

RECEIVED
OCT 11 2013

INGRESS-EGRESS EASEMENT

12/2
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
ORP

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

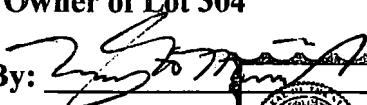
LOT 305 EASEMENT DESCRIPTION

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 $89^{\circ}49'08''$ 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 $7^{\circ}07'24''$,
(CHORD BEARING SOUTH $51^{\circ}34'04''$ EAST 48.14 FEET); SOUTH $55^{\circ}7'46''$ EAST 9.04
FEET, THENCE NORTH $88^{\circ}21'20''$ EAST 71.05 FEET TO THE EASTERLY LINE OF SAID
LOT 305, THENCE SOUTH $11^{\circ}05'49''$ EAST ALONG SAID LINE 72.88 FEET TO THE
NORTHWESTERLY SIDE OF AN INGRESS-EGRESS EASEMENT; THENCE SOUTH
 $35^{\circ}11'22''$ WEST ALONG SAID EASEMENT 31.62 FEET TO THE SOUTHERLY LINE OF
SAID LOT; THENCE NORTH $55^{\circ}07'46''$ 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 $6^{\circ}34'33''$ A DISTANCE OF
49.06 FEET (CHORD BEARS: N $51^{\circ}50'29''$ W 49.03 FEET) TO SAID NORTHWESTERLY
LINE OF SAID LOT; THENCE NORTH $36^{\circ}09'43''$ EAST ALONG SAID LINE 40.21 FEET
TO THE POINT OF BEGINNING.

Owner of Lot 304

By: 

(Signature)

TYLER BOYER

Notary Public

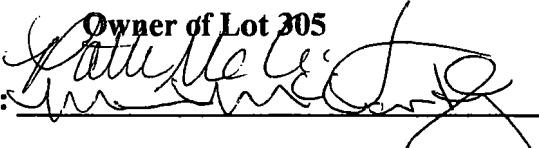
State of Utah

Comm. No. 654695

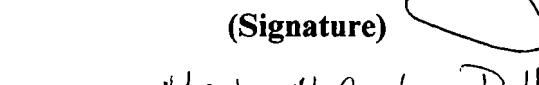
My Comm. Expires Mar 29, 2016

Printed Name:  Troy A. Boyer

Owner of Lot 305

By: 

(Signature)

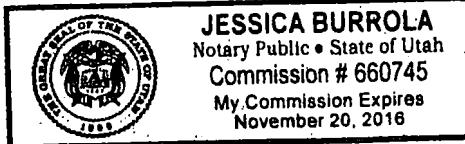
Printed Name:  Marle McCarty Patti McCarty

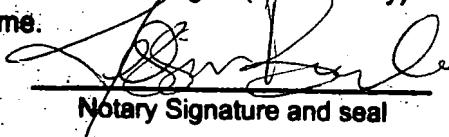
Title: Owner

Title: _____

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

In the County of DAVIS, State of Utah, on
this 19 day of August, 2013, a notary public,
personally appeared Marle 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.



 Notary Signature and seal