

PLATTED ☒ VERIFIED ☒  
ENTERED ☒ MICROFILMED ☒

DESCRIPTION OF PROPERTY; 93 R/P ACRES; 38.96

23-013-0217 ✓  
THAT PORTION OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, LYING WEST OF HIGHWAY 39, COMMENCING AT A POINT 1000 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 33, THENCE RUNNING SOUTH ON SAID SECTION LINE APPROXIMATELY 3066 FEET TO THE NORTH LINE OF THE STATE HIGHWAY NO. 39; THENCE FOLLOWING SAID HIGHWAY TO A POINT BEING THE SOUTHWEST CORNER OF U-39 AS DEDICATED IN KATHY PARK SUBDIVISION (BOOK 33 PAGE 50), THENCE ALONG A 776.78 FOOT RADIUS CURVE TO THE RIGHT 153.66 FEET (LC=NORTH 24D08'11" EAST 153.41 FEET), THENCE NORTH 29D48'12" EAST 95 FEET, MORE OR LESS, TO A POINT 1000 FEET SOUTH OF THE NORTH SECTION LINE OF SAID SECTION 33, THENCE WEST TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPERTY; 93 R/P ACRES; 24.09

23-013-0218 ✓  
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE SOUTH 89D34'30" EAST 626.52 FEET TO THE WEST LINE OF LOT 4, KATHY PARK SUBDIVISION, THENCE ALONG SAID SUBDIVISION THE FOLLOWING 5 COURSES: SOUTH 0D14'30" WEST 299.17 FEET, SOUTH 89D43'30" EAST 689.65 FEET, SOUTH 10D57'12" WEST 318.98 FEET, THENCE ALONG AN 895.37 FOOT RADIUS CURVE TO THE RIGHT 294.57 FEET (LC=SOUTH 20D22'42" WEST 293.25 FEET), AND SOUTH 29D48'12" WEST 35.00 FEET, THENCE WEST 1100 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 33, THENCE NORTH 1000 FEET TO POINT OF BEGINNING.

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 0D41'18" EAST 614.05 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO A POINT IN THE CENTER OF THE COUNTY ROAD; THENCE WESTERLY ALONG THE CENTERLINE OF THE COUNTY ROAD SOUTH 77D58'19" WEST 30.62 FEET TO A POINT OF TANGENCY ON A 750 FOOT RADIUS CURVE; THENCE WESTERLY 236.23 FEET ALONG THE ARC OF SAID 750 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 83D58'54" WEST 376.80 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 230.09 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 82D50'06" WEST 60.05 FEET TO A POINT OF TANGENCY ON A 2000 FOOT RADIUS CURVE; THENCE WESTERLY 297.17 FEET ALONG THE ARC OF SAID 2000 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 88D39'06" WEST 1097.79 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 305.18 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 73D51'46" WEST 1000.08 FEET TO A POINT OF TANGENCY ON A 700 FOOT RADIUS CURVE; THENCE WESTERLY 172.12 FEET ALONG THE ARC OF SAID 700 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 87D27'04" WEST 257.71 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD BRIDGE OVER BEAVER CREEK; THENCE DOWNSTREAM FOLLOWING CENTERLINE OF BEAVER CREEK SOUTH 3D26'50" WEST 63.32 FEET; THENCE SOUTH 32D31'43" EAST 165.89 FEET; THENCE SOUTH 9D40' EAST 156.18 FEET; THENCE SOUTH 40D56'06" WEST 193.51 FEET; THENCE SOUTH 29D37'22" EAST 68.96 FEET; THENCE SOUTH 0D05'02" EAST 115.00 FEET; THENCE SOUTH 35D04'33" EAST 109.86 FEET; THENCE SOUTH 30D35'36" WEST 68.60 FEET; THENCE SOUTH 84D30'15" WEST 95.43 FEET; THENCE SOUTH 30D38'23" WEST 450.19 FEET; THENCE SOUTH 44D54'58" WEST 77.78 FEET; THENCE SOUTH 16D07'33" WEST 325.68 FEET; THENCE SOUTH 76D00'05" WEST 228.71 FEET; THENCE SOUTH 46D51'02" WEST 48.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33 WHICH POINT IS ALSO THE POINT OF CONFLUENCE OF BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER; THENCE SOUTH 89D45'32" WEST 769.39 FEET ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 1D30' EAST ALONG THE WEST LINE OF SAID SECTION 33 TO A POINT 4066 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 33, THENCE IN A NORTHEASTERLY DIRECTION TO A POINT 1216.26 FEET SOUTH AND 1101.37 FEET EAST OF THE NORTHWEST CORNER OF SECTION 33; THENCE SOUTH 89D45'30" EAST 765.38 FEET; THENCE NORTH 17D24'04" EAST 1263.14 FEET TO THE NORTH LINE OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH ALONG EAST LINE TO POINT OF BEGINNING.

EXCEPTING THEREFROM, THE FOLLOWING: PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1074 FEET EAST AND 80 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH BANK OF SOUTH FORK RIVER AND WEST BANK OF BEAVER CREEK, AT THE JUNCTION OF SAID STREAMS; RUNNING THENCE WESTERLY ALONG THE NORTH BANK OF SOUTH FORK RIVER TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 150 FEET; THENCE EASTERLY PARALLEL TO AND 150 FEET; DISTANT NORTH OF THE NORTH BANK OF SOUTH FORK RIVER 1074 FEET, MORE OR LESS, TO THE WEST BANK OF BEAVER CREEK; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID CREEK 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: EXCEPTING THEREFROM THAT PORTION WITHIN STATE ROAD

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