

SERIAL NUMBER 23-013-0196 (23-013-0051) TAXING UNIT NUMBER 58

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
LYNN E WARDLEY	1269-430	WD		10-02-78	10-19-78
	1283-789	WD		10-02-78	01-22-79
3065 WASH BLVD OGDEN UT 84403					

DESCRIPTION OF PROPERTY-- 79 ORIG

ACRES-- 5.00

- 11 BEGINNING AT A POINT 1403.385 FEET SOUTH AND 2207.369 FEET
12 EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH,
13 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN: RUNNING THENCE
14 NORTH 10D12'02" EAST 622.53 FEET TO THE CENTER POINT OF A 50
15 FOOT RADIUS CUL-DE-SAC FOR AN EXISTING ROAD; THENCE ALONG THE
16 CENTERLINE OF SAID ROAD 5 COURSES AS FOLLOWS: SOUTH 72D13'47"
17 EAST 208.53 FEET, SOUTH 51D10' EAST 132.52 FEET, SOUTH 65D16'
18 EAST 97.36 FEET, SOUTH 22D02' EAST 101.16 FEET, SOUTH 35D42'
19 WEST 434.53 FEET; THENCE LEAVING SAID CENTERLINE NORTH
20 87D22'40" WEST 291.01 FEET TO THE POINT OF BEGINNING.
21 CONTAINING 5.0 ACRES.
22 RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND
23 PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING
24 ROAD AND 50 FEET RADially DISTANT FROM THE CENTER OF THE

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CARD NO. 02

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25 CUL-DE-SAC AS DESCRIBED HEREIN.
26 RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE
27 BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL,
28 EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE
29 ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW
30 CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON
31 THE CORRECTED PLAT OF BEAVER CREEK ESTATES.
32 RESERVING TO THE LOT OWNER FULL RIGHT IF INGRESS AND
33 EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE
34 STATE ROAD.
COMMENTS-
MM (LOT 126, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION).