

DOC # 20080002379

Map (Conveying Property) Page 1 of 1
Russell Shirts Washington County Recorder
01/18/2008 03:00:19 PM Fee \$ 198.00
By EXECUTIVE STYLE



MAP

NAME **CORAL SPRINGS CONDOMINIUMS PHASE 2**

UNITS 78 MAP #2846 FILE #12

H-4-2-5-123

CORAL SPRINGS LLC

LEGAL DESCRIPTION

CORAL SPRINGS CONDOMINIUMS-PHASE 2

Beginning at a point which is North 0022'33" East 1277.25 feet along the East Section line and North 9000'00" West 87.63 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; running thence North 2639'13" East 81.93 feet; thence North 4401'48" East 83.44 feet; thence North 8213'28" East 22.53 feet; thence North 3521'12" East 32.16 feet; thence North 0651'27" East 71.80 feet; thence North 0817'25" West 63.99 feet; thence North 0821'13" West 234.60 feet; thence North 4607'26" East 228.53 feet; thence North 3114'23" East 139.61 feet; thence North 2140'20" East 144.72 feet; thence North 1714'24" East 73.02 feet to the point of curvature of a 527.50 foot radius curve concave to the right, the radius point of which bears South 2103'44" West; thence Southeasterly 360.20 feet along the arc of said curve through a central angle of 3907'25" to the point of non-tangency; thence North 6130'04" East 103.87 feet to the point of curvature of a 275.00 foot radius curve concave to the left; thence Northeasterly 27.88 feet along the arc of said curve through a central angle of 548'34" to the point of non-tangency; thence South 3418'29" East 50.00 feet; thence South 3030'41" East 119.09 feet; thence South 5929'19" West 152.44 feet; thence South 2029'44" West 153.47 feet; thence North 8414'12" West 63.51 feet; thence South 4104'16" West 310.01 feet; thence South 1632'00" West 292.85 feet; thence South 5208'16" West 223.04 feet; thence North 01°06'52" West 30.14 feet; thence North 47°54'24" West 160.22 feet; thence North 63°20'10" West 60.60 feet to the point of beginning.

Containing: 9.77 Acres

SURVEY TIES FOR INDIVIDUAL BUILDINGS

DESCRIPTION OF BUILDING TIES FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN ALONG THE EAST SECTION LINE	DESCRIPTION OF BUILDING TIES FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN ALONG THE EAST SECTION LINE
BUILDING "D" N00°22'33"E 1255.27 FEET, THENCE N90°00'00"E 84.49 FEET TO THE MOST NORTHWESTLY CORNER OF BUILDING "E".	BUILDING "D" N00°22'33"E 1255.27 FEET, THENCE N90°00'00"E 84.49 FEET TO THE MOST NORTHWESTLY CORNER OF BUILDING "E".
BUILDING "E" S00°22'33"W 704.22 FEET, THENCE N90°00'00"E 263.23 FEET TO THE MOST NORTHERLY CORNER OF BUILDING "F".	BUILDING "E" S00°22'33"W 704.22 FEET, THENCE N90°00'00"E 263.23 FEET TO THE MOST NORTHERLY CORNER OF BUILDING "F".
BUILDING "F" S00°22'33"W 604.82 FEET, THENCE N80°00'00"E 351.44 FEET TO THE MOST WESTERLY CORNER OF BUILDING "G".	BUILDING "F" S00°22'33"W 604.82 FEET, THENCE N80°00'00"E 351.44 FEET TO THE MOST WESTERLY CORNER OF BUILDING "G".
BUILDING "G" S00°22'33"W 831.46 FEET, THENCE N80°00'00"E 488.69 FEET TO THE MOST SOUTHWESTLY CORNER OF BUILDING "H".	BUILDING "G" S00°22'33"W 831.46 FEET, THENCE N80°00'00"E 488.69 FEET TO THE MOST SOUTHWESTLY CORNER OF BUILDING "H".
BUILDING "H" S00°22'33"W 682.25 FEET, THENCE N00°00'00"E 597.95 FEET TO THE MOST NORTHWESTLY CORNER OF BUILDING "I".	BUILDING "H" S00°22'33"W 682.25 FEET, THENCE N00°00'00"E 597.95 FEET TO THE MOST NORTHWESTLY CORNER OF BUILDING "I".

JOB NUMBER:	4151-05
SCALE:	1" = 40'
DRAWN BY:	CAC
CHECKED BY:	MWB
DATE:	7-11-07
REVISIONS:	CITY COMMENTS
FILE NAME:	COND0 - FLPLT2.dwg

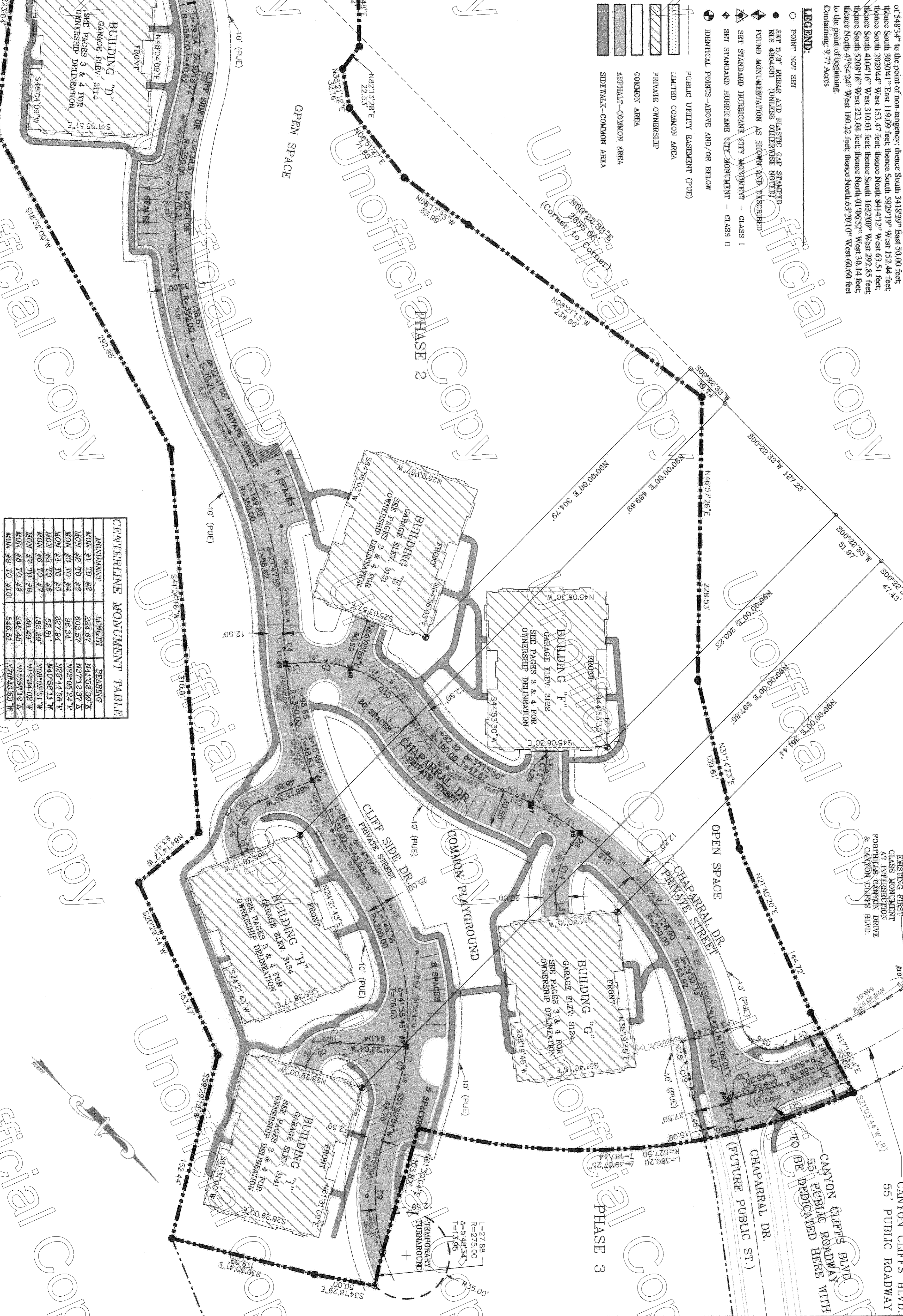
LEGAL DESCRIPTION
CORAL SPRINGS CONDOMINIUMS-PHASE 2
 Beginning at a point which is North 00°22'33" East 1277.25 feet along the East Section line and North 90°00'00" West 87.63 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; then running North 06°51'28" East 22.53 feet; thence North 35°21'12" East 32.16 feet; thence North 82°15'28" East 22.53 feet; thence North 35°21'12" East 32.16 feet; thence North 06°51'28" East 71.80 feet; thence North 08°17'25" West 63.99 feet; thence North 08°21'13" West 234.60 feet; thence North 46°07'26" East 228.53 feet; thence North 17°42'24" East 139.61 feet to the point of curvature of a 573.50 foot radius curve concave to the right, the ending point of which bears South 21°03'44" West; thence South 21°03'44" West 360.20 feet along the arc of said curve through a central angle of 39°07'25" to the point of non-tangency; thence North 61°30'04" East 103.87 feet to the point of curvature of a 275.00 foot radius curve concave to the left; thence Northwesterly 27.88 feet along the arc of said curve through a central angle of 5°48'34" to the point of non-tangency; thence South 341°87'9" West 50.00 feet; thence South 303°04'1" East 119.09 feet; thence South 399°21'12" West 152.44 feet; thence South 202°9'44" West 133.47 feet; thence North 84°14'12" West 63.51 feet; thence South 410°41'6" West 310.01 feet; thence South 163°20'0" West 292.85 feet; thence North 47°54'24" West 233.04 feet; thence North 01°06'52" West 30.14 feet; thence North 47°54'24" West 160.22 feet; thence North 63°20'10" West 60.60 feet to the point of beginning.
 Containing: 9.77 Acres

- LEGEND:**
- POINT NOT SET
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED RIS 480#881 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ▲ SET STANDARD HURRICANE CITY MONUMENT - CLASS I
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - ⊕ IDENTICAL POINTS- ABOVE AND/OR BELOW
 - PUBLIC UTILITY EASEMENT (PUB)
 - ▨ LIMITED COMMON AREA
 - ▩ PRIVATE OWNERSHIP
 - ▭ COMMON AREA
 - ▮ ASPHALT-COMMON AREA
 - ▯ SIDEWALK-COMMON AREA

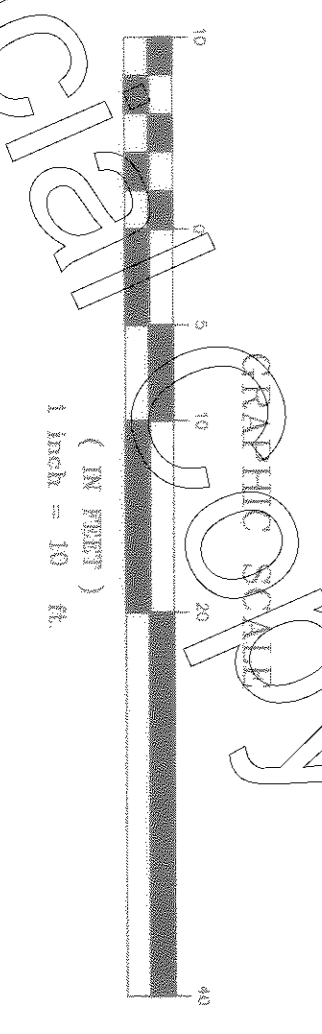
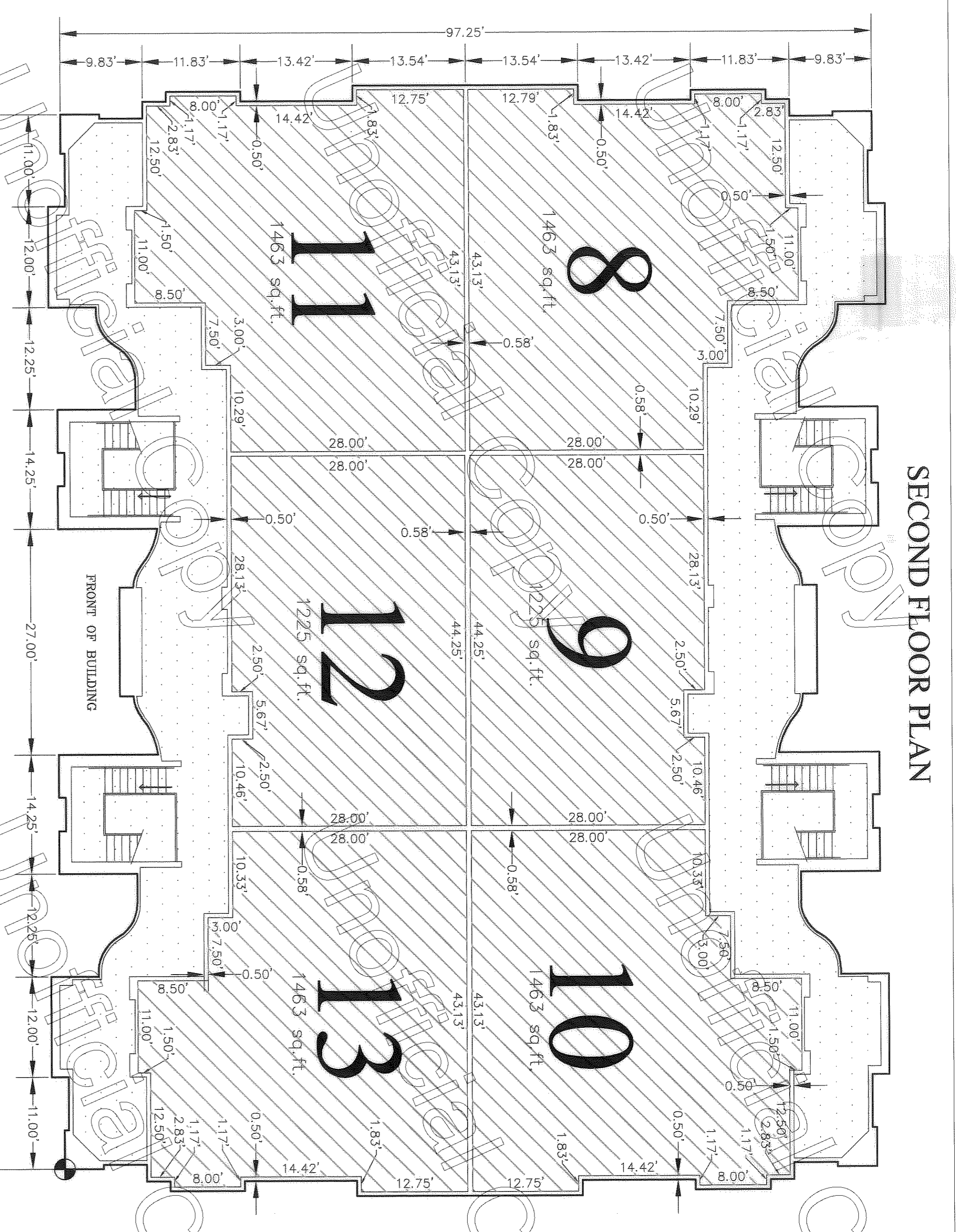
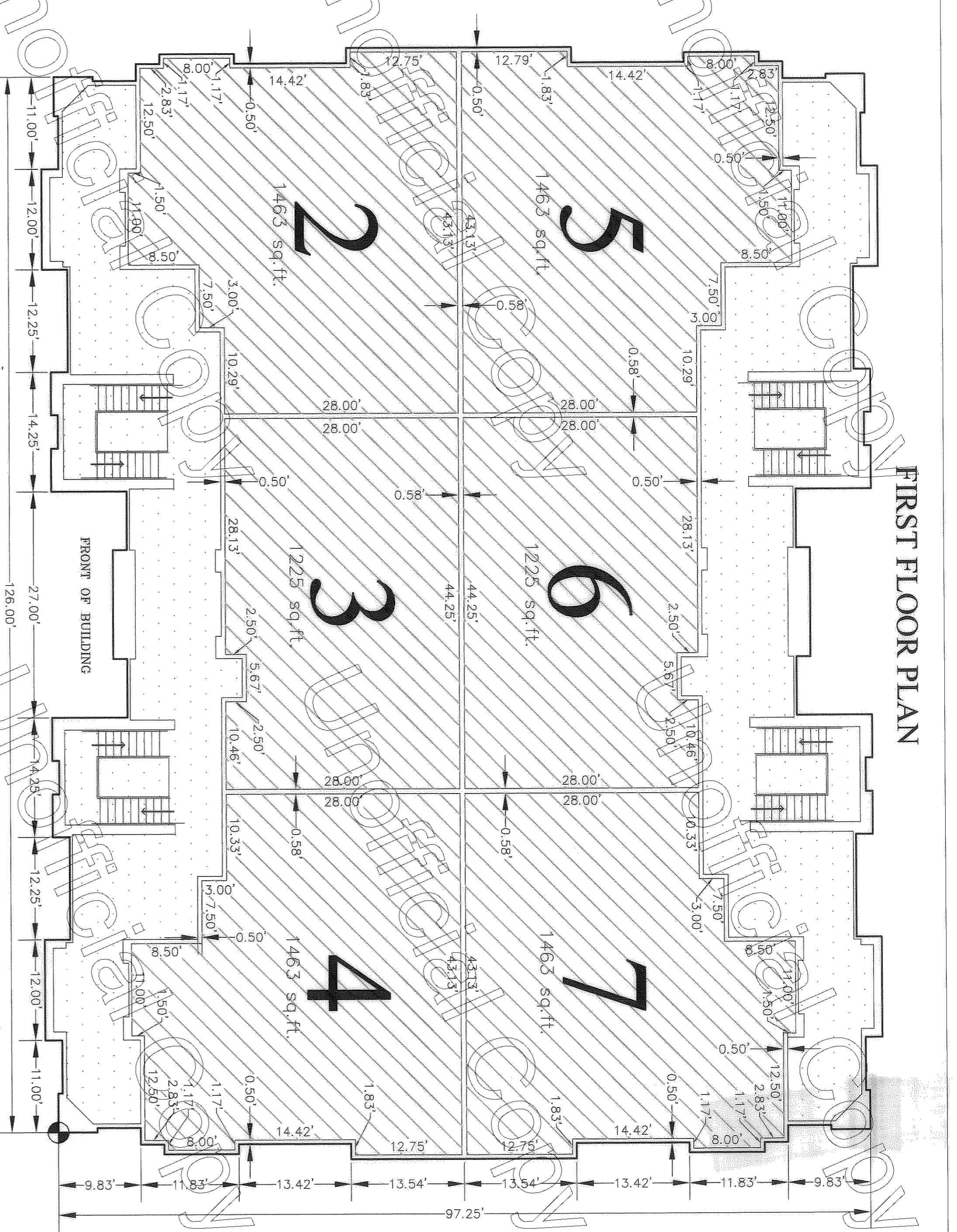
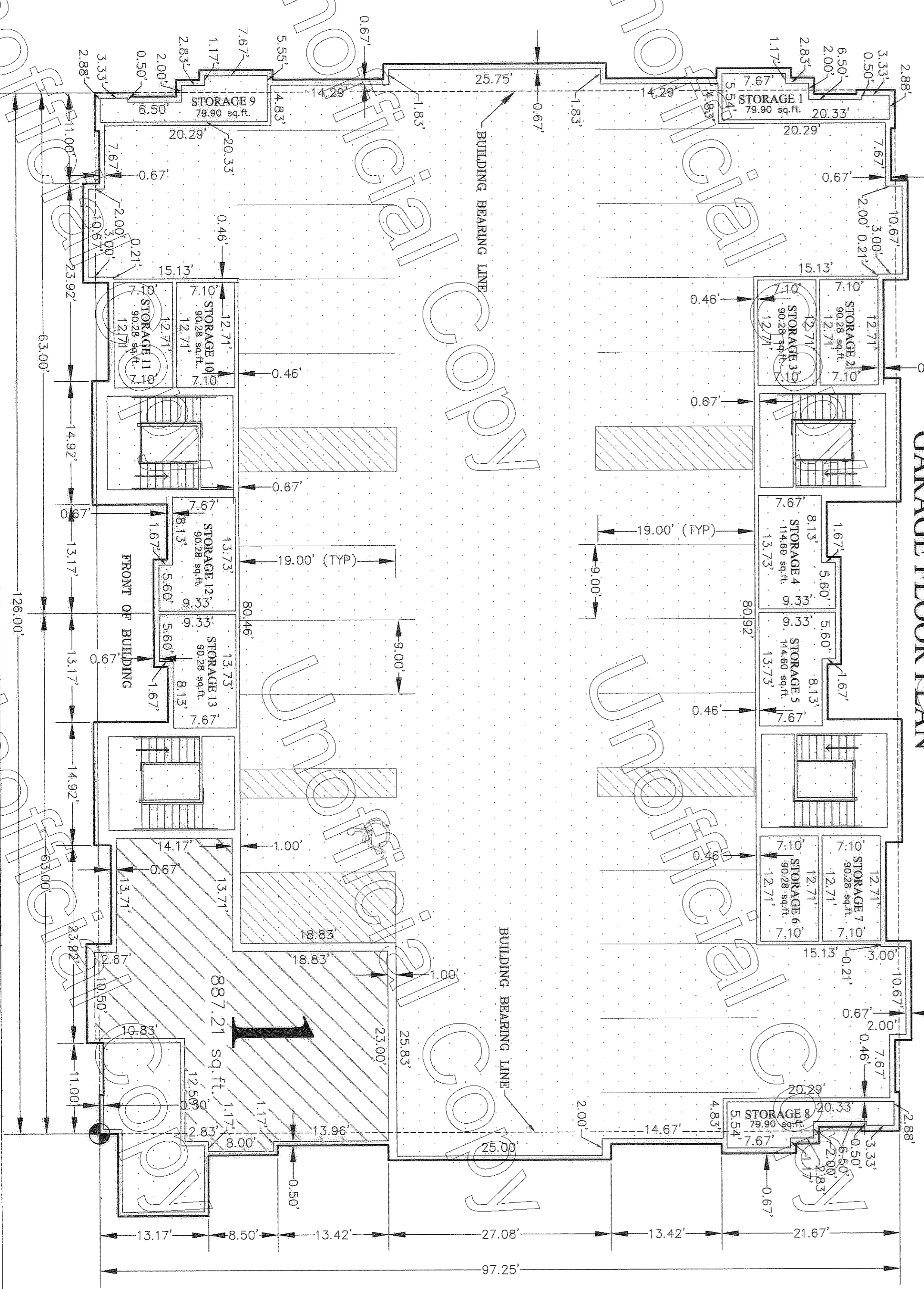
LINE	LENGTH	BEARING
L1	9.79	S42°05'36"W
L2	14.55	N42°05'36"E
L3	14.55	S38°45'33"W
L4	36.83	N51°42'27"W
L5	30.15	S51°42'27"E
L6	32.40	S48°04'06"W
L7	32.40	N38°04'06"E
L8	32.40	S41°20'38"W
L9	40.62	N51°20'38"E
L10	12.48	N44°04'46"E
L11	12.48	S40°00'02"W
L12	12.48	S40°00'02"W
L13	6.29	N49°59'58"W
L14	27.19	N24°22'47"E
L15	16.75	S66°13'36"E
L16	16.75	S24°22'47"W
L17	16.75	N51°55'44"E
L18	16.75	S61°50'04"W
L19	1.73	N48°04'09"E
L20	21.71	S41°23'04"E
L21	21.71	S82°02'08"W
L22	20.79	N49°59'58"W
L23	20.79	S26°30'22"E
L24	35.29	N65°30'22"W
L25	35.29	S122°15'42"W
L26	3.69	N44°52'59"E
L27	16.76	N42°52'59"E
L28	16.76	S40°52'59"W
L29	12.05	S75°59'21"W
L30	12.05	N44°52'59"E
L31	10.80	N39°51'51"E
L32	27.48	N31°09'01"E
L33	6.50	S58°51'02"E
L34	12.80	N22°53'56"W
L35	12.80	S18°00'39"E
L36	23.31	N18°00'39"W
L37	23.31	N09°07'25"E
L38	26.18	N80°52'35"E
L39	26.18	S39°51'51"W
L40	28.18	N09°07'25"W
L41	28.18	S01°36'29"W
L42	3.96	N31°09'01"E
L43	25.00	S58°50'59"E
L44	25.00	S31°09'01"W
L45	42.37	N17°14'24"E
L46	27.57	N17°14'24"E
L47	27.57	N17°14'24"E

CURVE	LENGTH	RADIUS	DELTA	TAN
C1	29.10	500.00	320.03	14.55
C2	49.99	35.50	80°41'24"	30.15
C3	64.71	500.00	724.56	32.40
C4	24.92	500.00	470.44	12.46
C5	41.00	100.00	2329.30	20.79
C6	42.89	27.50	8921.37	27.19
C7	33.41	200.00	934.21	16.75
C8	36.76	27.50	7634.47	21.71
C9	90.64	160.00	3227.33	46.57
C10	67.85	100.00	3852.21	35.29
C11	23.59	300.00	4531.71	12.80
C12	23.65	50.00	2706.22	12.05
C13	46.53	300.00	8531.41	23.31
C14	50.11	70.00	4170.44	26.18
C15	56.19	300.00	10435.41	28.18
C16	41.70	25.00	48534.48	27.56
C17	33.60	472.50	4103.44	16.76
C18	47.76	137.50	7240.77	8.89
C19	20.94	162.50	7240.77	10.51
C20	27.22	527.50	2592.27	13.76
C21	99.58	527.50	10473.31	49.83

PHASE 1
 EXISTING SECOND CLASS MONUMENT AT INTERSECTION CORAL SPRINGS DR. & CLIFF SIDE DR.
 PHASE 2
 PHASE 3
 PHASE 4
 PHASE 5
 PHASE 6
 PHASE 7
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 PHASE 99
 PHASE 100



MONUMENT	LENGTH	BEARING
MON #1 TO #2	224.67	N41°52'39"E
MON #2 TO #3	693.67	N37°12'37"E
MON #3 TO #4	98.94	N32°05'24"E
MON #4 TO #5	227.84	N25°44'56"E
MON #5 TO #6	32.81	N40°58'11"W
MON #6 TO #7	108.02	N08°02'01"W
MON #7 TO #8	46.49	N15°57'12"E
MON #8 TO #9	246.48	N79°40'53"W
MON #9 TO #10	546.51	N79°40'53"W

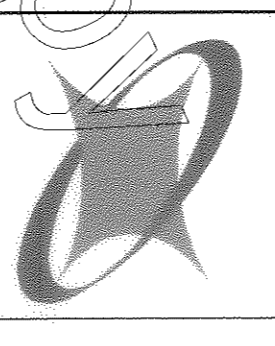


- LEGEND:**
- POINT NOT SET
 - SET 6" REBAR AND PLASTIC CAP STAMPED R/S (6045BT) (UNLESS OTHERWISE NOTED)
 - ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS I
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - ▨ IDENTICAL POINTS - ABOVE AND/OR BELOW
 - ▨ LIMITED COMMON AREA
 - ▨ PRIVATE OWNERSHIP
 - ▨ COMMON AREA
 - ▨ ASPHALT - COMMON AREA
 - ▨ SIDEWALK - COMMON AREA

NOTES

- Limited common areas include the underground parking spaces designed for 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 stairs, awnings, window boxes, doors/ops, porches, or other apparatus or area intended to serve a particular unit, but located outside the boundaries of the Units.
- Drawing represents buildings "D, G, H, I" Buildings "E & F" are mirror images of the drawing. Front of building is bottom of drawing.

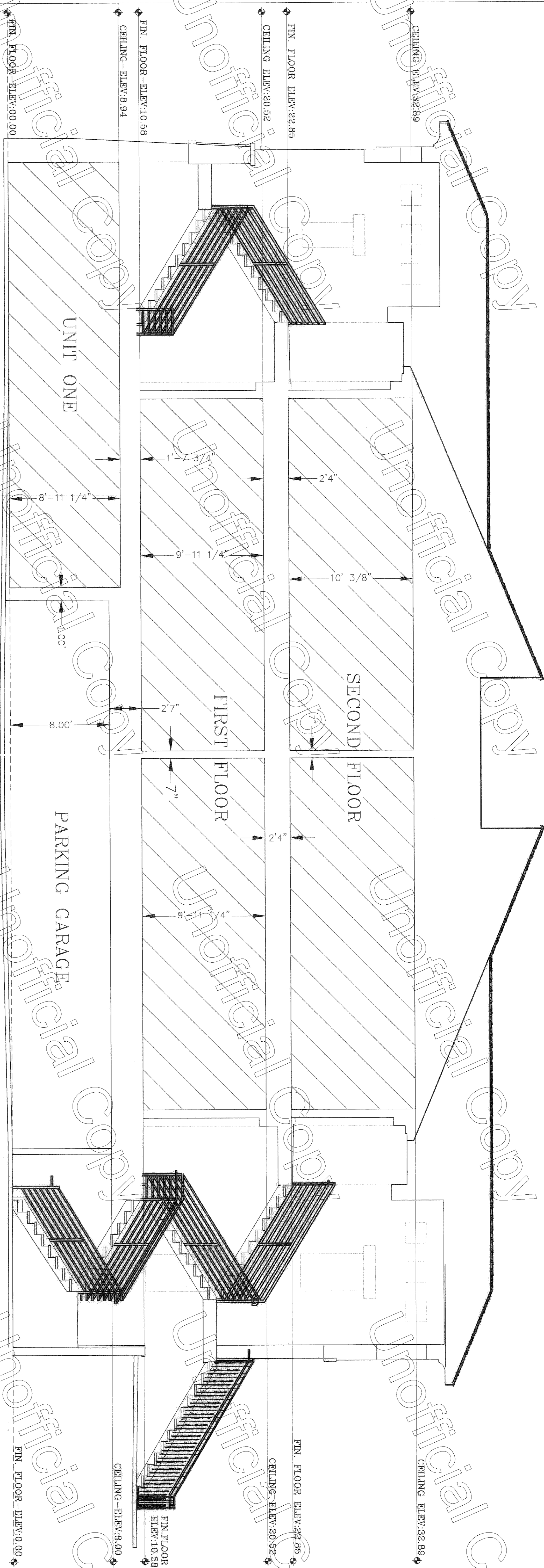
FINAL PLAT FOR
CORAL SPRINGS CONDOMINIUMS PHASE 2
 LOCATED IN
 SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.
 CITY OF HURRICANE, WASH. CO., UTAH



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

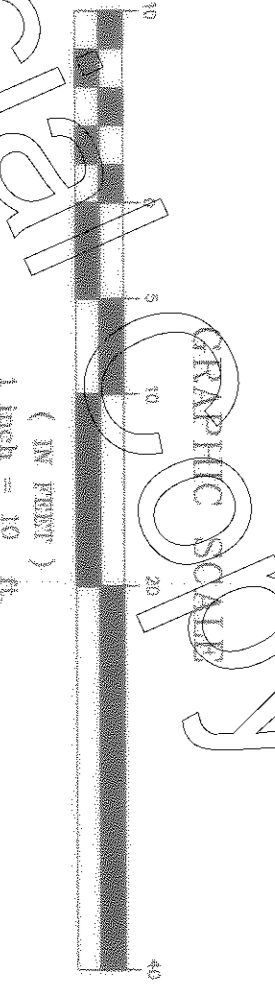
REVISIONS	DATE
CITY COMMENTS	8-9-07

DRAWN BY: CAC
 CHECKED BY: MWB
 SCALE: 1" = 10'
 JOB NUMBER: 4151-05
 SHEET: 3 OF 4 SHEETS
 FILE NAME: CONDO-FLPLT2.dwg

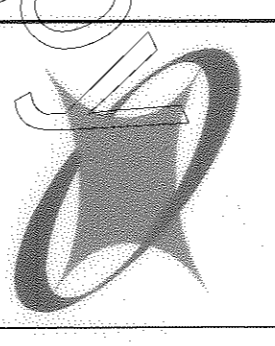


NOTES
 Limited common areas include the underground parking spaces designed for use by Unit Owners in a particular Building or otherwise assigned to particular Units. Limited Common Areas also include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other apparatus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

- LEGEND:**
- POINT NOT SET
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED R/S: 4804881 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS I
 - ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
 - ⊕ 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 2
 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

DATE	7-11-07	
DRAWN BY:	CAC	
CHECKED BY:	MWB	
DATE	8-9-07	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
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FILE NAME:	CONDO-FLPLT2.dwg	