

Kaysville  
186

3429218  
BK 7870 PG 1390

E 3429218 B 7870 P 1390  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/21/2021 02:58 PM  
FEE \$186.00 Pgs: 1  
DEP RT REC'D FOR KAYSVILLE CITY

October 12, 2021  
TALBOT ESTATES KAYSVILLE,  
LLC

TALBOT ESTATES PHASE 1 A PRUD  
LOTS 101 THRU 117 & 119 THRU 143; PVT  
COMMON OP SPA THRU D; PVT STREETS  
NW & SW 25 4N - 1W

Out of 11-037-0060

New # 11-897 -  
File # 6438

**BOUNDARY DESCRIPTION**

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398 (also known as Mountain Road), said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following three (3) courses:

- (1) Northwesterly 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'06" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34")
- (2) Northwesterly 456.54 feet along the arc of a 4,960.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 02°50'43" West 456.38 feet with a central angle of 05°16'26");
- (3) North 00°12'30" West 354.41 feet;  
 thence North 59°33'04" East 35.93 feet;  
 thence South 30°26'56" East 213.52 feet;  
 thence North 51°51'01" East 100.91 feet;  
 thence North 82°01'16" East 40.04 feet;  
 thence North 59°33'04" East 86.00 feet;  
 thence South 30°26'56" East 109.98 feet;  
 thence North 59°33'04" East 96.00 feet;  
 thence North 51°31'16" East 40.40 feet;  
 thence North 59°33'04" East 96.00 feet;  
 thence South 30°26'56" East 74.00 feet;  
 thence North 88°00'31" East 133.30 feet;  
 thence North 01°59'29" West 439.50 feet;  
 thence Northwesterly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°00'31" West and the chord bears North 46°37'18" West 21.08 feet with a central angle of 89°15'39");  
 thence North 19°51'26" East 40.26 feet;  
 thence North 24°35'10" East 113.82 feet to the Southerly Boundary Line of Ott Estates Amended Subdivision;  
 thence North 88°44'53" East 153.56 feet along said Southerly Boundary Line;  
 thence South 00°49'49" West 298.48 feet;  
 thence South 88°00'31" West 149.96 feet;  
 thence South 01°59'29" East 149.40 feet;  
 thence North 88°00'31" East 142.60 feet;  
 thence South 00°49'49" West 439.20 feet;  
 thence South 83°42'41" West 322.36 feet;  
 thence South 51°51'01" West 741.79 feet to the point of beginning.

Contains 522,214 Square Feet or 11.988 Acres and 42 Lots