

u
L3

DOC # 20240039873

CCR Annexation Page 1 of 10
Gary Christensen Washington County Recorder
12/17/2024 10:11:26 AM Fee \$ 46.00
By CW THE TERRA LLC



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

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

DECLARATION OF ANNEXATION

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

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 Declarant of the Association, makes this Declaration of Annexation.

DECLARANT: CONDOMINIUMS OWNERS ASSOCIATION,
CORAL SPRING'S OWNERS
~~Coral Spring's Owners Association Inc~~
a Utah non-profit corporation

By: RPW
Name: ROB PHILIPS
Title: PRESIDENT
Date: 12/12/2024

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

On this 12th day of December, 2024, personally appeared before me Robert Philips, who being by me duly sworn did say that s/he is the President of Coral Spring's Owners Association Inc, a Utah non-profit corporation, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

[Signature]
NOTARY PUBLIC

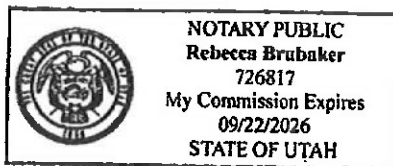


EXHIBIT A

LEGAL DESCRIPTION

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

More particularly described as:

Beginning at a point that lies North 00°22'33" East along the Section Line 2,212.05 feet, and East 687.29 feet; from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 03°30'14" East 115.50 feet; thence South 86°29'46" East 55.00 feet; thence South 03°30'14" West 115.50 feet; thence North 86°29'46" West 55.00 feet to the point of beginning.

Containing 6,352 Square Feet or 0.15 Acres.

Closure:

Northing Diff: 0.000000

Easting Diff: 0.000000

Azimuth: 00°00'00"

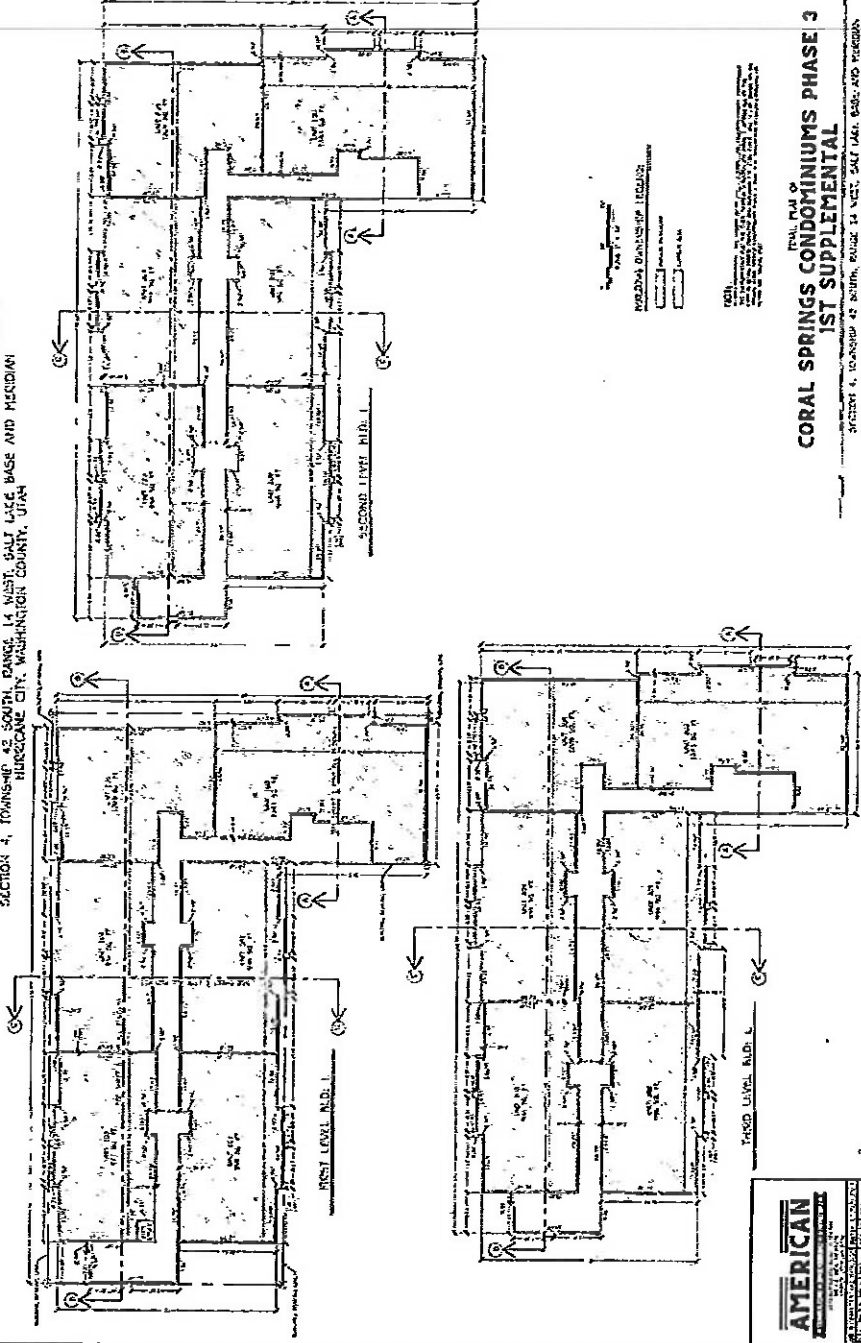
Error Distance 0.000000

Total Distance 341.000

Ratio: 1/Infinity

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

SECTION 4, TOWNSHIP 43 SOUTH, RANGE 14 WEST, 54TH LICE BASE AND MERIDIAN
MUSKOGEE COUNTY, WASHINGTON STATE, USA

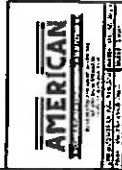
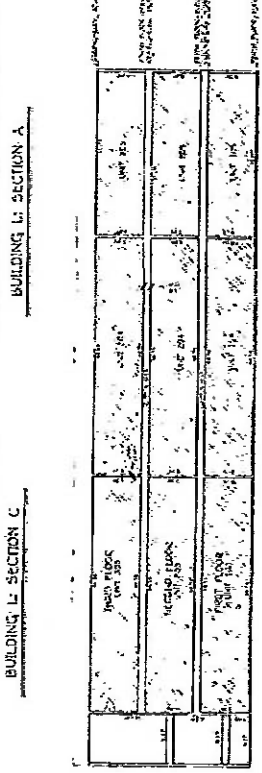
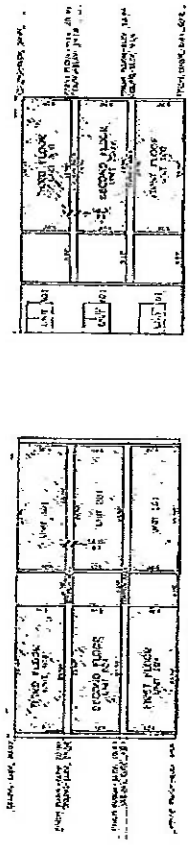


FINAL PLAN
**CORAL SPRINGS CONDOMINIUMS PHASE 3
1ST SUPPLEMENTAL**

SECTION 4, TOWNSHIP 43 SOUTH, RANGE 14 WEST, 54TH LICE BASE AND MERIDIAN

CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALY LINE, EAST AND WEST
HARRISON COUNTY, MISSISSIPPI



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

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALY LINE, EAST AND WEST