

2961005  
BK 6586 PG 348

E 2961005 B 6586 P 348-350  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/24/2016 10:43:00 AM  
FEE \$15.00 Pgs: 3  
DEP eCASH REC'D FOR RAY QUINNEY & NEBEK

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

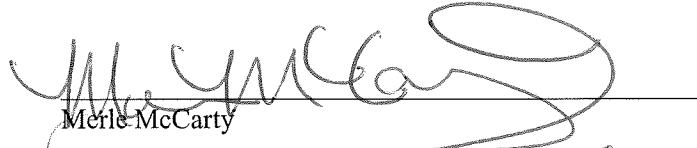
**INGRESS-EGRESS EASEMENT**

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.

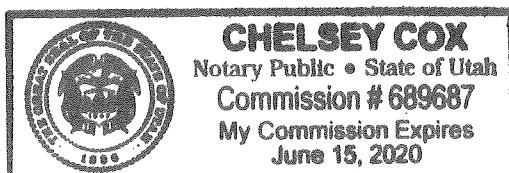
**Owners of Lot 305**

  
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

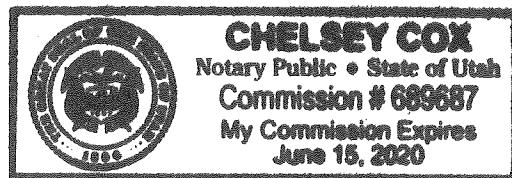
Lana R. Minnick

STATE OF UTAH

COUNTY OF SALT LAKE  
Davis

)  
: ss.  
)

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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