

03-225-0005
03-225-0006-Beginning Pt

RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

Exhibit A

Renaissance Towne Center Master Association
Common Elements- Easement Release-Legal Description

E 3048923 B 6861 P 1132-1141
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/02/2017 02:54 PM
FEE \$0.00 Pgs: 10
DEP RTT REC'D FOR BOUNTIFUL CITY

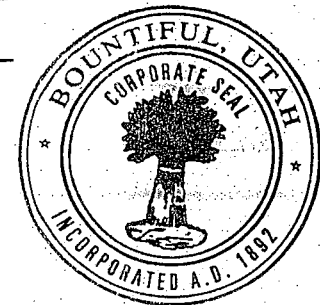
UTILITY COMPANY APPROVAL

Bountiful City Engineer	<u>[Signature]</u>	Date	<u>8-16-17</u>
Bountiful Power	<u>R. Alan Farnis</u>	Date	<u>6-8-2017</u>
Bountiful Irrigation	<u>Wesley White</u>	Date	<u>7-6-2017</u>
Questar Gas	<u>ATTACHED</u>	Date	
Century Link	<u>ATTACHED</u>	Date	
Bountiful Water	<u>Mark Elyson</u>	Date	<u>7-19-17</u>
South Davis Sewer	<u>Wesley White</u>	Date	<u>7-12-17</u>
Comcast Television	<u>ATTACHED</u>	Date	
South Davis Water	<u>[Signature]</u>	Date	<u>7-19-17</u>

Dated this 22nd day of August, 2017

Mayor Randy Lewis

Attest: Shawna Andrus
City Recorder



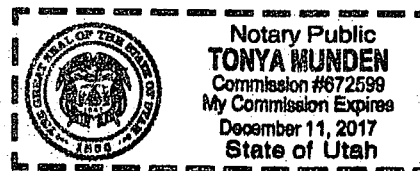
STATE OF UTAH)

County of Davis)

On the 22nd day of August, 2017, personally appeared before me, Randy Lewis, Mayor and Shawna Andrus, City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

Tonya Munden
Notary Public

Seal





Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

June 22, 2017

Ray Bryson
1501 South Renaissance Town Dr.
Bountiful, UT 84010

To whom it may concern,

Comcast Cable Communications, Inc. hereby disclaims and releases any rights, title or interest which it may have in the public utility easement, which runs parallel and adjacent to the North and West corner of Lot 2 located at 1501 South Renaissance Town Dr., Bountiful, UT 84010. As indicated in the Renaissance Towne Centre, Phase 1, Plat 1, Amended.

Furthermore, Comcast Cable Communications, Inc. hereby disclaims and releases any rights, title or interest which it may have in the public utility easement, which runs parallel and adjacent to the South line of Lot 2 located at 1501 South Renaissance Town Dr., Bountiful, UT 84010. As indicated in the Renaissance Towne Centre, Phase 1, Plat 1, Amended.

Sincerely,

Andrew Filizetti

Andrew Filizetti
Authorized Representative

Dominion Energy Utah
Engineering & Project Management
1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



July 10, 2017

**RE: Utility Easement Encroachment
1501 S Renaissance Town Dr
Bountiful, UT 84010
Lots 9 & 10, Renaissance Town Center, Ph 1 Plat 3**

To Whom It May Concern,

As per your request, Dominion Energy consents to an encroachment of the public utility easements as follows:

Located along the South side of Lot 9 and the Common Areas between Lots 9 and 10 as shown in yellow on the attached plans.

This consent is contingent upon compliance with Utah blue stakes law and that no excavation shall occur within three (3) feet of any natural gas pipelines.

Dominion Energy does not hereby disclaim any interest in the easement, but maintains any rights it may have under Utah statute to future use of the easement. It is also understood that the property owner does not waive any obligations they may have under the statutes.

Please feel free to call me, at (801) 324-3735, with any questions.

Sincerely,

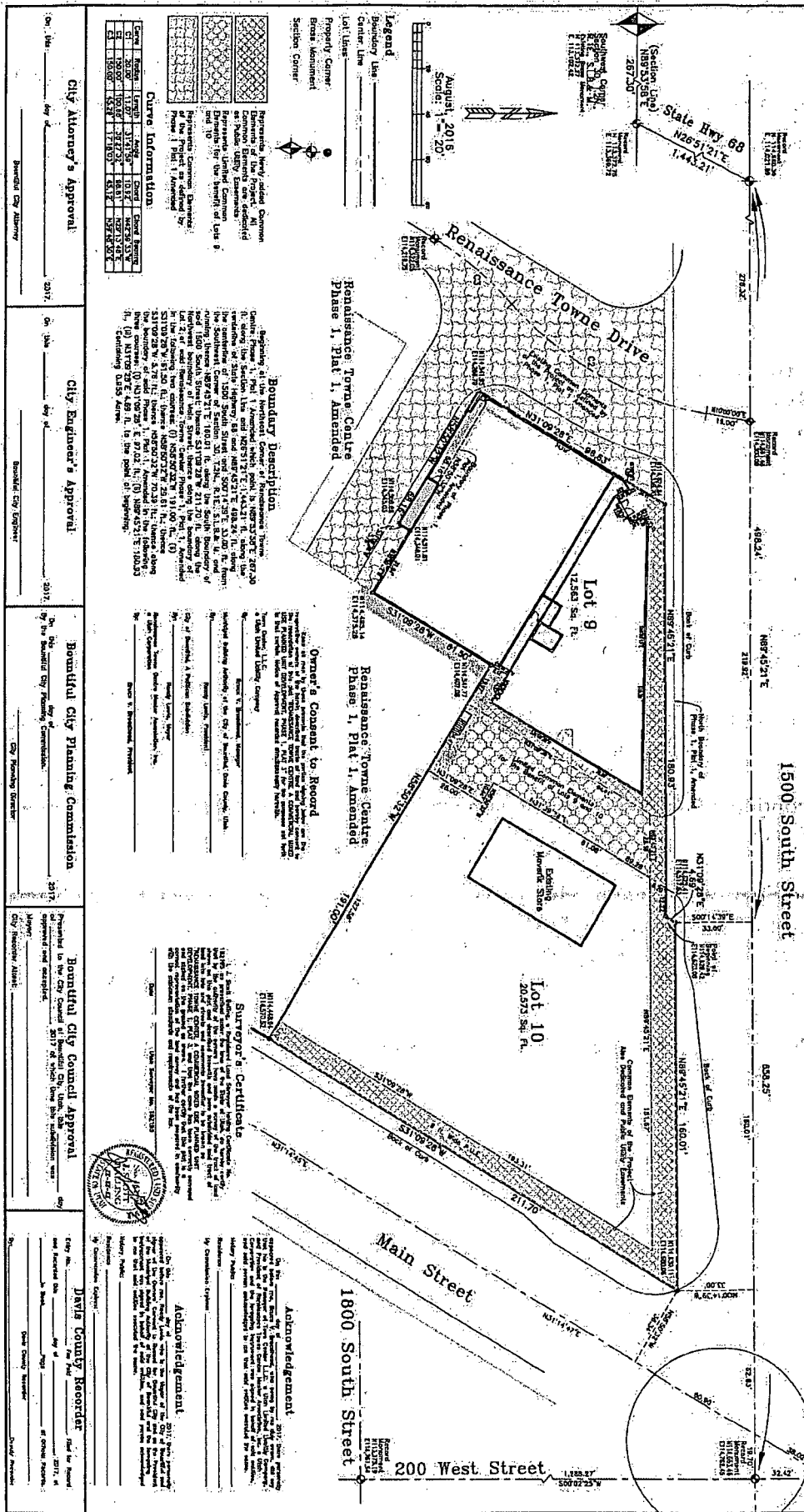
Jamie Williams
Property Technician

Balling Engineering
323 East Pages Lane
P.O. Box 605
Provo, UT 84601
Phone: (801) 296-7237
Fax: (801) 296-0419

Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3
Being a Part of the South West Quarter of Section 30, T.2N., R.1E., S.1B. & M.
Including a Portion of Renaissance Towne Centre, Phase 1, Plat 1
Bountiful City, Davis County, Utah
Sheet 1 of 2

Renaissance Towne Centre
Phase 2, Plat 1, Amended



City Attorney's Approval
On this _____ day of _____, 2017, _____
Bountiful City Attorney

City Engineer's Approval
On this _____ day of _____, 2017, _____
Bountiful City Engineer

Bountiful City Planning Commission
On this _____ day of _____, 2017, _____
City Planning Director

Bountiful City Council Approval
Presented to the City Council at Bountiful City, Utah, on _____ day of _____, 2017, at which time the following resolution was adopted:
City Recorder/Attorney: _____

Davis County Recorder
On this _____ day of _____, 2017, _____
County Recorder



August 10, 2017

**Ray Bryson,
Broadhead and Company, LLC**

**SUBJECT: Abandonment
Project Name: 1551 S Renaissance Towne Dr**

Re: Request for the vacation of easement rights for Renaissance Towne Centre, Lot 9.

Dear Mr. Bryson,

Qwest Corporation d/b/a CenturyLink has reviewed the request of the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and purpose of the Grantor to release the easement rights being along the south property line of Lot 9 of Renaissance Towne Centre, Bountiful, Davis County, Utah. (Exhibit A)

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Respectfully,

Karen Caime

**Karen Caime
ROW Agent Network**

P791049 - Scotty Anderson, Engineer

Exhibit A

Renaissance Towne Center Master Association
Description for Easement Release along South Side of Lot #9

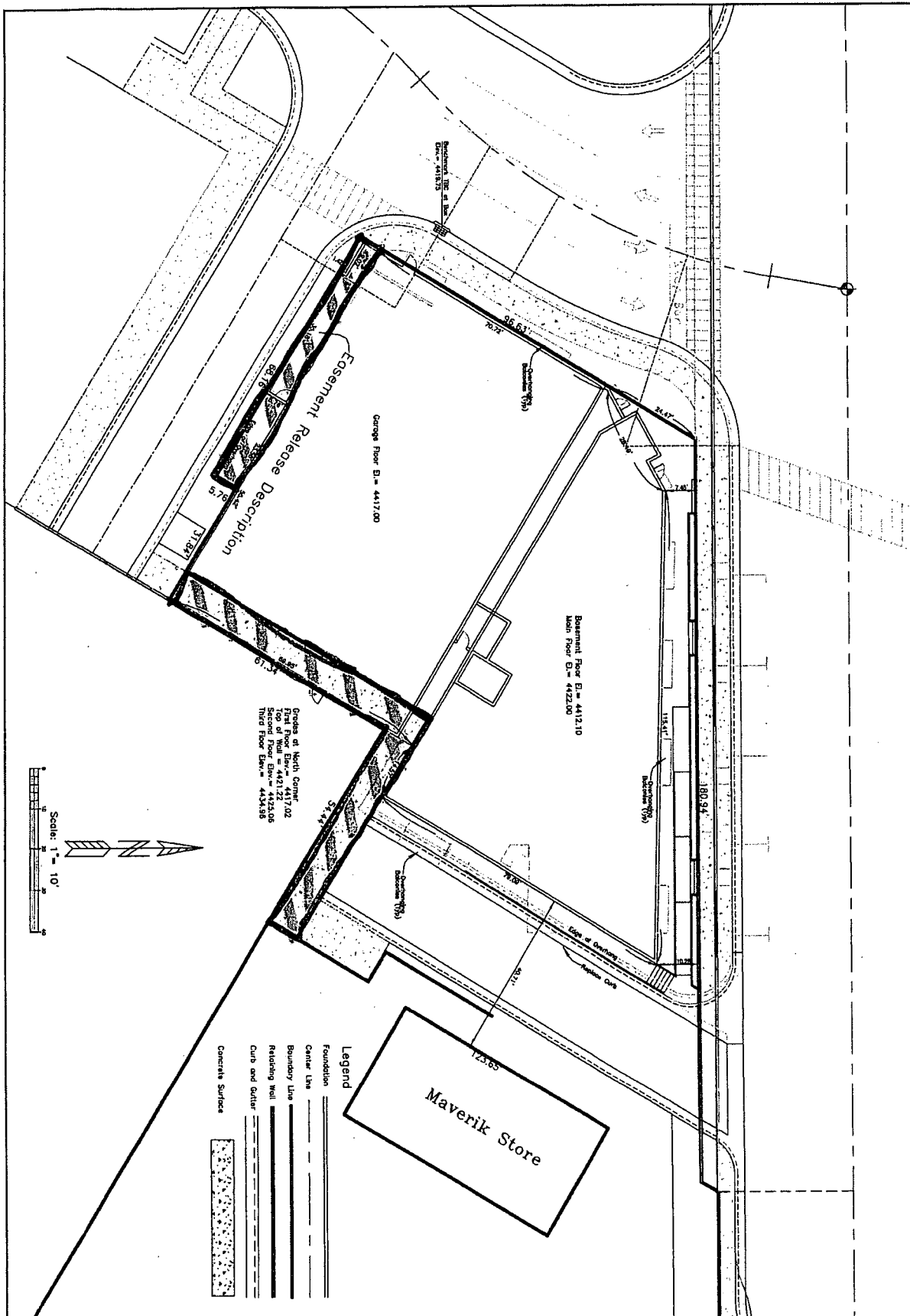
03-225-0005
Beginning at a Corner of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 267.30 ft. along the Section Line and N26°51'21"E 1,316.06 ft. along the centerline of State Highway 68 and East 325.43 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence S58°50'32"E 70.39 ft. along the boundary of said Phase 1, Plat 1 Amended; thence S31°09'28"W 5.76 ft.; thence N58°50'32"W 70.39 ft.; thence N31°09'28"E 5.76 ft. to the point of beginning.

Containing 405 square feet.

03-225-0006
Glas Beginning Point
Renaissance Towne Center Master Association
Common Elements- Easement Release-Legal Description

Beginning at the most Northerly corner of Lot #2 of Renaissance Towne Center, a commercial mixed use planned unit development, Phase 1, Plat 1, Amended which point is also N89°53'57"E 991.07 ft. along the Section Line and North 555.60 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence S 31° 09' 28" W 61.50 ft. along the westerly boundary of said lot 2; thence N 58° 50' 32" W 8.00 ft.; thence N 31° 09' 28" E 69.50 ft.; thence S 58° 50' 32" E 62.44 ft.; thence S 31° 09' 28" W 8.00 ft., thence N 58° 50' 32" W 54.44 ft. along the northerly boundary of said Lot 2 to the point of beginning.

Containing 0.0228 Acres



C001 Sheet 1 of 5	Surveyor: J.S. Balling Date Surveyed: 08-08-10 Drafting: J.S. Balling Checked By: J.S. Balling Submittal Date: 08-28-17 File Number:	Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Description	By													Remediation Phase 1 Plat 3 Site Plan Broadhead and Company	Balling Engineering Civil Engineering * Surveying * Planning 323 East Paces Lane P.O. Box 805 Centerville, Utah 84014 Phone: (801) 295-7237 Fax: (801) 299-0419 Email: scottballing@gmail.com
	Date	Description	By																

Exhibit A

Renaissance Towne Center Master Association
Common Elements- Easement Release-Legal Description

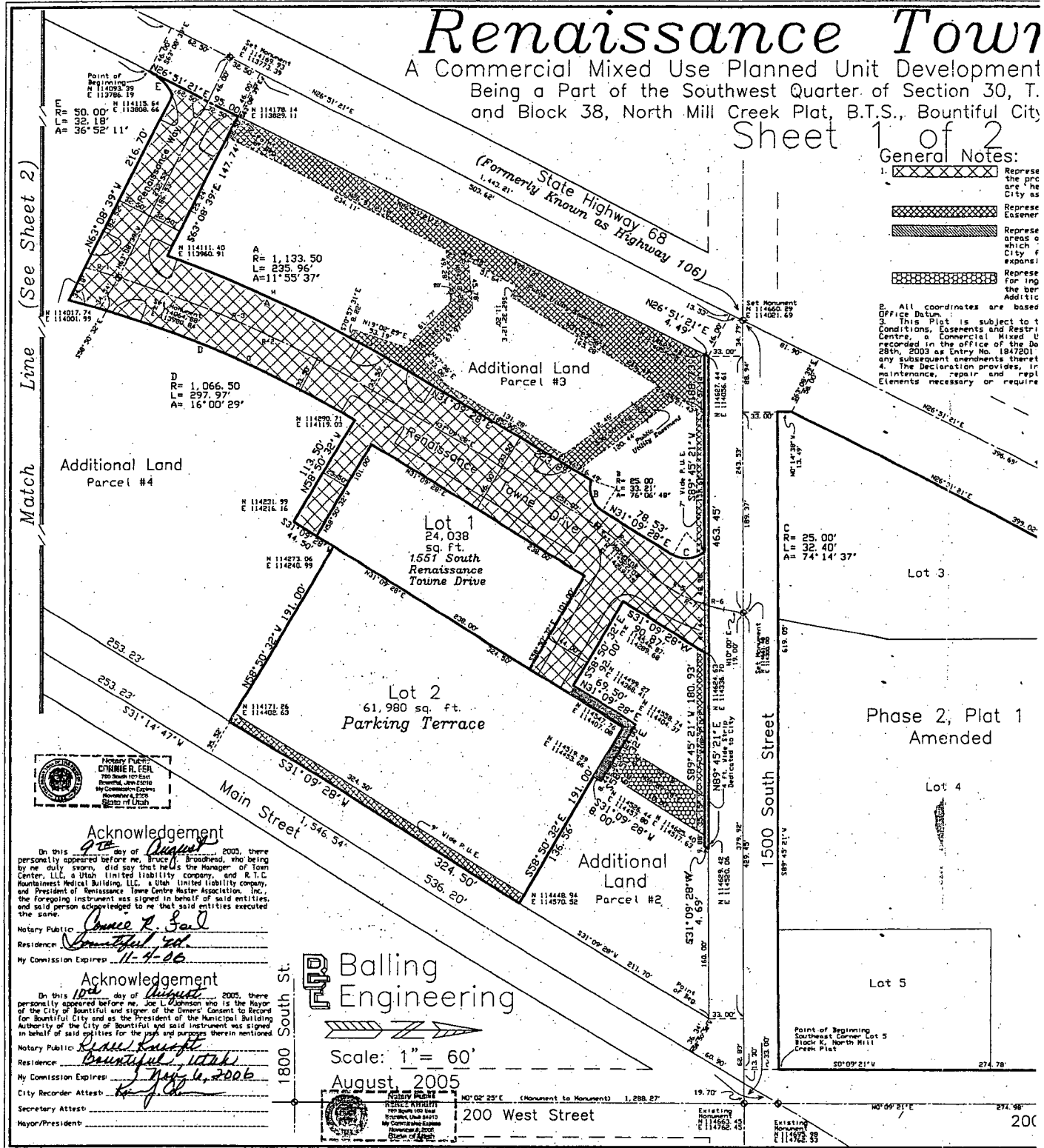
Beginning at the most Northerly corner of Lot #2 of Renaissance Towne Center, a commercial mixed use planned unit development, Phase 1, Plat 1, Amended which point is also N89°53'57"E 991.07 ft. along the Section Line and North 555.60 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B. & M. and running thence S 31° 09' 28" W 61.50 ft. along the westerly boundary of said lot 2; thence N 58° 50' 32" W 8.00 ft.; thence N 31° 09' 28" E 69.50 ft.; thence S 58° 50' 32" E 62.44 ft.; thence S 31° 09' 28" W 8.00 ft., thence N 58° 50' 32" W 54.44 ft. along the northerly boundary of said Lot 2 to the point of beginning.

Containing 0.0228 Acres

Exhibit A

Renaissance Towne Center

Common Elements- Easement Release- Site Map



wnne Centre

ment, Phase 1, Plat 1, Amended
30, T.2N., R.1E., S.L.B. & M.
ifal City, Davis County, Utah

- 2
lots:
- 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.

es are based on Davis County Surveyor's subject to the Declaration of Covenants, nts and Restrictions for Renaissance Towne Center, a Commercial Mixed Use Planned Unit Development, File of the Davis County Recorder on March 1, 1987, in Book 3257, Page 1255 and nments thereto ("Declaration").

n provides, in part, for the construction, n and replacement of certain Common y or required for the full development



Beginning at the most northerly corner of Lot 2 of Renaissance Towne Centre, a commercial mixed use planned unit development, Phase 1, Plat 1 Amended and running thence S31°09'28"W 61.50 ft. along the westerly boundary of said Lot 2; thence N58°50'32"W 8.00 ft.; thence along the boundary of the Additional Land Parcel #2 of said Phase 1, Plat 1, Amended in the following two courses: N31°09'28"E 63.50 ft. and S58°50'32"E 24.00 ft.; thence along the boundary of a non-exclusive easement on said Additional Land Parcel #2 in the following three courses: N31°09'28"E 92.18 ft., N89°45'21"E 35.13 ft., and S31°09'28"W 110.26 ft.; thence N58°50'32"W 46.00 ft. along the northerly boundary of said Lot 2 to the point of beginning.

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 92.06 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 S 63°08'39"E 147.74 ft.; thence Northeastly 233.96 ft. along the arc of a 1,133.50 ft. radius curve to the right through a central angle of 11°33'37" (chord bears N 25°11'40"E 233.53 ft.); thence N 31°09'28"E 223.85 ft.; thence Northeastly 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 30.82 ft.); thence N 31°09'28"E 78.53 ft.; thence Northwestly 32.40 ft. along the arc of a 65.00 ft. radius curve to the left through a central angle of 74°51'21" (chord bears N 5°57'51"E 31.18 ft.); thence S 89°45'21"W 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 S 31°09'28"E 4.49 ft. along said Southeast right-of-way line of Highway 68; thence N 89°45'21"E 463.43 ft. along the South boundary of the Main Street (a 66 ft. wide road); thence S 31°09'28"E 4.69 ft.; thence S 89°45'21"W 180.93 ft.; thence S31°09'28"W 90.87 ft.; thence S 38°50'32"E 95.00 ft.; thence N31°09'28"E 69.50 ft.; thence S 58°50'32"E 65.44 ft.; thence S31°09'28"W 8.00 ft.; thence S58°50'32"E 136.36 ft.; thence S31°09'28"W 224.50 ft. along the Southwest boundary of Main Street; thence N 58°50'32"W 191.00 ft.; thence S 31°09'28"W 44.50 ft.; thence N 58°50'32"W 113.50 ft.; thence Southwestly 897.97 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 S 31°09'28"W 32.18 ft.; thence Southwestly 32.18 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 36°32'11" (chord bears S 43°17'27"W 31.66 ft.); to the point of beginning.

Containing 3.3196 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 described hereafter 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.

Witness my hand and the seal of my office this 9th day of August, 2005, at Salt Lake City, Utah.

Date: 9th day of August, 2005. J. Scott Balling, Registered Land Surveyor No. 162195

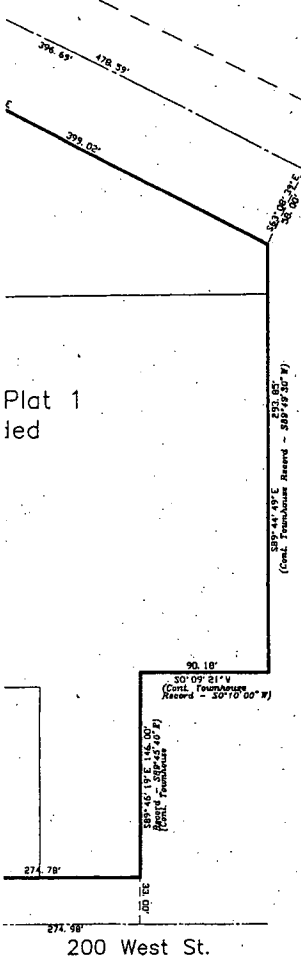
Owners' Consent to Record

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 Center Master Association, Inc., Davis County, Utah
By: Bruce V. Broadhead
Bruce V. Broadhead, President

Davis County Recorder

Entry No. 204953 Fee Paid \$62.00
Filed for Record and Recorded this 15th Day of AUGUST, 2005, at 1:34 PM in Book 3849 of Official Records Page 513
J. Scott Balling, Davis County Recorder
By: _____ Deputy Recorder



Plat 1
led

200 West St.