

SERIAL NUMBER 23-013-0179 (23-013-0122) TAXING UNIT NUMBER 0058

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
RONALD C MANDLER ETAL	1268-307	WD		10-03-78	10-13-78
	1348-534	QCD		03-03-80	03-17-80
136 ROSS DR CLEARFIELD UT 84015					

DESCRIPTION OF PROPERTY- 78 ORIG

ACRES- 5.00

11 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH,
 12 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
 13 BEGINNING AT A POINT WHICH IS NORTH 89D56' WEST 664.45 FEET
 14 ALONG THE SECTION LINE, SOUTH 22D05' WEST 399.49 FEET FROM
 15 THE NORTH QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE
 16 SOUTH 82D55' EAST 723.29 FEET TO THE CENTER OF AN EXISTING
 17 ROAD, THENCE TWO COURSES ALONG THE CENTER OF SAID ROAD AS
 18 FOLLOWS: SOUTH 10D58'15" EAST 106.74 FEET AND SOUTH 45D04'45"
 19 WEST 403.26 FEET, THENCE NORTH 57D20' WEST 609.70 FEET, THENCE
 20 NORTH 22D05' EAST 161.50 FEET TO THE POINT OF BEGINNING.
 21 CONTAINS 5.00 ACRES.

22 RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE
 23 BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL,
 24 EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE

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

A1 RONALD C MANDLER & FRED G MCNAMARA 2/3 1268-307

A2 PAMELA MANDLER 1/3 1348-534

COMMENTS-

MM (LOT 85, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION)