

Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1, Amended
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:

- Represents the Common Elements of the project. All Common Elements are hereby dedicated to Bountiful City as Public Utility Easements.
- 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.
- Represents the non-exclusive easement for ingress, egress and utilities for the benefit of Lots 1 and 2 and Additional Land Parcel #2.

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 in the office of the Davis County Recorder on March 28th, 2003 as Entry No. 1847201 in Book 3257, Page 1255 and any 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 #2

Beginning at a point on the Southeast right-of-way line of 1500 South Street (a 66 ft. wide road) and the Northwest boundary of Main Street which point is N 89°53'57"E 857.89 ft. along the Section Line and N 26°51'21"E 1,443.49 ft. along the Southwest corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence 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°09'28"W 99.05 ft. along said Monument Line and N 58°50'32"W 36.34 ft. from an existing monument line 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 and N 58°50'32"W 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"W 92.00 ft.; thence S 31°09'28"E 90.87 ft.; thence N 58°50'32"E 180.93 ft.; thence N 31°09'28"E 69 ft.; thence N 89°45'21"E 46.00 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 499.13 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 188.73 ft.; thence Southeast 32.40 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 74°14'37"; thence N 58°50'32"W 223.85 ft. thence Southwest 235.96 ft. along the arc of a 1,133.50 ft. radius curve to the left through a central angle of 11°55'37" (chord bears S 25°11'40"E 235.53 ft.); thence N 31°09'28"E 147.74 ft. to the point of beginning.

Containing 1.8788 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 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 737.29 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 32.18 ft. along the arc of a 25.00 ft. radius curve to the right through a central angle of 36°52'11" (chord bears N 45°17'27"E 31.62 ft.); thence S 63°08'39"E 216.70 ft.; thence N 58°50'32"W 113.50 ft.; thence N 31°09'28"E 44.50 ft.; thence S 58°50'32"E 191.00 ft. thence the Northeast boundary of Main Street in the following three courses: S 31°09'28"W 253.23 ft.; S 88°45'57"W 9.77 ft.; S 31°09'28"W 636.39 ft.; thence Southwest 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.; Northwest 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 Northwest 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 9.4468 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. Renaissance Towne Centre, LLC, 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 10-9-808(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.

9. A perpetual easement in favor of the owner of Additional Land Parcel #2 for ingress and egress and for the encroachment of any building or other improvements over the air space located above the surface of the common elements located between Lot #2 and the Additional Land Parcel #2 and the non-exclusive easement for ingress and egress and utilities, on the additional Land Parcel #2, provided that such air space easement no less than thirteen (13) feet above the surface of the common elements. The location of the easement is more particularly described as follows:

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 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 95.00 ft. along said Highway 68 right-of-way line; thence N 89°45'21"E 147.74 ft.; thence Northeast 235.96 ft. along the arc of a 1,133.50 ft. radius curve to the right through a central angle of 11°55'37" (chord bears N 25°11'40"E 235.53 ft.); thence N 31°09'28"E 223.85 ft.; thence Northeast 32.40 ft. along the arc of a 25.00 ft. radius curve to the left through a central angle of 74°14'37" (chord bears N 5°57'51"W 30.18 ft.); thence S 31°09'28"E 188.73 ft. to a point which is N 26°51'21"E 594.13 ft. along said Southeast right-of-way line of Highway 68 from the point of beginning; thence N 26°51'21"E 4.49 ft. along said Southeast right-of-way line of Highway 68; thence N 89°45'21"E 463.45 ft. along the South boundary of 1500 South Street (a 66 ft. wide road); thence S 31°09'28"W 4.69 ft.; thence S 89°45'21"W 180.93 ft.; thence S 31°09'28"W 90.87 ft.; thence S 58°50'32"E 92.00 ft.; thence N 31°09'28"E 69.50 ft.; thence N 58°50'32"E 136.56 ft.; thence S 31°09'28"W 8.00 ft.; thence S 58°50'32"E 136.56 ft.; thence S 31°09'28"W 324.50 ft. along the Northwest boundary of Main Street; thence N 58°50'32"W 91.00 ft. thence S 31°09'28"W 44.50 ft.; thence N 58°50'32"W 113.50 ft.; thence Southwest 297.97 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"E 297.00 ft.); thence N 63°08'39"E 216.70 ft.; thence Southwest 32.18 ft. along the arc of a 30.00 ft. radius curve to the left through a central angle of 36°52'11" (chord bears S 45°17'27"E 31.62 ft.) to the point of beginning.

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 described herewith and have subdivided said tract of land into lots, streets and easements hereafter to be known as "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED" 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.

August 9th 2005
Date
Utah Surveyor No. 162195

Owners' Consent to Record

Know all men by these presents that the parties signing below are the respective owners of the herein described tracts of land and hereby consent to the recordation of this Plat "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED" for the purposes set forth in that certain Notice of Approval recorded simultaneously herewith.

Town Center, L.L.C.
a Utah limited liability company
By: Bruce V. Broadhead
Bruce V. Broadhead, Manager

R.T.C. Mountainwest Medical Building, L.L.C.
a Utah limited liability company
By: Bruce V. Broadhead
Bruce V. Broadhead, Manager

Municipal Building Authority of the City of Bountiful
Davis County, Utah
By: Joe Johnson
Joe Johnson, President

City of Bountiful, a Political Subdivision
By: Joe Johnson
Joe L. Johnson, Mayor

Renaissance Towne Centre Master Association, Inc.
Davis County, Utah
By: Bruce V. Broadhead
Bruce V. Broadhead, President

Davis County Recorder

Entry No. 2096953 Fee Paid \$62.00
Filed for Record and Recorded this 15th Day of August, 2005, at 1:34 PM in Book 3349 of Official Records Page 513.
J. Scott Balling
Davis County Recorder
By: _____ Deputy Recorder

Line (See Sheet 2)
Match

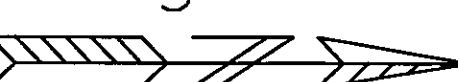
Acknowledgement
On this 9th day of August, 2005, there personally appeared before me, Bruce V. Broadhead, who being by me duly sworn, did say that he is the Manager of Town Center, LLC, a Utah limited liability company, and R.T.C. Mountainwest Medical Building, L.L.C., a Utah limited liability company, and President of Renaissance Towne Centre Master Association, Inc. the foregoing instrument was signed in behalf of said entities, and said person acknowledged to me that said entities executed the same.

Notary Public: Bruce V. Broadhead
Residence: Bountiful, Utah
My Commission Expires: 11-4-06

Acknowledgement
On this 10th day of August, 2005, there personally appeared before me, Joe L. Johnson who is the Mayor of the City of Bountiful and signer of the Owners' Consent to Record for Bountiful City and as the President of the Municipal Building Authority of the City of Bountiful and said instrument was signed in behalf of said entities for the purposes therein mentioned.

Notary Public: Joe Johnson
Residence: Bountiful, Utah
My Commission Expires: July 6, 2006
City Recorder Attest: [Signature]
Secretary Attest: _____
Mayor/President: _____

Balling Engineering



Scale: 1" = 60'

August, 2005

ND 02° 25' E (Monument to Monument) 1,288.27'

200 West Street

Phase 2, Plat 1
Amended

Lot 4

Lot 5

200 West St.

1800 South St.

1500 South Street

Point of Beginning
Southeast Corner Lot 5
Block 38, North Mill
Creek Plat

Existing Monument
N 114653.45
E 114762.45

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Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1, Amended
Being a Part of the Southwest Quarter or Section 30, T.2N., R.1E., S.L.B. & M.

Sheet 2 of 2

RELEASE OF EASEMENT ENTRY
3048923, 3048924

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°06'48"	33.21'	30.82'	19.57'
C	25.00'	74°14'37"	32.40'	30.18'	18.92'
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"	191.01'	191.08'	95.88'
I	1,133.50'	2°15'24"	44.65'	44.64'	22.33'
J	30.00'	57°28'20"	30.09'	28.85'	16.45'
K	460.00'	20°49'49"	167.24'	166.32'	84.55'
L	15.00'	97°23'34"	25.49'	22.54'	17.07'
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, the West quarter corner 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.

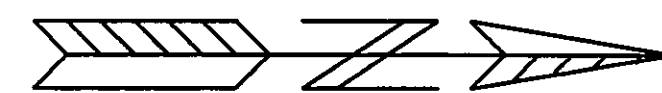
Utility Approval

Bntfl. Power	<u>R. Alan Farmer</u>	Date	<u>8-9-05</u>
Bntfl. Water	<u>Dan McWhorter</u>	Date	<u>8-9-05</u>
South Davis Sewer	<u>Mark Wilson</u>	Date	<u>8-9-05</u>
Comcast Cable	<u>Chris</u>	Date	<u>8-9-05</u>
Qwest	<u>Chris</u>	Date	<u>8-10-05</u>
Qwestar Gas	<u>George Johnson</u>	Date	<u>8-10-05</u>

Consent to Record

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 May 1, 2003 and recorded in the official records of Davis County, Utah, on June 5, 2003 as Entry No. 1874036 in Book 3305 at Page 406, and also under that certain deed of trust encumbering the tract of land described hereon, which deed of trust is 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 recordation of this plat of "RENAISSANCE TOWNE CENTRE, a Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1, Amended," for the purposes described in that certain Notice of Approval recorded simultaneously herewith.

In witness whereof, we have hereunto set our hand this 10th day of August, 2005
Kim R. Galbraith
Kim R. Galbraith, Vice President of
U.S. BANK NATIONAL ASSOCIATION, Trustee and Beneficiary



Scale: 1" = 60'
August, 2005

Acknowledgement

On the 10th day of August, 2005, there personally appeared before me, the undersigned Notary Public, Kim R. Galbraith, who duly acknowledged to me that he is the Vice President of U.S. BANK NATIONAL ASSOCIATION, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Kim R. Galbraith

Residence: Centerville, Utah

My Commission Expires: June 24, 2007

Consent to Record

Know all men by these presents that we the undersigned trustee under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated April 17, 2003 and recorded in the official records of Davis County, Utah, on April 23, 2003 as Entry No. 1856887 in Book 3275 at Page 376, do hereby consent to the recordation of this plat of "RENAISSANCE TOWNE CENTRE, a Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1, Amended," for the purposes described in that certain Notice of Approval recorded simultaneously herewith.

In witness whereof, we have hereunto set our hand this 9th day of August, 2005

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

Acknowledgement

On the 9th day of August, 2005, 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: Connie R. Seal

Residence: Bountiful

My Commission Expires: 11-4-06

City Attorney's Approval

Approved this 11th day of August, 2005, by
Bountiful City Attorney: Brian Z. Mota

City Engineer's Approval

Approved this 9th day of August, 2005, by
Bountiful City Engineer: John S. Smith

Planning Commission Approval

Approved this 19th day of October, 2004, by the Planning Commission of Bountiful City.
City Planning Director: Steve Jensen

City Council Approval

Presented to the City Council of Bountiful City, Utah, this 10th day of August, 2005, at which time this subdivision was approved and accepted.
City Recorder Attest: Kim R. Galbraith
Mayor: Steve Jensen

Davis County Recorder

Entry No. 2096953 Fee Paid \$62.00
Filed for Record and Recorded this 15th day of August, 2005, at 1:34 P.M. in Book 3849
of Official Records Page 513
Richard T. Maughan
Davis County Recorder

By: _____
Deputy Recorder

Ballinger Engineering