

SERIAL NUMBER 23-013-0211 (23-013-0049) TAXING UNIT NUMBER 58

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
SCOTT A FREDRICKSON 1/2	1279-394	WD		12-15-78	12-20-78
EDWARD L HENINGER 1/2	1297-606	WD		04-16-79	04-17-79
1171 41ST ST OGDEN UT 84403					

DESCRIPTION OF PROPERTY- 78 ORIG

ACRES- 5.00

11 PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH,
 12 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
 13 BEGINNING AT A POINT WHICH IS SOUTH 52D56'30" EAST 374.94
 14 FEET, SOUTH 31D34'15" EAST 347.84 FEET, SOUTH 19D44'45" EAST
 15 422.99 FEET, NORTH 87D05'36" WEST 270.41 FEET, SOUTH 17D24'08"
 16 EAST 2026.24 FEET, SOUTH 79D43'24" WEST 284.00 FEET FROM THE
 17 NORTH QUARTER CORNER OF SAID SECTION 16; SAID POINT IS ALSO
 18 NORTH 89D56' WEST 34.45 FEET ALONG THE SECTION LINE, NORTH
 19 22D03' EAST 238.35 FEET, NORTH 18D32' WEST 560.11 FEET, NORTH
 20 36D44' WEST 236.00 FEET, NORTH 53D16' EAST 319.14 FEET, NORTH
 21 26D43'13" WEST 114.26 FEET, NORTH 32D40'55" WEST 726.92 FEET,
 22 NORTH 11D39'17" WEST 341.52 FEET, NORTH 79D49'32" EAST 721.03
 23 FEET, NORTH 79D43'24" EAST 480.00 FEET FROM THE SOUTH QUARTER
 24 CORNER OF SAID SECTION 16; RUNNING THENCE NORTH 79D43'24" EAST

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25 883.65 FEET TO THE CENTER OF AN EXISTING ROAD, THENCE FOUR
26 COURSES ALONG THE CENTER OF SAID ROAD AS FOLLOWS: SOUTH
27 10D18'15" EAST 71.08 FEET, SOUTH 21D14' WEST 244.24 FEET,
28 SOUTH 55D14' WEST 105.96 FEET AND SOUTH 81D19'15" WEST 392.67
29 FEET, THENCE NORTH 50D49' WEST 410.92 FEET TO THE POINT OF
30 BEGINNING.

31 RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE
32 BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL,
33 EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE
34 ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW
35 CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON
36 THE CORRECTED PLAT OF BEAVER CREEK ESTATES, RESERVING TO THE
37 LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE
38 ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.

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COMMENTS-
MM LOT 31, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION