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BK 5872 PG 684

12/12
E 2771580 B 5872 P 684-685
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/11/2013 02:08 PM
FEE \$12.00 Pgs: 2
DEP RTT REC'D FOR KAYSVILLE CITY C
ORF

RECEIVED
OCT 11 2013

INGRESS-EGRESS EASEMENT

Patti McCarty and Merle McCarty, the undersigned owners of Lot 305, Fox Pointe Subdivision, Plat "C", Kaysville City, Davis County, Utah, Grantors, do hereby grant and convey to Troy Minnick, owner of Lot 304 of said Fox Pointe Subdivision, Plat C, his successors and assigns for good and valuable consideration, the attached perpetual ingress-egress easement.

pt 08-289-0305, 0304

LOT 305 EASEMENT DESCRIPTION

8-17-13

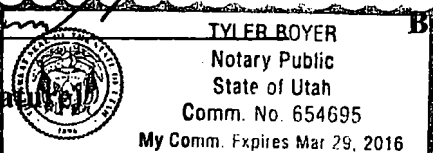
A DETENTION, P.U., DRAINAGE AND UTILITY EASEMENT ON LOT 305 OF FOX POINTE SUBDIVISION PLAT "C", KAYSVILLE CITY, DAVIS COUNTY, STATE OF UTAH, (SAID EASEMENT BEING SEPARATE FROM A SEWER EASEMENT, AND A DRAINAGE EASEMENT SHOWN ON THE PLAT OF SAID SUBDIVISION,) THE NORTHEASTERLY LINE OF SAID EASEMENT TO BE REVISED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 305, SAID POINT BEING LOCATED NORTH 89°49'08" EAST ALONG QUARTER SECTION LINE 1099.78 FEET AND NORTH 693.94 FEET FROM THE CENTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE PARALLEL TO AND 40 FEET NORTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES: SOUTHEASTERLY ALONG THE ARC OF A 387.46 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 48.17 FEET, THROUGH A CENTRAL ANGLE OF 7°07'24", (CHORD BEARING SOUTH 51°34'04" EAST 48.14 FEET); SOUTH 55°07'46" EAST 9.04 FEET, THENCE NORTH 88°21'20" EAST 71.05 FEET TO THE EASTERLY LINE OF SAID LOT 305, THENCE SOUTH 11°05'49" EAST ALONG SAID LINE 72.88 FEET TO THE NORTHWESTERLY SIDE OF AN INGRESS-EGRESS EASEMENT; THENCE SOUTH 35°11'22" WEST ALONG SAID EASEMENT 31.62 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 55°07'46" WEST ALONG SAID LINE 118.36 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A 427.45 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°34'33" A DISTANCE OF 49.06 FEET (CHORD BEARS: N 51°50'29" W 49.03 FEET) TO SAID NORTHWESTERLY LINE OF SAID LOT; THENCE NORTH 36°09'43" EAST ALONG SAID LINE 40.21 FEET TO THE POINT OF BEGINNING.

Owner of Lot 304

By: *Troy H. Mendenhall*

(Signature)



Printed Name: Troy H. Mendenhall

Title: owner

Prepared by: SJF
Date: 8/9/13
Job #: 12-025
Chkd. By: SJF
Rev.

Owner of Lot 305

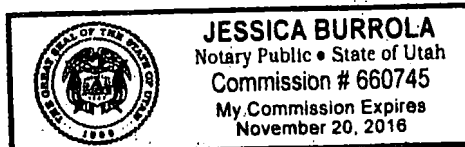
By: *Merle McCarty Patti McCarty*

(Signature)

Printed Name: Merle McCarty Patti McCarty

Title: _____

In the County of DAVIS, State of Utah, on this 19 day of August, 2013, a notary public, personally appeared Merle McCarty & Patti McCarty proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.



Jessica Burrola
Notary Signature and seal