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**DOC # 20240039872**

CCR Annexation Page 1 of 10  
Gary Christensen Washington County Recorder  
12/17/2024 10:11:26 AM Fee \$ 56.00  
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-L-100 to and including H-CSC-3-1-L-105; H-CSC-3-1-L-200 to and including H-CSC-3-1-L-205; H-CSC-3-1-L-300 to and including H-CSC-3-1-L-305

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**DECLARATION OF ANNEXATION**  
[Coral Springs Condominiums, Phase 3-1, Building L]

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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 eighteen 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:

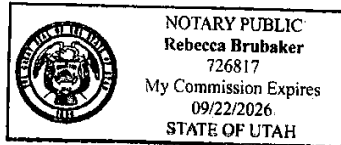
CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION, INC.  
~~Coral Spring's Owners Association Inc.~~  
a Utah non-profit corporation

By: RCW  
Name: ROB PHELPS  
Title: PRESIDENT  
Date: 12/17/2024

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

On this 12<sup>th</sup> day of December, 2024, personally appeared before me Robert Phelps, 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-3-1-L-100 to and including H-CSC-3-1-L-105; H-CSC-3-1-L-200 to and including H-CSC-3-1-L-205; H-CSC-3-1-L-300 to and including H-CSC-3-1-L-305

More particularly described as:

Beginning at a point that lies North 00°22'33" East along the Section Line 2,400.09 feet, and East 805.19 feet; from the West Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 29°34'14" East 55.00 feet; thence South 60°25'46" East 135.12 feet; thence South 29°34'14" West 88.00 feet; thence North 60°25'46" West 35.50 feet; thence North 29°34'14" East 33.00 feet; thence North 60°25'46" West 99.63 feet; to the point of beginning.

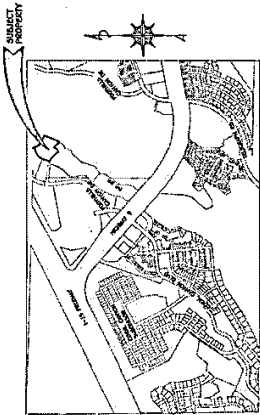
Containing 8,603 Square Feet or 0.20 Acres.

**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 PROPERTY IS SUBJECT TO THE PLAT AND RECORDS OF THE PROJECT AND TO THE RESTRICTIONS THEREON. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

### NOTES:

1. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

**ACCEPTANCE**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**CORPORATE ACKNOWLEDGMENT**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**MORTGAGE CONSENT TO RECORD**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**MORTGAGE ACKNOWLEDGMENT**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**OWNER'S DECLARATION**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**LEGAL DESCRIPTION**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

**UNLIMITED LIABILITY ACKNOWLEDGMENT**  
I, the undersigned, being duly qualified, do hereby certify that the above described plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Utah.

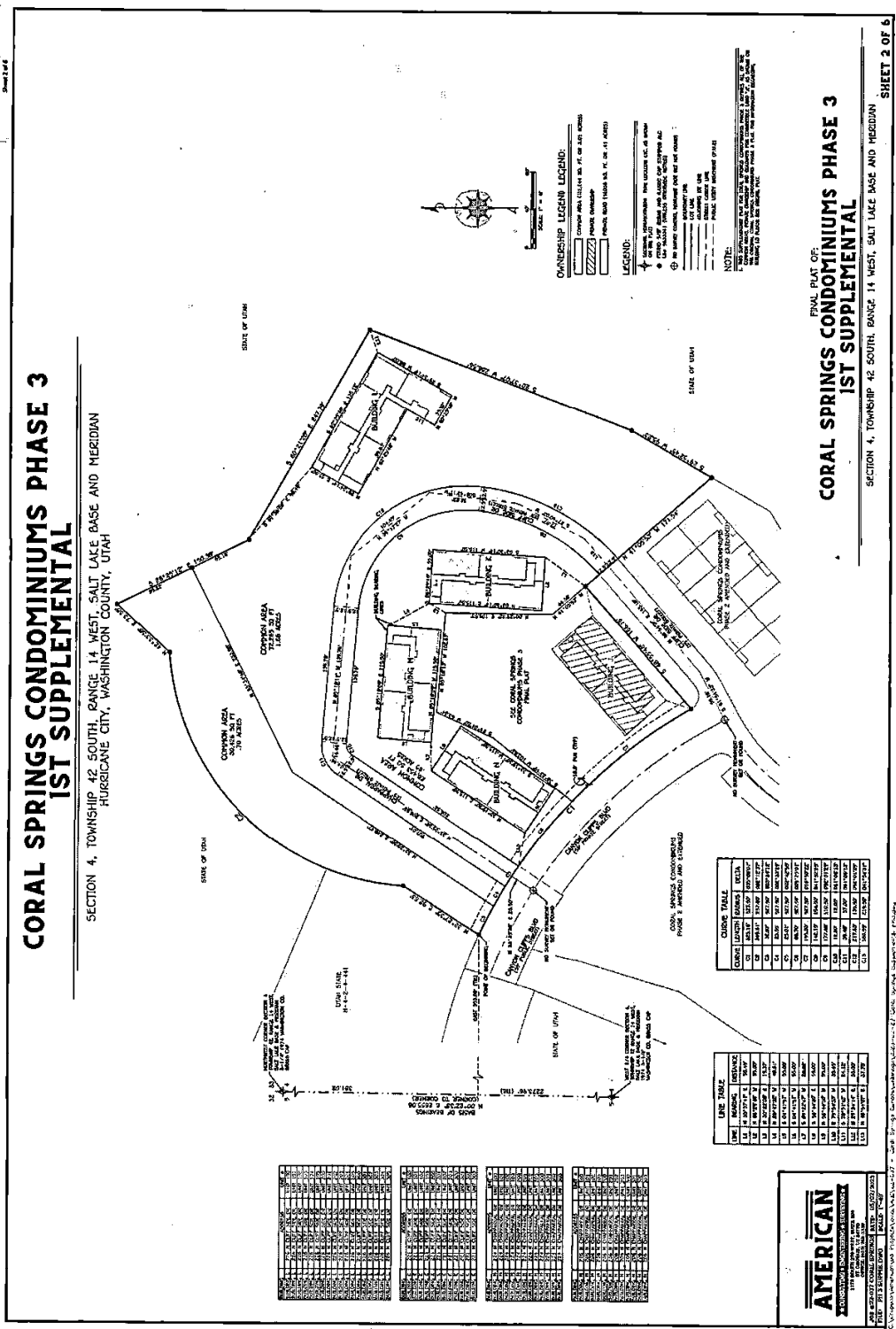
## CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN  
SHEET 1 OF 6

<b>APPROVAL AS TO FORM</b>	<b>APPROVAL AS TO SUBSTANCE</b>	<b>APPROVAL AS TO FIELD</b>
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

<b>ENGINEER'S APPROVAL</b>	<b>ARCHITECT'S SPECIAL SERVICE DISTRICT APPROVAL</b>	<b>RECORDED NO.</b>
<i>[Signature]</i>	<i>[Signature]</i>	20240039872

**AMERICAN**  
ENGINEERING & SURVEYING, INC.  
1000 WEST 1000 SOUTH, SUITE 1000, SALT LAKE CITY, UT 84119  
PHONE: (801) 466-1111  
FAX: (801) 466-1112  
WWW.AMERICANENGINEERING.COM



**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

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

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE, BASE AND MERIDIAN  
 SHEET 2 OF 6

**OWNERSHIP LEGEND:**  
 CONDOMINIUM UNIT  
 COMMON AREA  
 PUBLIC UTILITY RIGHT-OF-WAY  
 STATE OF UTAH  
 PRIVATE UTILITY RIGHT-OF-WAY

**LEGEND:**  
 BUILDING APPROXIMATE FOOTPRINT  
 CONDOMINIUM UNIT  
 COMMON AREA  
 PUBLIC UTILITY RIGHT-OF-WAY  
 PRIVATE UTILITY RIGHT-OF-WAY

**NOTE:**  
 THIS PLAN IS A SUPPLEMENTAL PLAN TO THE ORIGINAL PLAN FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3 PROJECT. IT SHOWS THE ADDITIONAL COMMON AREAS AND CONDOMINIUM UNITS THAT WERE NOT SHOWN ON THE ORIGINAL PLAN. THE ORIGINAL PLAN IS FILED IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, UTAH, UNDER FILE NO. 20240039872.



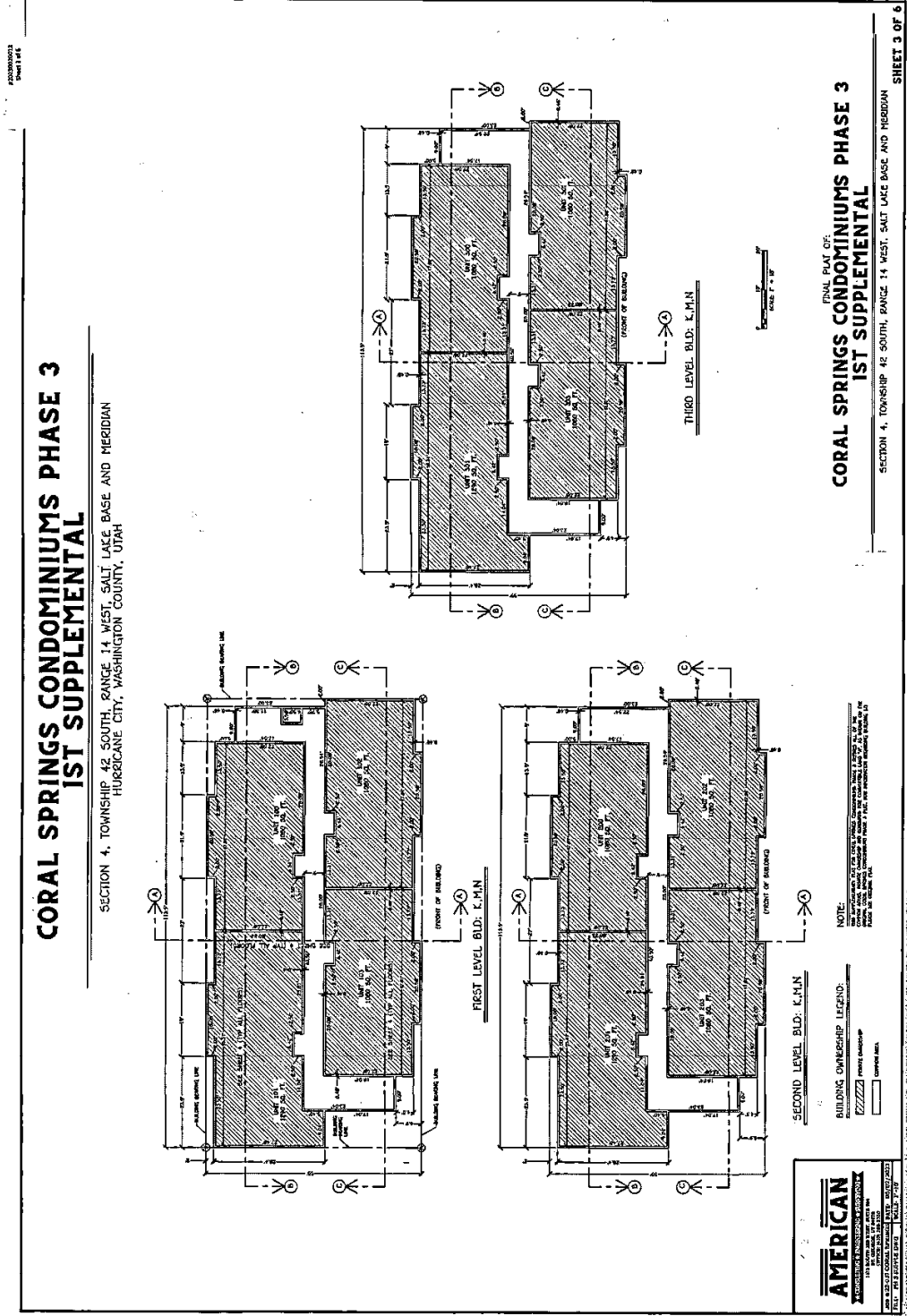
**OWNER TRAIL**

OWNER	ADDRESS	PHONE	EMAIL
1	1000 S. 1000 E.	801-555-1234	info@1000s.com
2	1000 S. 1000 E.	801-555-1234	info@1000s.com
3	1000 S. 1000 E.	801-555-1234	info@1000s.com
4	1000 S. 1000 E.	801-555-1234	info@1000s.com
5	1000 S. 1000 E.	801-555-1234	info@1000s.com
6	1000 S. 1000 E.	801-555-1234	info@1000s.com
7	1000 S. 1000 E.	801-555-1234	info@1000s.com
8	1000 S. 1000 E.	801-555-1234	info@1000s.com
9	1000 S. 1000 E.	801-555-1234	info@1000s.com
10	1000 S. 1000 E.	801-555-1234	info@1000s.com

**UNIT TRAIL**

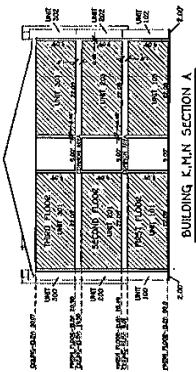
UNIT	OWNER	ADDRESS	PHONE	EMAIL
101	1000 S. 1000 E.	801-555-1234	info@1000s.com	
102	1000 S. 1000 E.	801-555-1234	info@1000s.com	
103	1000 S. 1000 E.	801-555-1234	info@1000s.com	
104	1000 S. 1000 E.	801-555-1234	info@1000s.com	
105	1000 S. 1000 E.	801-555-1234	info@1000s.com	
106	1000 S. 1000 E.	801-555-1234	info@1000s.com	
107	1000 S. 1000 E.	801-555-1234	info@1000s.com	
108	1000 S. 1000 E.	801-555-1234	info@1000s.com	
109	1000 S. 1000 E.	801-555-1234	info@1000s.com	
110	1000 S. 1000 E.	801-555-1234	info@1000s.com	

**AMERICAN**  
 ARCHITECTURAL  
 1000 S. 1000 E.  
 WASHINGTON COUNTY, UTAH  
 801-555-1234  
 www.americanarchitectural.com

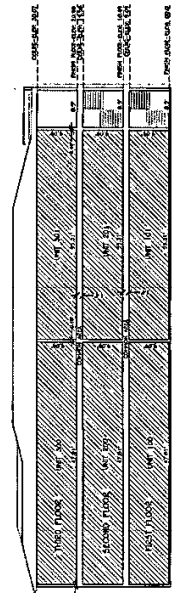


# CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

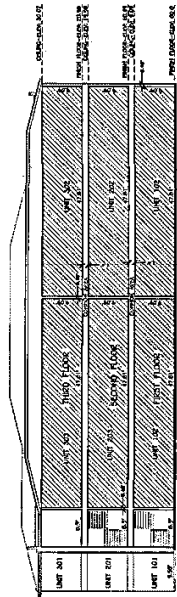
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



BUILDING K.M.N. SECTION A



BUILDING K.M.N. SECTION B



BUILDING K.M.N. SECTION C



# FINAL PLAT OF CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

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

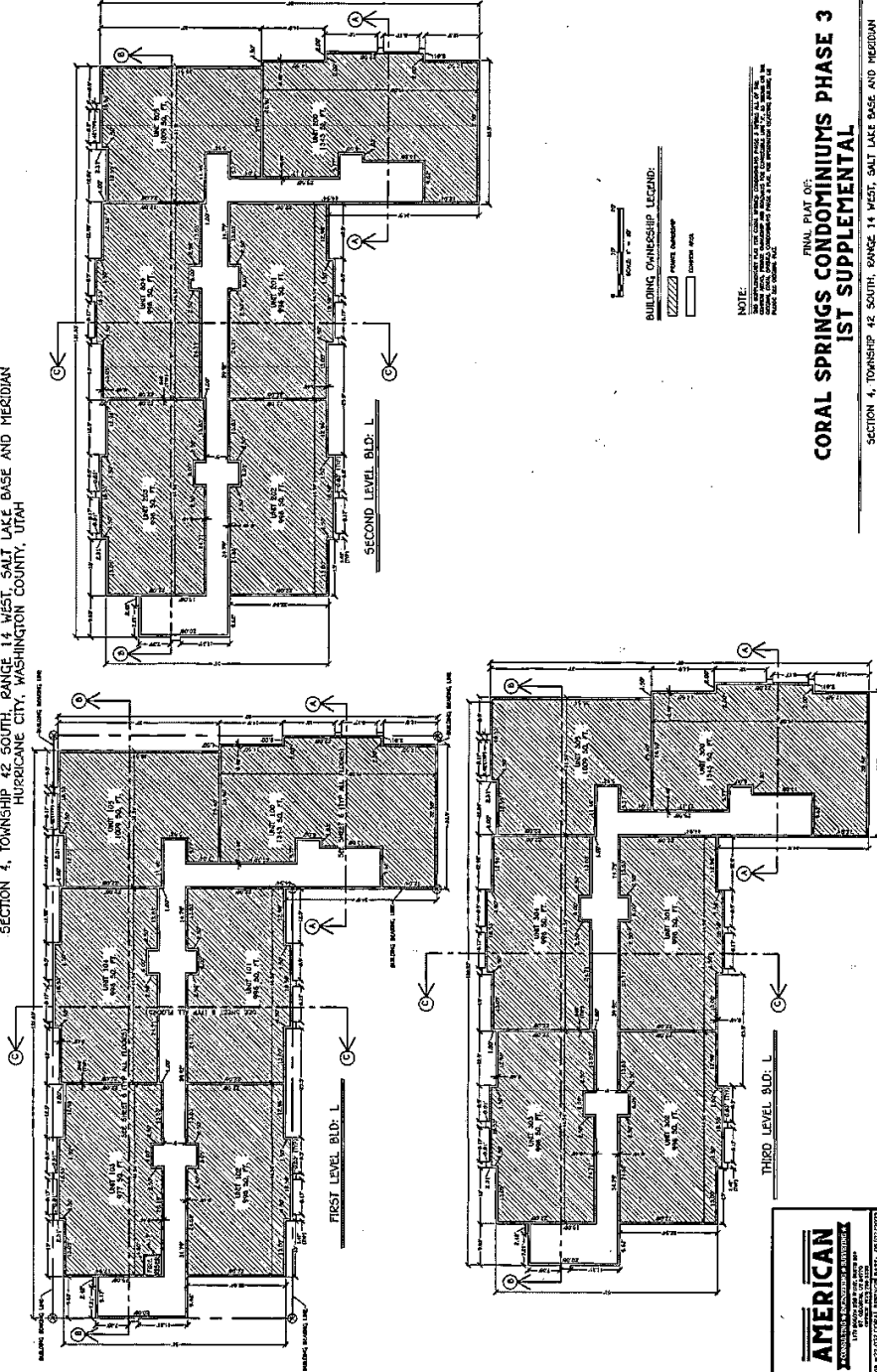
NOTE:  
THIS SUPPLEMENTAL PLAT IS FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3, WHICH WAS FIRST PLATED BY THE AMERICAN CONDOMINIUM ASSOCIATION, INC. (ACA) ON 11/27/2020. THIS SUPPLEMENTAL PLAT IS FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3, WHICH WAS FIRST PLATED BY THE AMERICAN CONDOMINIUM ASSOCIATION, INC. (ACA) ON 11/27/2020. THIS SUPPLEMENTAL PLAT IS FOR THE CORAL SPRINGS CONDOMINIUMS PHASE 3, WHICH WAS FIRST PLATED BY THE AMERICAN CONDOMINIUM ASSOCIATION, INC. (ACA) ON 11/27/2020.





**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



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

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN  
 SHEET 3 OF 6

**AMERICAN**  
 ARCHITECTURE  
 1000 WEST 1000 SOUTH, SUITE 100  
 SALT LAKE CITY, UT 84119  
 TEL: 313.441.1111 FAX: 313.441.1112  
 WWW.AMERICANARCHITECTURE.COM

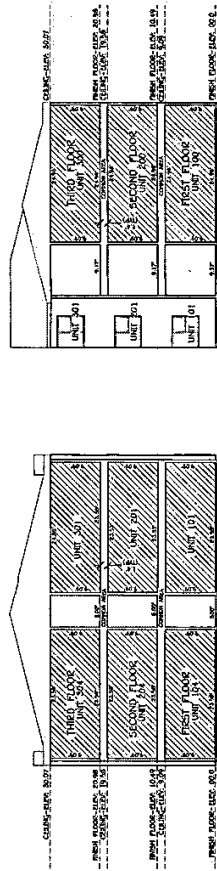
NOTE:  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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BUILDING OWNERSHIP LEGEND:  
 [Diagonal Lines] Project Ownership  
 [White Box] Common Area

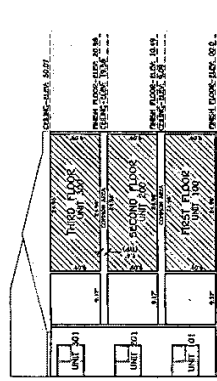


# CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

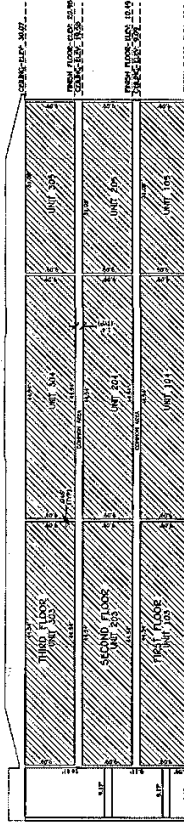
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN  
 HUBERCANE CITY, WASHINGTON COUNTY, UTAH



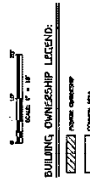
BUILDING L: SECTION C



BUILDING L: SECTION A



BUILDING L: SECTION B



**BUILDING OWNERSHIP LEGEND:**  
 [Hatched Box] OWNER UNIT  
 [White Box] COMMON AREA

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

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

**NOTE:**  
 THIS PLAN IS A SUPPLEMENTAL PLAN TO THE ORIGINAL PLAN FOR CORAL SPRINGS CONDOMINIUMS PHASE 3, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HUBERCANE CITY, WASHINGTON COUNTY, UTAH, FILED IN PUBLIC RECORDS, UTAH, ON 08/14/2024, BOOK 2024-0039872, PAGE 10 OF 10.

**AMERICAN**  
 CONDOMINIUMS  
 1111 SOUTH MAIN STREET, SUITE 100  
 SALT LAKE CITY, UT 84143  
 TEL: 313.333.3333 FAX: 313.333.3333  
 WWW.AMERICANCONDOMINIUMS.COM