

Recorded at the Request of
D. Jay Curtis, Esq.
Ray Quinney & Nebeker
36 South State Street, #1400
Salt Lake City, UT 84111

Mail Tax Notice to:

Lana R. & Troy H. Minnick, Trustees
166 East 1400 South
Kaysville, UT 84037

Space above for County Recorder's use

PARCEL I.D. # 08-289-0305, 0304


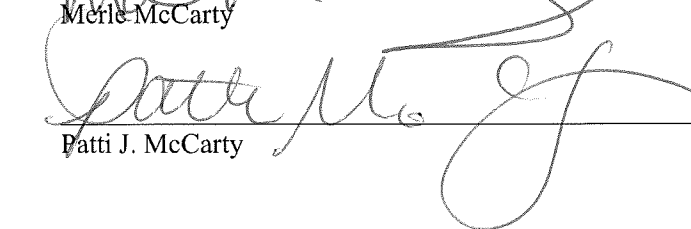
INGRESS-EGRESS EASEMENT

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

See Exhibit "A" attached hereto and made a part hereof.

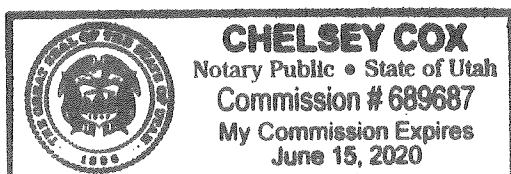
WITNESS the hand of said Grantors, this 1 day of aug, 2016.

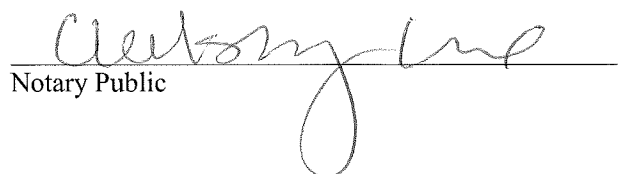
Owners of Lot 305


Merle McCarty

Patti J. McCarty

STATE OF UTAH)
: ss.
COUNTY OF ~~SALT LAKE~~)
DAVIS CO

The foregoing instrument was acknowledged before me this 1 day of aug, 2016,
by Merle McCarty and Patti J. McCarty.




Notary Public

Owner of Lot 304

Lana R. Minnick
Lana R. Minnick

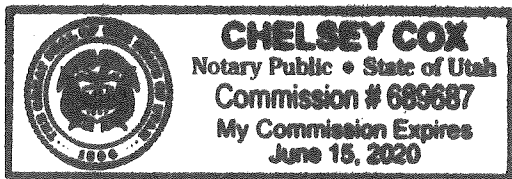
STATE OF UTAH

)
: ss.
)

COUNTY OF ~~SALT LAKE~~

Davis ^{wp}

The foregoing instrument was acknowledged before me this 1 day of Aug,
2016, by Lana R. Minnick.



Chelsey Cox
Notary Public

1274968

EXHIBIT "A"

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°7'46"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.

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