NAME:

CORALASPRINGS CONDOMINIUMS PHASE 2

AMENDED AND EXTENDED

LOTS: **78** MAP: 5118

PARCEL NUMBER: SEE ATTACHED

THE TERRA, LLC EORAL SPRINGS COMPOMINIUM OWNERS ASSOCIATION

BEGINNING AT THE MOST NORTHERLY AND WESTERLY CORNER OF CORAL SPRINGS CONDOMINIUMS PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES NORTH 00°22'33" EAST 1,277.25 FEET ALONG THE SECTION LINE AND WEST 87.64 FEET, FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 174 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 26°39'13" EAST 81.93 FEET; THENCE NORTH 44°01'48" EAST 83.44 《春色ET; THENCE NORTH 82%928" EAST 22.53 FEET; THENCE NORTH 35°21'12" EAST 32.16 FEET; THENCE NORTH 06°51'27" EAST 71.80 FEET; THENCE NORTH 08°17'25(1) WEST 63.99 FEET; THENCE NORTH 08°21'13" WEST 334.60 FEET; THENCE NORTH 46°07'26" EAST 228.53 FEET; THENCE NORTH、3%(4)23" EAST 139.61 FEET; THENCE NORTH 21°40'20" EAST 144.72 FEET; THENCE NORTH 17°14'24" EAST 73.02 FEET; THENCE SOUTHEASTERLY ALONG A 527.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 21°03'44" WEST) THROUGH A CENTRAL ANGLE OF 39°07'25", A DISTANCE OF \$60.20 FEET; THENCE NORTH 48°55'46" EAST 166.16 FEET; THENCE SOUTH 41:05 53 EAST 171.54 FEET; THENCE SOUTH 29°52'56" WEST 68.87 FEET; THENCE SOUTH 59°29'19" WEST 152.44 FEET; THENCE SOUTH XX°29'44" WEST 153.47 FEETのHENCE NORTH 84°14'12" WEST 63.51 FEET; THENCE SOUTH 41°04'16" WEST 310001 FEET; THENCE SOUTH 16932'00" WEST 292.85 FEET (THENCE SOUTH 52°08%的WEST 223.04 FEET TO TENORTHERLY LINE OF SAID CORAL SPRINGS CONDOMINIUMS PHASE 1; THENCE ALONG SAID NORTHERICK LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 01°06'52" WEST 30.14 FEET 2) 2) NORTH 47°54'24" WEST 160.22 FEET AND 3) NORTH 63°20'10" WEST 60.60 FEET TO THE POINT OF BEGINNING.

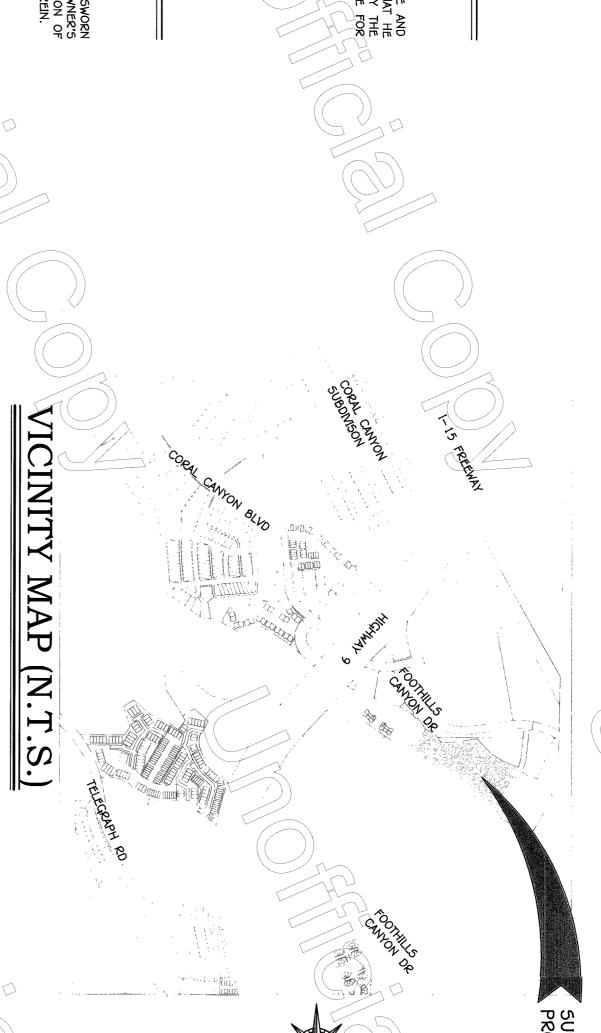
CONTAINING 436,140 SQUARE FEETOR 10.01 ACRES.

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H-CSC-2-E-6		H-CSC-2-E-2		H-CSC-2-E-4	-	
H-CSC-2-E-0	H-CSC-2-E-7	H-CSC-2-E-8	H-CSC-2-E-9	H-CSC-2-E-10	H-CSC-2-E-11	
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SECTIONS &j TOWNSHIP 42 :
HURRICANE SOUTH, CITY, RANGE 14 WEST, SALT DAKE WASHINGTON COUNTY, UTAH BASE AND MERIDIAN



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STATE OF

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CORPORATE ACKNOWLEDGEMENT

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LIMITED LIABILITY ACKNOWLEDGEMENT

WASHINGTON } 5.5.

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THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED OR REPAIRED BY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED OR REPAIRED BY THE HURRICA STATE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED.

ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE HURRICANE CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR PURTENANCES WITH THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE HURRICANE CITY, FIRE LINES & SEWER LATERALS TO BUILDINGS ARE PRIVATE AND SHALL BE INTAINED BY THE ASSOCIATION. E ASSOCIATION SHALL BE RESPONSIBLE OF REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN JADIVISION RESULTING FROM DAMAGE OR DESTRUCTION CAUSED BY THE HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, AND DRAINAGE IMPROVEMENTS.

ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE AND COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE CIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE SVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR NICING POWER, WATER SEWER, AND DRAINAGE IMPROVEMENTS.

BY RECORDING THIS SUBDIVISION RUNT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION JESS, MAINTENACE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER; AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

1. A GEOTECHNICAL INVESTIGATION WAS PREPARED BY APPLIED GEOTECNICAL ENGINEERING CONSULTANTS, INC. 158 W. 1600 5. ST. GEORGE, UTAH 84770. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK, ARE COMPLIED IN A REPORT DATED OCTOBER 28, 2005. THE REPORT IS AVAILABLE FROM THE DEVELOPER, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

STATE OF COUNTY OF

Nevado

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NOTARY PUBLIC FULL

NAME: Alisha

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NOTARY PUBLIC FULL NAME:

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MISSIONED IN ______

COMMISSION NUMBER

MOUNTAIN WEST REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND A MORTGAGEE OF SAID TRACT OF LAND RACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

. ALL COMMON, LIMITED COMMON, OPEN SPACE AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT FOR USTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE HURRICANE CITY TO REQUIRE THE CORAL SPRINGS CONDOMINIUM OWNER'S ASSOCIATION TO ASSES ITS MEMBER TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE ECLARATION), TO THE EXTENT THAT HURRICANE CITY, IN CONNECTION WITH REPAIR, REPLACEMENT OR MAINTENANCE OF PUBLIC UTILITIES, PROVIDES MAINTENANCE OR REPAIRS TO (A) MON AREA, OR (B) PRIVATE IMPROVEMENTS LOCATED WITHIN PUBLIC UTILITY EASEMENTS, WHICH MAINTENANCE OR REPAIRS REPRESENT AN UNSATISFIED OBLIGATION OF CORAL NGS CONDOMINIUMS OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, HURRICANE CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE CORAL SPRINGS DOMINIUMS OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, ASSESS ITS MEMBERS FOR THE PURPOSE OF REMBURSING HURRICANE CITY FOR THE REASONABLE EXPENSE ANY SUCH MAINTENANCE OR REPAIRS.

AMENDMENT NOTE: ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING ENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

REAS ON THIS PLAT, EXCLUDING BUILDINGS D AND H, HAVE BEEN MODIFIED INTO NEW BUILDINGS, ROADS, COMMON AREAS, AND CONVERTIBLE AREA EXTENDED IN A NORTHEASTERLY DIRECTION TO ENCOMPASS THE NEW FOOTPRINT OF BUILDING, I. BUILDINGS E, F, G, AND I AS SHOWN ON THE ORI BUILT, AND THEIR IMPROVEMENTS NEVER FULLY FINISHED. TO SEE THE INFORMATION OF THE OWNERSHIP OF BUILDINGS D AND H, PLEASE REFER DRAIL SPRINGS CONDOMINIUMS PHASE 2.

SURVEYOR'S

I, ADAM S. ALLEN, A P. AND PROFESSIONAL LAY
WITH SECTION 17-23THE REFERENCE MARKE
SURVEY. I FURTHER CE
ACT, AND HAVE SUBDIV
PRIVATE STREETS, AND C

ALLEN, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5633341, IN ACCORDANCE WITH TITLE 50, CHAPTER 22, OF THE PROITESSIONAL LAND SURVEYOR'S LICENSING ACT, HAVE SUPERVISED OR PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIGION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FUI RENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENTLY READY TO RETRACE OF FURTHER CERTIFY THAT THIS SURVEY AND CONDOMINIUM PLAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) CON HAVE SUBDIVIDED THIS TRACT OF LAND INTO COMMON AREAS, LIMITED COMMON AREAS, CONVERTIBLE AREA, PUBLIC UTILITY EASEMENTS, REETS, AND CONDOMINIUM UNITS, HEREAFTER KNOWN AS:

CORAL SPRINGS CONDOMINIUMS PHASE AMENDED AND EXTENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL LEGAL DESCRIPTION BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

EGINNING AT THE MOST NORTHERLY AND WESTERLY CORNER OF CORAL SPRINGS CONDOMINIUMS PHASE 1, AS ON FILE IN THE WASHINGTON COUNTICORDER'S OFFICE, SAID POINT LIES NORTH 00°22'33" EAST 1,277.25 FEET ALONG THE SECTION LINE AND WEST 87.64 FEET, FROM THE WEST ORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 114 WEST, SAIT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 26°39'13" RAST 83.94 FEET; THENCE NORTH 40°11'49" EAST 32.16 FEET; THENCE NORTH 60°17'25" WEST 63.99 FEET; THENCE NORTH 30°21'12" EAST 32.16 FEET; THENCE NORTH 41°01'49" EAST 32.16 FEET; THENCE NORTH 41°01'49" EAST 32.16 FEET; THENCE NORTH 41°07'28" EAST 31.80 FEET; THENCE NORTH 30°17'25" EAST 139.61 FEET; THENCE NORTH 21°40'20" EAST 144.72 FEET; THENCE NORTH 17°14'24" EAST 73.02 HENCE SOUTH EASTERLY ALONG A 527.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 21°03'44" WEST) THROLE ENTRAL ANGLE OF 39°07'25", A DISTANCE OF 360.20 FEET; THENCE NORTH 48°55'46" EAST 166.16 FEET; THENCE SOUTH 41°05'53" EAST 171. HENCE SOUTH 29°52'56" WEST 68.87 FEET; THENCE SOUTH 59°29'19" WEST 152.44 FEET; THENCE SOUTH 20°29'44" WEST 153.47 FEET; THENCE SOUTH 41°04'16" WEST 310.01 FEET; THENCE SOUTH 16°32'00" WEST 292.85 FEET; THENCE SOUTH 52°06' SOUTH 59°29'19" WEST 152.44 FEET; THENCE SOUTH 20°29'44" WEST 153.47 FEET; THENCE SOUTH 52°06' WEST 63.51 FEET; THENCE SOUTH 52°06' SOUTH 59°29'19" WEST 160.22 FEET AND 3) NORTH 63°20'10" WEST 60.60 FEET TO THE NORTHERLY LINE THE FOLLOWING THE FEIT AND 3) NORTH 63°20'10" WEST 60.60 FEET TO THE

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS? OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO COMMON AREAS, LIMITED COMMON AREAS CONVERTIBLE AREA, PUBLIC UTILITY EASEMENTS, PUBLIC STREETS, PRIVATE STREETS, AND CONDOMINIUM UNITS, HEREAFTER KNOWN AS:

CORAL SPRINGS CONDOMINIUM UNITS, PUBLIC STREETS, PRIVATE STREETS, AND CONDOMINIUM UNITS, HEREAFTER KNOWN AS:

AMENDED AND EXTENDED

AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CORAL SPRINGS CONDOMINIUM USE OF THE PROPERTY OWNERS, ALL COMMON AREA, LIMITED COMMON AREA, PUBLIC STREETS, CONVERTIBLE AREA AND NUSE OF THE PROPERTY OWNERS, ALL COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DEVELOPMENT OF SAID AREAS AS MORE PARTICULARLY SET FORTH IN THE DEVELOPMENT OF SAID DECLARATION SET FORTH BY THE COUNTY RECORDER ON TO COUNTY RECORDER, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THE AND CONVEY TO HURRICANE CITY, PUBLIC COUNTY RECORDER, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THE AND CONVEY TO HURRICANE CITY, PUBLIC UTILITY EASEMENTS, OVER, ON UNDER AND ACROSS ALL PORTIONS SHOWN OF THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF HEREIN AGAINST THE CLAIMS OF ALL PERSONS. I HAVE HEREUNTO SET MY HAND THIS OTH DAY OF FEBRUARY し 2013 3013

CW THE TERRA.

AUTHORIZED AGENT CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION

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CHRIS WINTER

FINAL PLAT OF:

PRINGS AMENDED CONDOMINIUMS EXTENDED PHASE

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

ENGINEER'S APPROVAL:		APPROVAL AS TO FORM:	HURRICANE CITY, UTAH	TREASURER APPROVAL:	RECORDED NO.
THE HEREON SUBDIVISION FI AND IS APPROVED IN ACCORD ON FILE IN THIS OFFICE THIS THE HEREON SUBDIVISION FI AND IS APPROVED IN ACCORD ON FILE IN THIS OFFICE THIS AND IS APPROVED IN ACCORD	NAL PLAT HAS BEEN REVIEWED PANCE WITH THE INFORMATION A.D. 2023	APPROVED AS TO FORM, THIS 12.45 DAY OF April 20.23	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS 12 A DAY OF April A.D. 2023.	WASHINGTON CQUNTY TREASURER, CERTIFY ON THIS THE DAY OF AP. 1) A.D. 2023, THAT ALL TAXES, SPECIAL ASSESSMENTS; AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	DOC # 20230012199 Map (Conveying Property) Map (Conveying Property) Sary Christensen Washington County Recorder OF 10 (46: 32 AM Fee's 356.00 By HOMELL DRAKE MINING WASHINGTON COUNTY Recorder By HOMELL DRAKE MINING WASHINGTON COUNTY Recorder A 10 (46: 32 AM Fee's 356.00



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SECTIONS ∞ TOWNSHIP 42 SOUTH, RANGE 14 WEST, SAUT LAKE HURRICANE CITY, WASHINGTON COUNTY, UTAH BASE AND MERIDIAN

FIRST FLOOR UNIT 3 THIRD FLOOR 26.33 SECOND FLOOR UNIT 10 THIRD FLOOR 26.33 SECOND F FRONT ELEVATION ELEVATION BLD: 1 N.T.5. BLD: UNIT 5 BUILDING OWNERSHIP LEGEND: IMITED COMMON - A PERPETUAL EASEMENT GRANTED TO EACH UNIT OWNER PRIVATE OWNERSHIP FIRST FLOOR THIRD FLOOR INTERIOR ELEVATION BLD: ELEVATION BLD: FIRST FLOOR UNIT 1
25,15

AMENDMENT NOTE:

ALL AREAS ON THIS PLAT, EXCLUDING BUILDINGS D AND H, HAVE BEEN MODIFIED INTO NEW BUILDINGS, ROADS, CON BEEN EXTENDED IN A NORTHEASTERLY DIRECTION TO ENCOMPASS THE NEW FOOTPRINT OF BUILDING I. BUILDINGS E, NEVER BUILT, AND THEIR IMPROVEMENTS NEVER FULLY FINISHED. TO SEE THE INFORMATION OF THE OWNERSHIP OF CORAL SPRINGS CONDOMINIUMS PHASE 2.

NGS CONDOMINIUMS PENDED AND EXTENDED PHASE

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

SHEET 4 OF