

SERIAL NUMBER 23-013-0170 (23-013-0051) TAXING UNIT NUMBER 58

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
CHARLES F HUNT & WF DOROTHY P HUNT 496 S STIRLING DR FRUIT HEIGHTS UT 84037	1267-820	WD		10-04-78	10-11-78

DESCRIPTION OF PROPERTY- 78 ORIG

ACRES- 5.00

- 11 BEGINNING AT A POINT 1496.481 FEET NORTH AND 802.396 FEET WEST
12 FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 7 NORTH,
13 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND
14 RUNNING THENCE NORTH 31D20'39" EAST 701.31 FEET TO THE CENTER
15 OF AN EXISTING ROAD; THENCE ALONG ITS CENTERLINE FOR 4
16 COURSES: SOUTH 57D57' EAST 197.85 FEET, SOUTH 36D07' WEST
17 31.18 FEET, SOUTH 13D02' EAST 474.94 FEET, SOUTH 35D43' WEST
18 9.30 FEET AND LEAVING THE ROAD NORTH 89D51'40" WEST 615.83
19 FEET TO THE POINT OF BEGINNING. CONTAINS 5.0 ACRES.
20 RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND
21 PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING
22 ROAD AS DESCRIBED HEREIN.
23 RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE
24 BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL,

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25 EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE
26 ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW
27 CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON
28 THE CORRECTED PLAT OF BEAVER CREEK ESTATES, RESERVING TO THE
29 LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE
30 ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.

COMMENTS-

MM (LOT 118, BEAVER CREEK ESTATES, UNRECORDED SUBDIVISION)