

SERIAL NUMBER 23-013-0190 (23-013-0175) TAXING UNIT NUMBER 58

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
CALVIN S RICHINS & WF PATRICIA A RICHINS 5629 S 6300 W HOOPER UT 84315	1270-510		WD	10-11-78	10-26-78

DESCRIPTION OF PROPERTY- 78 ORIG

ACRES- 5.00

11 PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE
 12 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING
 13 AT A POINT WHICH IS NORTH 89D56' WEST 34.45 FEET ALONG THE
 14 SECTION LINE, NORTH 22D03' EAST 238.35 FEET, NORTH 18D32' WEST
 15 560.11 FEET, NORTH 36D44' WEST 236.00 FEET, NORTH 53D16' EAST
 16 319.41 FEET, NORTH 26D43'13" WEST 114.26 FEET, NORTH 32D40'55"
 17 WEST 726.92 FEET AND NORTH 11D39'17" WEST 341.52 FEET FROM THE
 18 SOUTH QUARTER CORNER OF SAID SECTION 16; SAID POINT IS ALSO
 19 SOUTH 52D56'30" EAST 374.94 FEET, SOUTH 13D00'30" WEST 250.22
 20 FEET, SOUTH 59D04'30" WEST 151.95 FEET, SOUTH 0D45'30" EAST
 21 159.04 FEET, SOUTH 50D39'45" WEST 98.24 FEET, SOUTH 2D46'30"
 22 EAST 122.00 FEET, SOUTH 60D24'33" EAST 356.89 FEET, SOUTH
 23 2D03'15" WEST 231.15 FEET, SOUTH 2D46' WEST 342.40 FEET, SOUTH
 24 15D12'39" WEST 699.37 FEET, SOUTH 11D31' WEST 429.05 FEET,

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25 SOUTH 7D55'08" EAST 263.14 FEET AND SOUTH 11D39'17" EAST
26 110.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16;
27 RUNNING THENCE TWO COURSES ALONG THE CENTER OF THE CREEK AS
28 FOLLOWS: NORTH 11D39'17" WEST 110.00 FEET, AND NORTH 7D55'08"
29 WEST 218.14 FEET, THENCE NORTH 82D29'26" EAST 671.67 FEET TO
30 THE CENTER OF AN EXISTING ROAD, THENCE SOUTH 18D40'30" EAST
31 300.00 FEET ALONG THE CENTER OF SAID ROAD, THENCE SOUTH
32 79D49'32" WEST 721.03 FEET TO THE POINT OF BEGINNING.

33 RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE
34 BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL,
35 EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE
36 ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW
37 CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON
38 THE CORRECTED PLAT OF BEAVER CREEK ESTATES, RESERVING TO THE

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CARD NO. 03

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39 LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE
40 ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.

COMMENTS-

MM (LOT 44, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION).