINE TABLE

LINE	LENGTH	BEARING
L1	10.40	N44°38'24"E
L2	15.11	N44°38'24"E
L3	15.11	S82°05'51"W
L4	12.50	N82°05'51"E
L5	34.48	N82°05'51"E
L6	31.62	N57°54'09"W
L7	31.62	S18°45'19"W
L8	9.56	N57°54'09"W
L9	9.56	N18°45'19"E
L10	26.28	S23°04'48"E
L11	16.36	S13°11'30"W
L12	26.28	S16°25'09"W
L13	26.28	N71°52'44"E
L14	8.45	N16°31'30"E
L15	8.45	N16°25'09"E
L16	16.36	N23°04'48"W
L17	68.36	N16°25'09"E
L18	68.36	S42°05'36"W
L19	25.00	N32°05'51"E
L20	25.00	S18°07'16"E

CURVE TABLE

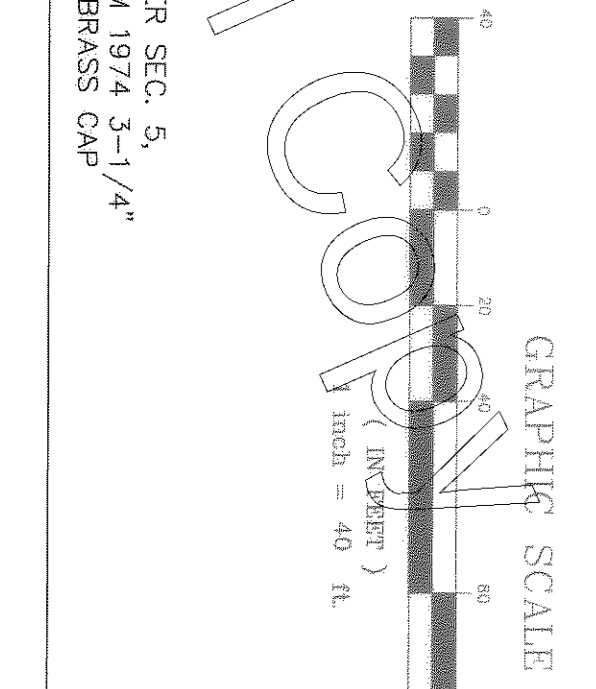
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	30.10	137.80	123.32°	15.11
C2	53.92	40.00	76.38°	31.62
C3	56.63	26.00	129.46°	53.35
C4	48.40	50.00	55.27°	26.28
C5	18.26	26.00	41.50°	9.56
C6	31.69	50.00	36.16°	16.36
C7	16.90	300.00	31.33°	8.45

LEGAL DESCRIPTION
CORAL SPRINGS CONDOMINIUMS-PHASE 1
Beginning at a point which is North 00°22'33" East 257.49 feet along the East Section line and North 90°00'00" West 278.09 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point also being on the Northeastly Right-of-Way of State Route 9, running thence along said State Route 9 North 49°10'25" West 330.33 feet to the point on the Coral Canyon Hurricane Sewer Lift Station boundary line, thence along said Sewer Lift Station boundary line North 33°17'56" East 60.52 feet to the point on Coral Canyon Hurricane Parcel 2 boundary line, thence along said boundary line for the following three (3) courses: North 33°17'56" East 100.39 feet; thence North 23°58'07" East 57.31 feet; thence North 10°03'51" East 89.54 feet to the point on Shell Station Parcel; thence along said Shell Station Parcel for the following five (5) courses: North 09°12'37" East 97.17 feet; thence North 19°12'56" East 53.35 feet; thence North 47°00'06" East 32.78 feet; thence North 30°10'41" East 32.96 feet; thence North 02°20'18" East 46.46 feet; thence North 31°44'46" East 182.09 feet; thence North 42°06'16" East 55.00 feet; thence North 29°56'41" East 22.23 feet; thence North 48°09'05" East 21.35 feet to the point of curvature (P) a 220.00 foot radius curve concave to the left, thence Northeastly 81.32 feet along the arc of said curve through a central angle of 21°10'43" to the point of reverse curvature (R) a 36.00 foot radius curve concave to the left, the radius point of which bears North 20°40'12" West; thence Northeastly 22.34 feet along the arc of said curve through a central angle of 42°39'59" to the point of non-tangency; thence South 63°20'10" East 60.60 feet; thence South 47°54'24" East 160.22 feet; thence South 01°57'37" East 134.36 feet; thence South 35°26'49" West 421.96 feet; thence South 40°49'37" West 165.57 feet to the point of beginning.
Containing: 6.90 Acres

SURVEY TIES FOR INDIVIDUAL BUILDINGS

DESCRIPTION OF BUILDING TIE FROM THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN ALONG THE EAST SECTION LINE
BUILDING "A" N00°22'33"E 774.00 FEET, THENCE N80°00'00"W 207.10 FEET TO THE MOST NORTHWESTERLY CORNER OF BUILDING "A"
BUILDING "B" N00°22'33"E 841.60 FEET, THENCE N80°00'00"W 158.12 FEET TO THE MOST WESTERLY CORNER OF BUILDING "B"

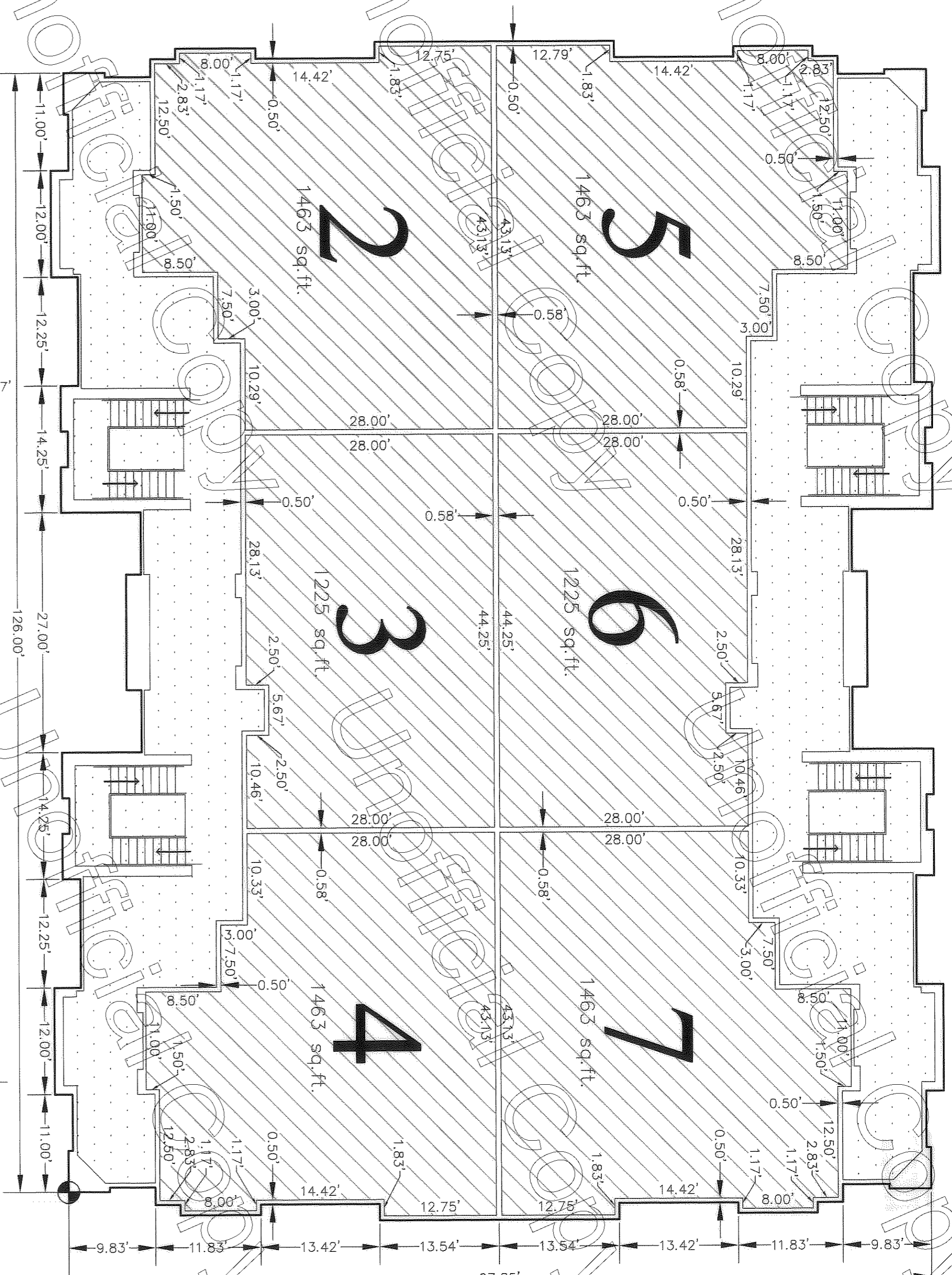
- LEGEND**
- POINT NOT SET
 - REBAR AND PLASTIC CAP STAMPED R/S 4604681 (UNLESS OTHERWISE NOTED)
 - FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - SUBDIVISION CORNER PLASTIC CAP STAMPED R/S 4604681 (UNLESS OTHERWISE NOTED)
 - IDENTICAL POINTS-ABOVE AND/OR BELOW
 - LIMITED COMMON AREA
 - PRIVATE OWNERSHIP
 - COMMON AREA
 - ASPHALT-COMMON AREA
 - STRAW-COMMON AREA



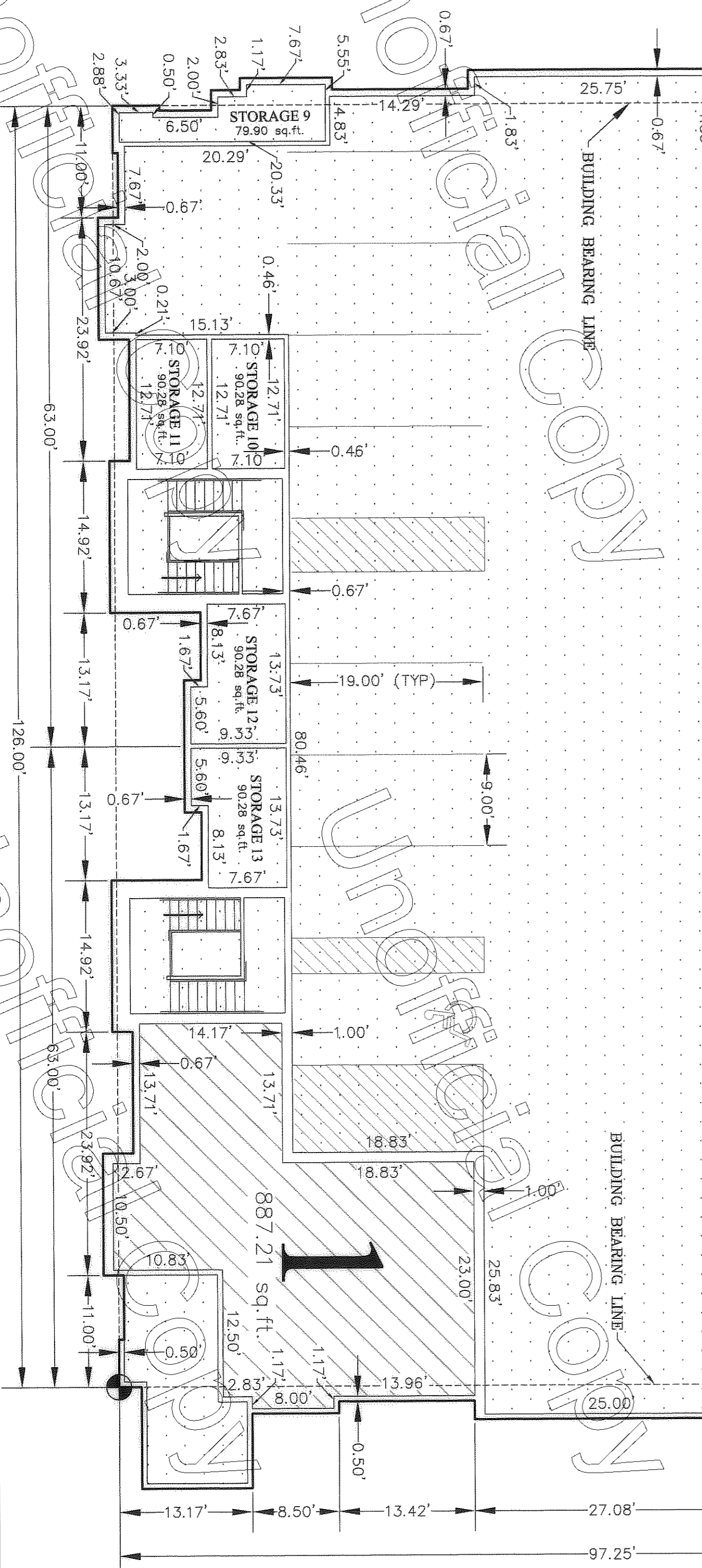
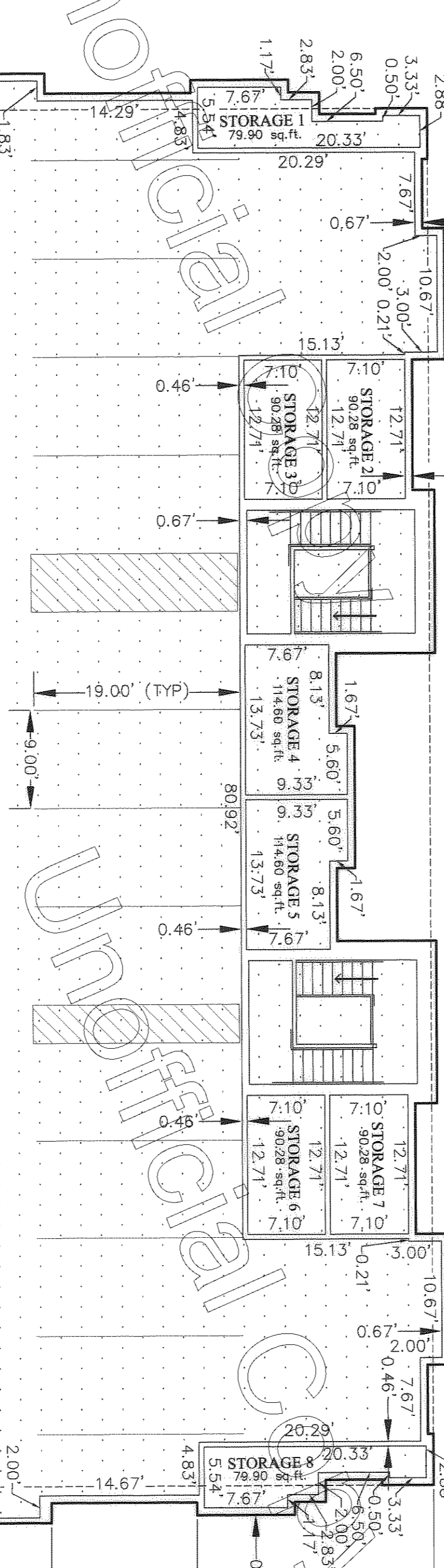
Unofficial Copy

Unofficial Copy

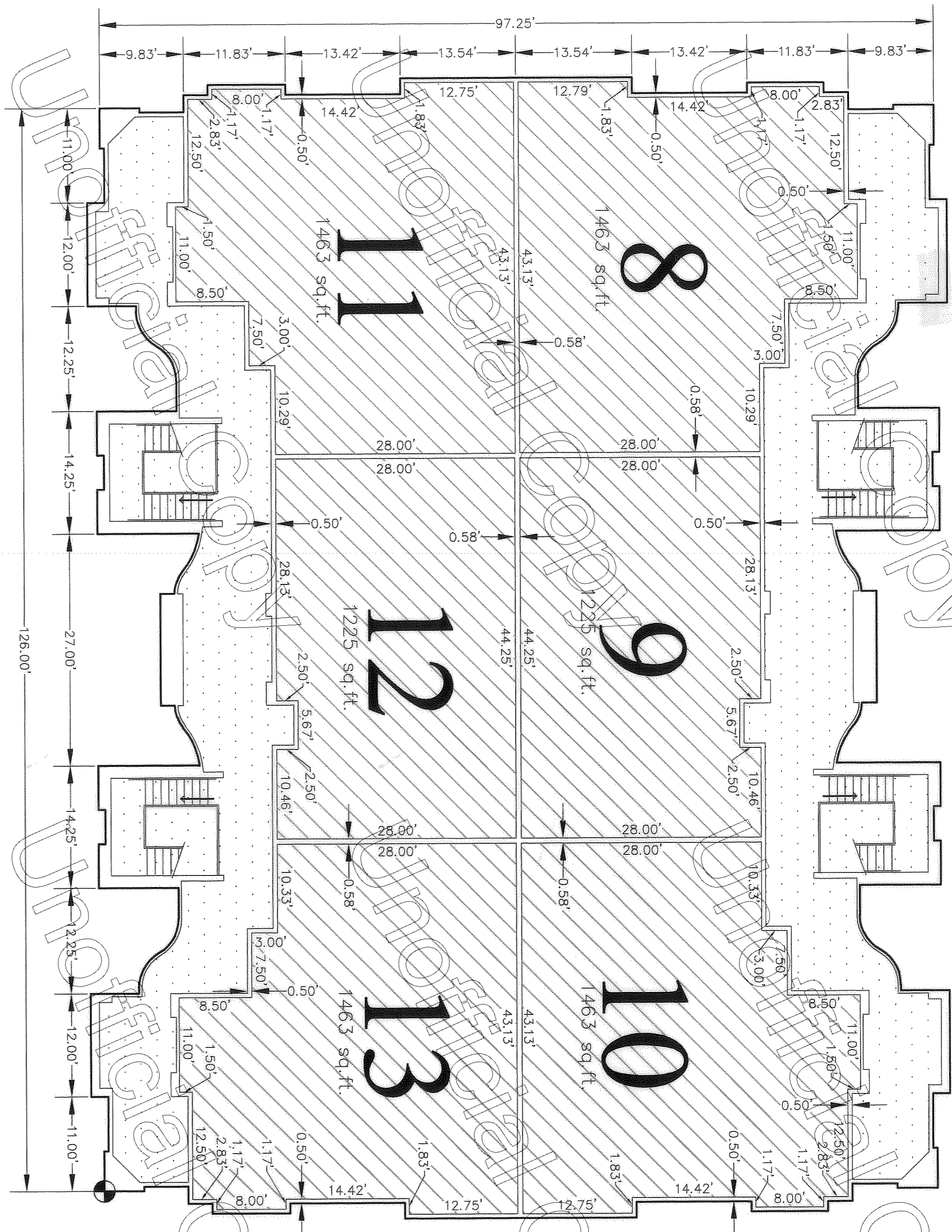
FIRST FLOOR PLAN



GARAGE FLOOR PLAN

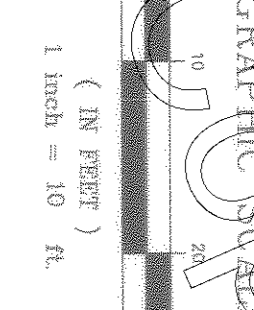


SECOND FLOOR PLAN



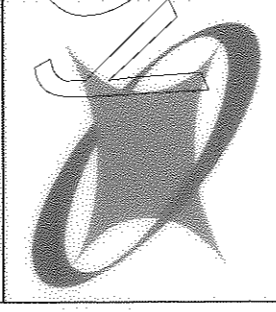
NOTE
Drawing represents Building B Building A is a mirror image of this drawing.
Front of buildings is shown on drawing.

NOTES
(IN FEET)
Limited common areas include the underground parking spaces designated or used by Unit Owners in a particular building or otherwise assigned to particular Units. Limited Common Areas also include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other appurtenances or areas intended to serve a particular unit, but located outside the boundaries of the Units.



- LEGEND:
- POINT NOT SET
 - SET 6" BUBBLE AND PLASTIC CAP STAMPED (SEE 480468) (UNLESS OTHERWISE NOTED)
 - ▲ ROUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - ▲ SUPERVISOR CORNER PLASTIC CAP STAMPED (SEE 480468) (UNLESS OTHERWISE NOTED)
 - ◆ IDENTICAL POINTS - ABOVE AND/OR BELOW
 - ▨ LIMITED COMMON AREA
 - ▩ PRIVATE OWNERSHIP
 - ▧ COMMON AREA
 - ▦ ASPHALT-PAVEMENT AREA
 - ▤ SIDEWALK-COMMON AREA

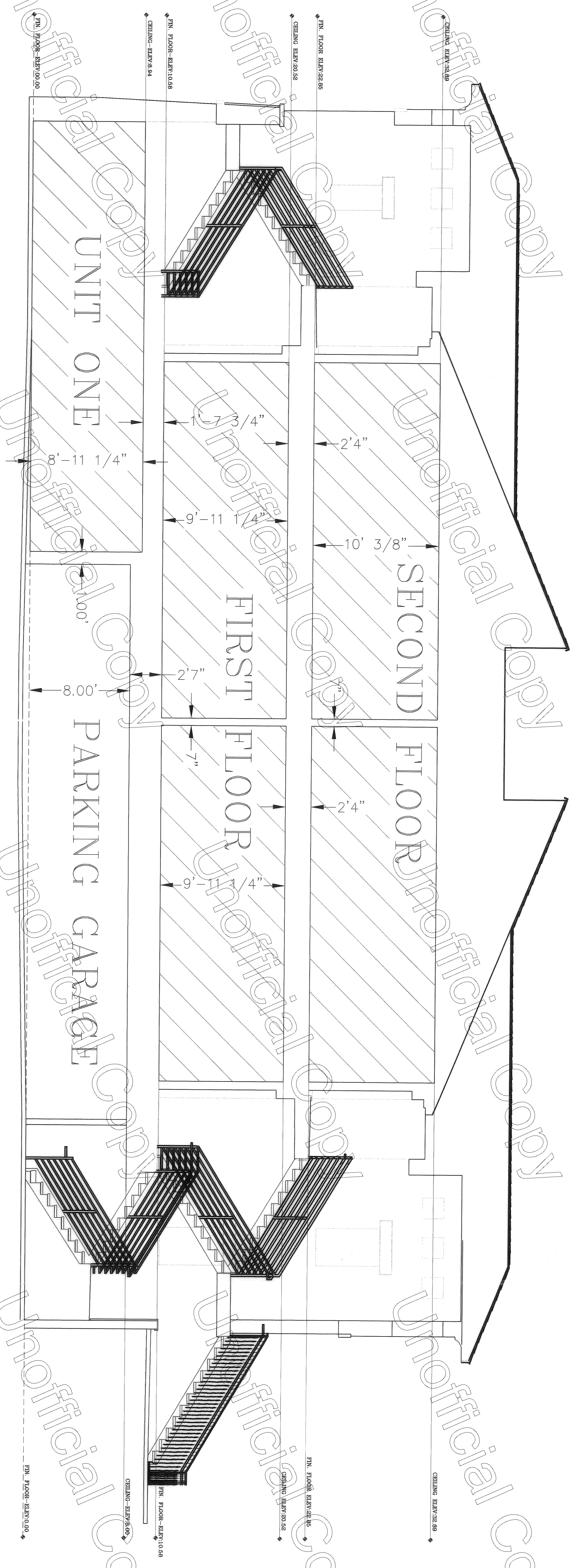
FINAL PLAT FOR
CORAL SPRINGS CONDOMINIUMS PHASE 1
LOCATED IN
SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.
CITY OF HURRICANE, WASH. CO., UTAH



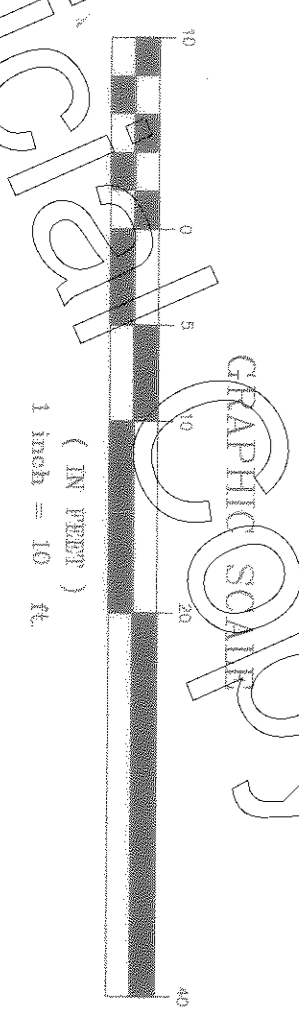
ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

REVISIONS	DATE
	8-30-08

DRAWN BY: CAC
 CHECKED BY: MMB
 FILE NAME: CONDO-FLPLT.dwg

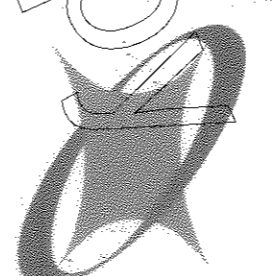


NOTES
 Limited common areas include the underground parking spaces designated or use by Unit Owners in a particular Building or otherwise assigned to particular Units. Limited Common Areas also include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other apparatus or area intended to serve a particular unit, but located outside the boundaries of the Units.



- LEGEND:**
- POINT NOT SHOWN
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED R/S 4804681 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - ▲ SUBDIVISION CORNER
 - ▲ SET 6/8" REBAR AND PLASTIC CAP STAMPED R/S 4804681 (UNLESS OTHERWISE NOTED)
 - ⊕ IDENTICAL POINTS - ABOVE AND/OR BELOW
 - ▨ LIMITED COMMON AREA
 - ▩ PRIVATE OWNERSHIP
 - ▧ COMMON AREA
 - ▦ ASPHALT-COMMON AREA
 - ▤ SIDEWALK-COMMON AREA

FINAL PLAT- CROSS SECTION
FOR
CORAL SPRINGS CONDOMINIUMS PHASE 1
 LOCATED IN
 SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.LB.&M.
 CITY OF HURRICANE, WASH. CO., UTAH



ALLIANCE CONSULTING
 A Planning and Engineering Firm
 2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

DATE:	6-15-06
JOB NUMBER:	4151-05
SCALE:	1" = 5'
REVISIONS	DATE
CITY COMMENTS	8-30-06
CHECKED BY:	CAC
DRAWN BY:	MWB
FILE NAME:	CONDO-FLPLT.dwg