

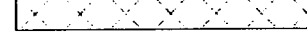
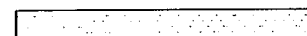
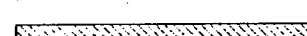
3814-1

# Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1  
Being a Part of the Southwest Quarter of Section 30, T.2N., R.1E., S.L.B. & M.  
and Block 38, North Mill Creek Plat, B.T.S., Bountiful City, Davis County, Utah

## Sheet 1 of 2

### General Notes:

1.  Represents the common elements of the project.  
 Represents the Public Utility Easements.  
 Represents those certain public areas adjacent to 1500 South Street which are dedicated to Bountiful City for the purpose of its expansion of such Street.
2. All coordinates are based on Davis County Surveyor's Office Datum.
3. This Plat is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development recorded simultaneously herewith, and subsequent amendments thereto ("Declaration").
4. The Declaration provides, in part, for the construction, maintenance, repair and replacement of certain common elements necessary or required for the full development of Renaissance Towne Centre on portions of Lots, which improvements include, but are not limited to, certain private roadways and landscape areas, and other common facilities which are the collective responsibility of all owners at Renaissance Towne Centre pursuant to the assessment provisions under the Declaration.

5. If and when the Additional Land described below is added to Renaissance Towne Centre, it shall become a part of the commercial mixed use planned unit development and may be added to the Project in accordance with the provisions of the Declaration. The Additional Land is described as follows:

#### PARCEL #1

Beginning at the Southeast Corner of Lot 5, Block K., North Mill Creek Plat, Bountiful Townsite Survey, which point is S 89°45'21"W 100.00 ft. along the centerline of 1500 South Street (a 66 ft. wide road) and N 0°09'21"E 33.00 ft. along the projected West line of 200 West Street (a 66 ft. wide road) from an existing brass monument at the centerline intersection of said 200 West Street and 1500 South Street and running thence S 89°45'21"W 619.05 ft. along the North boundary of said 1500 South Street; thence along the East boundary of State Highway 68 in the following two courses: N 0°14'39"W 13.49 ft. thence N 26°51'21"E 399.02 ft. along the boundary of continental Townhouse Condominiums in the following three courses: S 89°44'49"E 293.85 ft., S 0°09'21"W 90.18 ft., S 89°46'19"E 146.00 ft.; thence S 0°09'21"W 274.78 ft. along said West line of 200 West Street to the point of beginning.  
Containing 4.1881 Acres

#### PARCEL #2

Beginning at the intersection of the South boundary of 1500 South Street (a 66 ft. wide road) and the Northwest boundary of Main Street which point is N 89°53'57"E 267.30 ft. along the Section Line and N 26°51'21"E 926.06 ft. along the Section Line and N 31°14'47"E 1,447.49 ft. along the Monument Line of said Main Street and N 58°50'32"W 36.34 ft. from the Southwest corner of Section 30, T.2N., R.1E., S.L.B. & M. said point of beginning being also S 31°14'47"W 99.05 ft. along said Monument Line and N 58°50'32"W 36.34 ft. from an existing brass monument at the intersection of said Main Street and 200 West Street and running thence S 31°09'28"W 211.70 ft. along said Northwest boundary of Main Street; thence N 58°50'32"E 136.50 ft.; thence N 31°09'28"E 8.00 ft.; thence N 58°50'32"W 62.44 ft.; thence S 31°09'28"W 69.50 ft.; thence N 58°50'32"E 92.00 ft.; thence N 31°09'28"E 90.87 ft.; thence N 89°45'21"E 180.93 ft.; thence S 0°09'21"W 160.00 ft. along said South boundary of 1500 South Street to the point of beginning.  
Containing 0.9226 Acres

#### PARCEL #3

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 which point is N 89°53'57"E 267.30 ft. along the Section Line and N 26°51'21"E 926.06 ft. along the centerline of said Highway 68 and S 63°08'39"E 46.00 ft. from the Southwest corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence N 26°51'21"E 399.02 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 188.73 ft.; thence Southeasterly 32.40 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 74°14'37" (chord bears S 5°57'51"E 30.18 ft.); thence S 31°09'28"W 78.53 ft.; thence Southwesterly 33.21 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 76°06'48" (chord bears S 69°12'53"E 76.06 ft.); thence N 31°09'28"E 223.85 ft.; thence N 58°50'32"E 113.50 ft.; thence S 31°09'28"E 48.00 ft.; thence S 58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street in the following three courses: S 31°09'28"W 256.73 ft., S 89°45'21"W 91.77 ft., S 31°09'28"W 636.39 ft.; thence Southwesterly 30.09 ft. along the arc of a 30.00 ft. radius curve to the right through a central angle of 57°28'30" (chord bears S 59°53'43"W 28.85 ft.); thence along the North boundary of 1800 South Street in the following two courses: S 88°37'58"W 281.94 ft., Northwesterly 167.24 ft. along the arc of a 460.00 ft. radius curve to the right through a central angle of 20°49'49" (chord bears N 80°57'07"W 166.32 ft.); thence Northwesterly 25.49 ft. along the arc of a 15.00 ft. radius curve to the right through a central angle of 97°23'34" (chord bears N 21°50'26"W 22.54 ft.) to the point of beginning.  
Containing 9.4621 Acres

#### PARCEL #4

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 which point is N 89°53'57"E 267.30 ft. along the Section Line and N 26°51'21"E 93.77 ft. along the centerline of said Highway 68 and S 63°08'39"E 46.00 ft. from the Southwest corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence N 26°51'21"E 399.02 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 188.73 ft.; thence Southeasterly 32.40 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 74°14'37" (chord bears S 5°57'51"E 30.18 ft.); thence S 31°09'28"W 78.53 ft.; thence Southwesterly 33.21 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 76°06'48" (chord bears S 69°12'53"E 76.06 ft.); thence N 31°09'28"E 223.85 ft.; thence N 58°50'32"E 113.50 ft.; thence S 31°09'28"E 48.00 ft.; thence S 58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street in the following three courses: S 31°09'28"W 256.73 ft., S 89°45'21"W 91.77 ft., S 31°09'28"W 636.39 ft.; thence Southwesterly 30.09 ft. along the arc of a 30.00 ft. radius curve to the right through a central angle of 57°28'30" (chord bears S 59°53'43"W 28.85 ft.); thence along the North boundary of 1800 South Street in the following two courses: S 88°37'58"W 281.94 ft., Northwesterly 167.24 ft. along the arc of a 460.00 ft. radius curve to the right through a central angle of 20°49'49" (chord bears N 80°57'07"W 166.32 ft.); thence Northwesterly 25.49 ft. along the arc of a 15.00 ft. radius curve to the right through a central angle of 97°23'34" (chord bears N 21°50'26"W 22.54 ft.) to the point of beginning.  
Containing 9.4621 Acres

6. All roadway improvements as depicted on this Plat are private roadways constructed within Renaissance Towne Centre for the benefit of all owners. The private roadways constitute a portion of the Common Elements and shall be maintained pursuant to the terms and conditions of the Declaration, and such private roadways shall not constitute the property of any municipal authority.

7. Town Center, LLC hereby reserves for the benefit of itself, its successors and assigns, the right to realign and adjust lot boundary lines in accordance with the provisions of the Declaration for purposes of proper configuration of all lots in relationship to the overall development of Renaissance Towne Centre or otherwise as permitted by the Declaration. The City of Bountiful and all owners of Lots at Renaissance Towne Centre agree that such lot boundary line adjustments shall be accomplished by recordation of a deed by the respective owners adjusting lot boundary lines, and that no amendment to this Plat shall be required so long as such lot boundary line adjustments are made pursuant to Section 17-27-808(7), Utah Code, Ann., as amended. All such owners shall execute a deed upon request of Town Center, LLC as provided by the Declaration.

8. Those certain areas adjacent to 1500 South Street as specifically depicted on this Plat and dedicated by the Owner for public use, are dedicated for the purpose of the City of Bountiful's expansion of 1500 South Street. The City of Bountiful shall maintain, repair and replace such areas and such areas shall not constitute private property.

### Boundary Description

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 (formerly known as Highway 106) which point is N 89°53'57"E 267.30 ft. along the Section Line and N 26°51'21"E 931.06 ft. along the centerline of said Highway 68 and S 63°08'39"E 46.00 ft. from the Southwest corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence N 26°51'21"E 399.02 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 188.73 ft.; thence Southeasterly 32.40 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 74°14'37" (chord bears S 5°57'51"E 30.18 ft.); thence S 31°09'28"W 78.53 ft.; thence Southwesterly 33.21 ft. along the arc of a 25.00 ft. radius curve to the left through a central angle of 76°06'48" (chord bears N 69°12'53"E 76.06 ft.); thence N 31°09'28"E 223.85 ft.; thence N 58°50'32"E 113.50 ft.; thence S 31°09'28"E 48.00 ft.; thence S 58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street; thence N 58°50'32"E 136.50 ft.; thence S 31°09'28"W 321.00 ft. along the Northwest boundary of Main Street; thence N 58°50'32"E 191.00 ft.; thence S 31°09'28"W 48.00 ft.; thence S 58°50'32"E 113.50 ft.; thence Southwesterly 33.21 ft. along the arc of a 1,066.50 ft. radius curve to the left through a central angle of 16°00'29" (chord bears S 23°12'27"W 297.00 ft.); thence N 63°08'39"W 216.70 ft.; thence Southwesterly 32.18 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 36°52'11" (chord bears S 45°17'27"W 31.62 ft.) to the point of beginning.  
Containing 3.5043 Acres

### Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owner I have made a survey of the tract of land shown on this Plat and that the same is shown upon this Plat and hereby causes the same to be divided into Lots, easements and streets, together with certain publicly dedicated areas specifically depicted hereon, to hereafter be known as "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1" and that the same has been correctly surveyed and staked on the ground as shown.

I further certify that this Plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

MARCH 24, 2003 J. Scott Balling  
Date City Surveyor No. 162195

### Owner's Dedication and Consent to Record

Know all men by these presents that Town Center, LLC, a Utah limited liability company, is the owner of the herein described land and that is shown upon this Plat and hereby causes the same to be divided into Lots, easements and streets, together with certain publicly dedicated areas specifically depicted hereon, to hereafter be known as "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1" and that the same has been correctly surveyed and staked on the ground as shown. Town Center, LLC hereby consents to the preparation and the recording of this Plat in accordance with and for the uses and purposes set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development recorded or to be recorded herewith, and subsequent amendments thereto ("Declaration") subject to the terms of the Declaration. Town Center, LLC hereby certifies that the streets, avenues and drives are private thoroughfares forever; and does hereby grant to all public utilities, permanent non-exclusive easements as shown on this Plat for the construction, maintenance and repair of utility systems together with the right of access thereto. Also, subject to the terms of the Declaration, Town Center, LLC hereby dedicates to the City of Bountiful those certain public areas adjacent to 1500 South Street specifically depicted hereon for the purpose of Bountiful City's expansion of such Street.

Town Center, LLC,  
a Utah Limited Liability Company  
By: Bruce V. Broadhead and Stephen R. Gilmore  
Bruce V. Broadhead, Manager and Stephen R. Gilmore, Manager

### Acknowledgement

On this 25<sup>th</sup> day of MARCH, 2003, there personally appeared before me, Bruce V. Broadhead, who being by me duly sworn, did say that he is the Manager of Town Center, LLC, a Utah Limited Liability Corporation, and that the foregoing instrument was signed in behalf of said entity, and said person acknowledged to me that said entity executed the same.

Notary Public: Robert W. Haffner

Residence: SALT LAKE CITY, UTAH

My Commission Expires: APRIL 25, 2006

### Acknowledgement

On this 25<sup>th</sup> day of MARCH, 2003, there personally appeared before me, Stephen R. Gilmore, who being by me duly sworn, did say that he is the Manager of Town Center, LLC, a Utah Limited Liability Corporation, and that the foregoing instrument was signed in behalf of said entity, and said person acknowledged to me that said entity executed the same.

Notary Public: Robert W. Haffner

Residence: SALT LAKE CITY, UTAH

My Commission Expires: APRIL 25, 2006

### Davis County Recorder

Entry No. 1847200 Fee Paid \$65.00

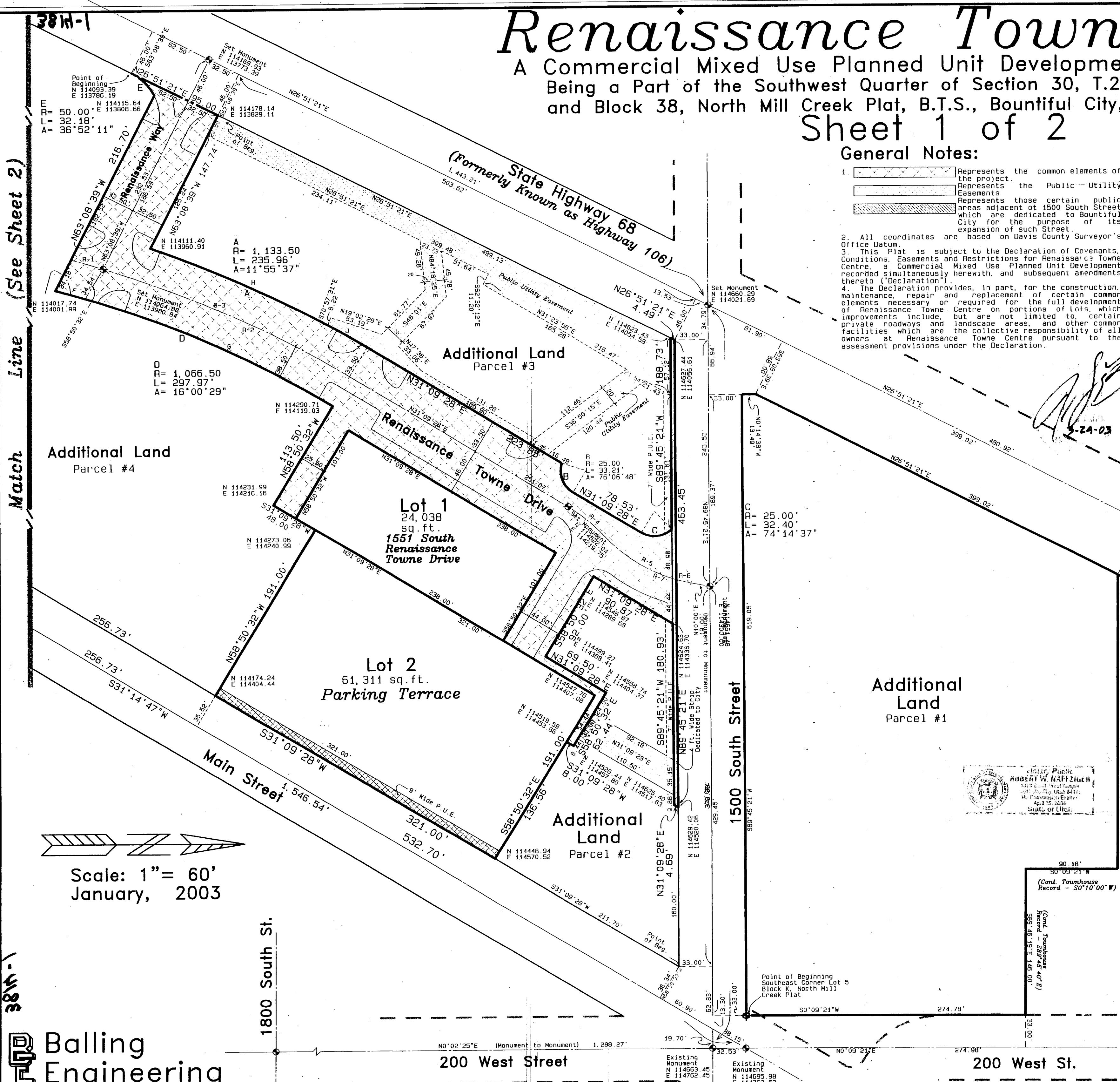
Filed for Record and Recorded this 28<sup>th</sup> Day

of MARCH, 2003, at 12:39 PM in Book 3257

of Official Records Page 1254

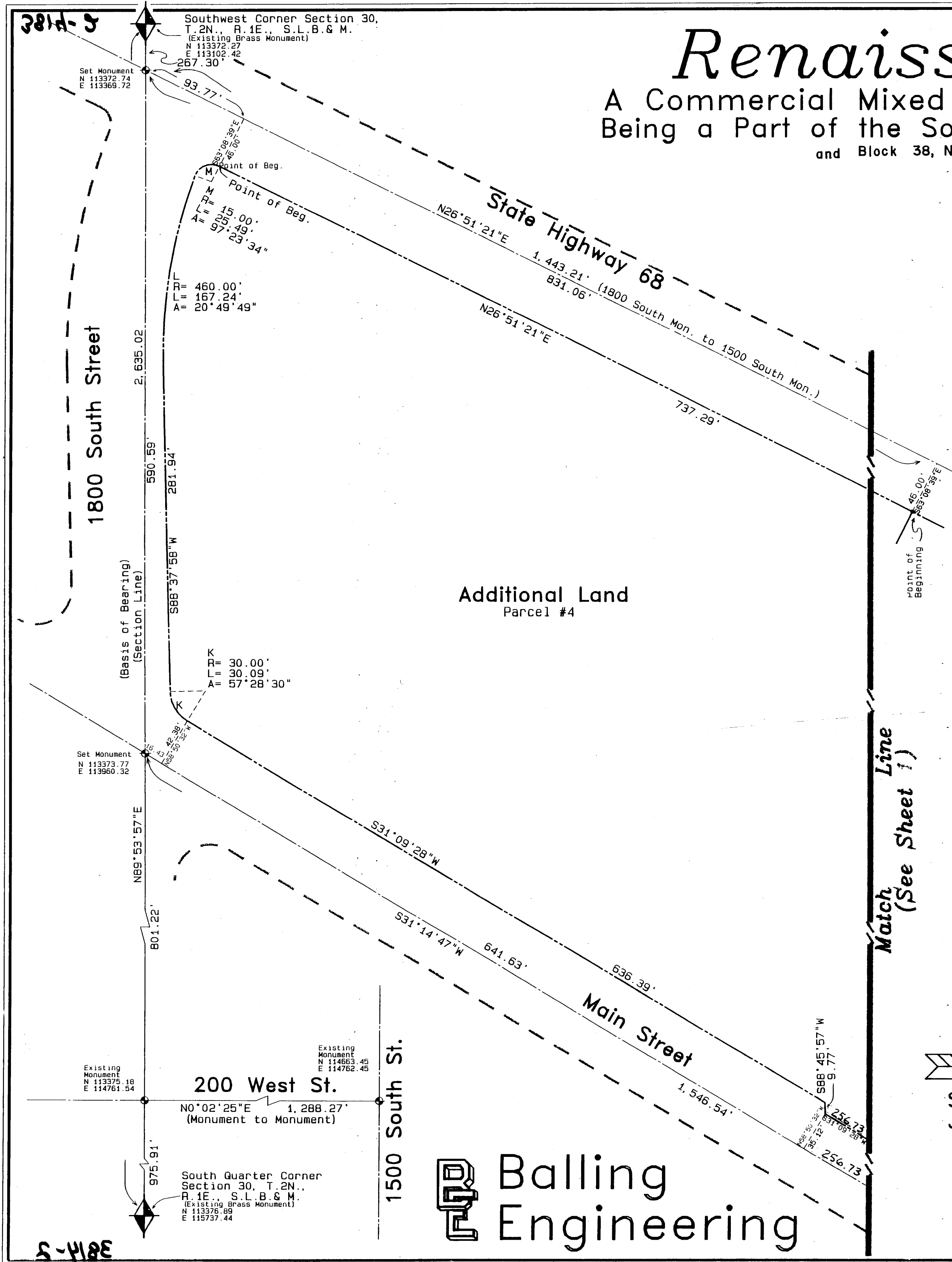
ATN Caughan  
Davis County Recorder

By: 1-4188  
Deputy Recorder



**Balling Engineering**

3814-2



# Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1  
Being a Part of the Southwest Quarter or Section 30, T.2N., R.1E., S.L.B. & M.  
and Block 38, North Mill Creek Plat, B.T.S., Bountiful City, Davis County, Utah

## Sheet 2 of 2

### Consent to Dedicate

Know all men by these presents that we the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated December 15, 1998 and recorded in the official records of Davis County, Utah, on December 23, 1998 as Entry No. 1472336 in Book 2419, Page 355, do hereby consent to the dedication for the perpetual use of the public all portions of the tract of land shown on this plat of "RENAISSANCE TOWNE CENTRE, a Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1" as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

7th day of January, 2003.  
Pam Acosta, Vice President of U.S. BANK NATIONAL ASSOCIATION, Trustee and Beneficiary

### Acknowledgement

On the 7th day of January, 2003, there personally appeared before me, the undersigned Notary Public, Pam Acosta, who duly acknowledged to me that she is the Vice President of U.S. BANK NATIONAL ASSOCIATION, and that she signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Wanda R Davis  
Residence: 8035 Simone Ave, Las Vegas, NV  
My Commission Expires: 8/26/2004

### Consent to Dedicate

Know all men by these presents that we the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated December 21, 1998 and recorded in the official records of Davis County, Utah, on December 23, 1998 as Entry No. 1472343 in Book 2419, Page 426 and hereby consent to the dedication for the perpetual use of the public all portions of the tract of land shown on this plat of "RENAISSANCE TOWNE CENTRE, a Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1" as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

18th day of February, 2003.  
John E. Heath, III, Successor Co-Trustee of TERTELING TRUST NO. 8, a Trust organized and existing under the laws of the State of Idaho, Beneficiary

Linda J. Whitford, Successor Co-Trustee of TERTELING TRUST NO. 8, a Trust organized and existing under the laws of the State of Idaho, Beneficiary

Larry W. Johnson, President of WESTERN STATES TITLE COMPANY OF DAVIS COUNTY, a Utah Corporation, Trustee

### Acknowledgement

On the 18th day of February, 2003, there personally appeared before me, the undersigned Notary Public, John E. Heath, III, who duly acknowledged to me that he is a Successor Co-Trustee of TERTELING TRUST NO. 8, a trust organized and existing under the laws of the State of Idaho, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Deloris Rumburg  
Residence: 1823 W. NORTHAUGE CT, STORKE  
My Commission Expires: 7/17/06

### Acknowledgement

On the 19th day of February, 2003, there personally appeared before me, the undersigned Notary Public, Linda J. Whitford, who duly acknowledged to me that she is a Successor Co-Trustee of TERTELING TRUST NO. 8, a trust organized and existing under the laws of the State of Idaho, and that she signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Deloris Rumburg  
Residence: 1823 W. NORTHAUGE CT, STORKE  
My Commission Expires: 7/17/06

### Acknowledgement

On the 19th day of February, 2003, there personally appeared before me, the undersigned Notary Public, Linda J. Whitford, who duly acknowledged to me that she is a Successor Co-Trustee of TERTELING TRUST NO. 8, a trust organized and existing under the laws of the State of Idaho, and that she signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Deloris Rumburg  
Residence: 1823 W. NORTHAUGE CT, STORKE  
My Commission Expires: 7/17/06

### Acknowledgement

On the 22nd day of January, 2003, there personally appeared before me, the undersigned Notary Public, Larry W. Johnson, who duly acknowledged to me that he is the President of WESTERN STATES TITLE COMPANY OF DAVIS COUNTY, a Utah Corporation, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Wendy S. Newberry  
Residence: Centerville, UT  
My Commission Expires: 6-15-2003

### Curve Information

Curve	Radius	Central Angle	Length	Chord	Tangent
A	1,133.50'	11°55'37"	235.96'	235.53'	118.41'
B	25.00'	76°06'46"	33.21'	30.21'	19.57'
C	25.00'	74°14'37"	32.40'	30.18'	18.32'
D	1,066.50'	16°00'29"	297.97'	297.00'	149.96'
E	50.00'	36°52'11"	32.18'	31.62'	16.67'
F	1,066.50'	1°38'10"	30.45'	30.45'	15.23'
G	1,066.50'	14°22'19"	267.52'	266.82'	134.47'
H	1,133.50'	9°40'13"	191.31'	191.08'	95.88'
J	1,133.50'	2°15'24"	44.65'	44.64'	22.33'
K	30.00'	57°28'20"	30.09'	28.85'	16.45'
L	460.00'	20°49'49"	167.24'	166.32'	84.55'
M	15.00'	97°23'34"	25.49'	22.54'	17.07'
R-1	1,100.00'	1°43'17"	33.05'	33.05'	16.53'
R-2	1,100.00'	13°52'24"	266.35'	265.70'	133.83'
R-3	1,100.00'	15°35'41"	299.40'	298.47'	150.63'
R-4	150.00'	17°15'45"	45.17'	45.02'	22.77'
R-5	150.00'	32°48'10"	85.88'	84.71'	44.15'
R-6	150.00'	5°36'32"	14.68'	14.68'	7.35'
R-7	150.00'	38°24'42"	100.56'	98.69'	52.25'

### Narrative

PURPOSE OF PLAT  
To subdivide property into commercial lots, private roads, easements and public areas specifically depicted hereon. The roads labeled as "Renaissance Towne Drive" and "Renaissance Towne Centre" are private thoroughfares forever; the utility easements are granted to all public utilities, and those certain areas adjacent to 1500 South Street are dedicated to Bountiful City for the purpose of its expansion of such Street.

BASIS OF ESTABLISHMENT  
Using the Bountiful City GPS base, we calibrated our system with ties to the Southwest corner of Section 30 and the South quarter corner of Section 30 and the two existing monuments at the intersection of 1500 South Street and Main Street. From this control, all corners were located.

FOUND MONUMENTS  
Four existing brass monuments as described above were found.

### City Council Approval

Presented to the City Council of Bountiful City, Utah, this 10th day of December, 2002, at which time this subdivision was approved and accepted.

Mayor: Joe Johnson  
City Recorder Attest: Kim Johnson

### City Attorney's Approval

Approved this 11th day of March, 2003, by Bountiful City Attorney: Russell Z. Mahan

### City Engineer's Approval

Approved this 11th day of March, 2003, by Bountiful City Engineer: [Signature]

### Planning Commission Approval

Approved this 3rd day of December, 2002, by the Planning Commission of Bountiful City: [Signature]

### Utility Approval

Bntfl. Power: R. Alan Farmer Date 3-11-03  
Bntfl. Water & Sewer: [Signature] Date 2-25-03  
Quest Telephone: [Signature] Date 2-20-03  
Questar Gas: [Signature] Date 2-7-03  
B.W.S.D.: [Signature] Date 3-3-03

### Davis County Recorder

Entry No. 1847200 Fee Paid \$65.00  
Filed for Record and Recorded this 28th day of MARCH, 2003, at 12:39 PM in Book 3257 of Official Records Page 1354

11TH March  
Davis County Recorder

By: [Signature] Deputy Recorder

S-418E

Scale: 1" = 60'  
January, 2003

NOTARY PUBLIC  
STATE OF WASHINGTON  
DELORIS RUMBURG  
My Appointment Expires July 17, 2006

Balling Engineering