

SERIAL NUMBER 23-013-0061 (23-013-0049) TAXING UNIT NUMBER 58

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
STEVEN H WARD & WF SHERYL T WARD 161 E 2550 N OGDEN UT 84404	1255-713		WARRANTY DEED	07-26-78	08-01-78

DESCRIPTION OF PROPERTY- ORIG

ACRES- 5.00

11 A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7
 12 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
 13 BEGINNING AT A POINT WHICH IS NORTH 89D56' WEST 34.45 FEET
 14 ALONG THE SECTION LINE, NORTH 22D03' EAST 238.35 FEET, NORTH
 15 18D32' WEST 560.11 FEET, NORTH 36D44' WEST 236.00 FEET, NORTH
 16 53D16' EAST 319.41 FEET, NORTH 26D43' 13" WEST 114.26 FEET,
 17 NORTH 32D40' 55" WEST 726.92 FEET, NORTH 11D39' 17" WEST 451.52
 18 FEET, NORTH 7D55' 08" WEST 263.14 FEET, NORTH 11D31' EAST
 19 429.05 FEET, NORTH 15D12' 39" EAST 699.37 FEET AND NORTH 2D46'
 20 EAST 159.90 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION
 21 16; SAID POINT IS ALSO SOUTH 52D56' 30" EAST 374.94 FEET, SOUTH
 22 13D00' 30" WEST 250.22 FEET, SOUTH 59D04' 30" WEST 151.95 FEET,
 23 SOUTH 0D45' 30" EAST 159.04 FEET, SOUTH 50D39' 45" WEST 98.24
 24 FEET, SOUTH 2D46' 30" EAST 122.00 FEET, SOUTH 60D24' 33" EAST

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02

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25 356.89 FEET, SOUTH 2D03'15" WEST 231.15 FEET, SOUTH 2D46'
26 WEST 182.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION
27 16; RUNNING THENCE NORTH 72D54'15" WEST 571.57 FEET TO THE
28 CENTER OF AN EXISTING ROAD, THENCE THREE COURSES ALONG SAID
29 ROAD CENTERLINE AS FOLLOWS, NORTH 20D01' EAST 352.15 FEET,
30 NORTH 12D25'30" WEST 102.20 FEET AND NORTH 35D58'15" EAST
31 15.00 FEET, TO THE CENTER OF THE CREEK, THENCE THREE COURSES
32 ALONG THE CENTER OF SAID CREEK AS FOLLOWS: SOUTH 66D34'40"
33 EAST 497.00 FEET, SOUTH 2D03'15" WEST 231.15 FEET AND SOUTH
34 2D46' WEST 182.50 FEET TO THE POINT OF BEGINNING. CONTAINS
35 5.00 ACRES. RESERVING UNTO THE GRANTORS FOR LATER TRANSFER
36 TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHT OF
37 CONTROL, EGRESS AND INGRES, ALL RIGHT TO CUT, FULL AND
38 MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE

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39 ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY
40 AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES,
41 RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS
42 OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE
43 STATE ROAD.

COMMENTS-

MM (BEAVER CREEK ESTATES LOT 50)