

03-225-0005

03-225-0006-Beginning ft

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 Pcs: 10
DEP RTT REC'D FOR BOUNTIFUL CITY

UTILITY COMPANY APPROVAL

Bountiful City Engineer	<i>John Dahl</i>	Date	<u>8-16-17</u>
Bountiful Power	<i>R. Alan Farren</i>	Date	<u>6-8-2017</u>
Bountiful Irrigation	<i>Wesley White</i>	Date	<u>7-6-2017</u>
Questar Gas	<u>ATTACHED</u>	Date	
Century Link	<u>ATTACHED</u>	Date	
Bountiful Water	<i>Maurie Glynn</i>	Date	<u>7/19/17</u>
South Davis Sewer	<i>Mark W. Weller</i>	Date	<u>7-12-17</u>
Comcast Television	<u>ATTACHED</u>	Date	
South Davis Water	<i>John Dahl</i>	Date	<u>7-19-17</u>

Dated this 22nd day of August, 2017

Mayor Randy Lewis

Attest: Shawna Andrus
City Recorder

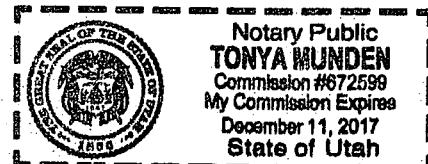
STATE OF UTAH)

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



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

Exhibit A

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

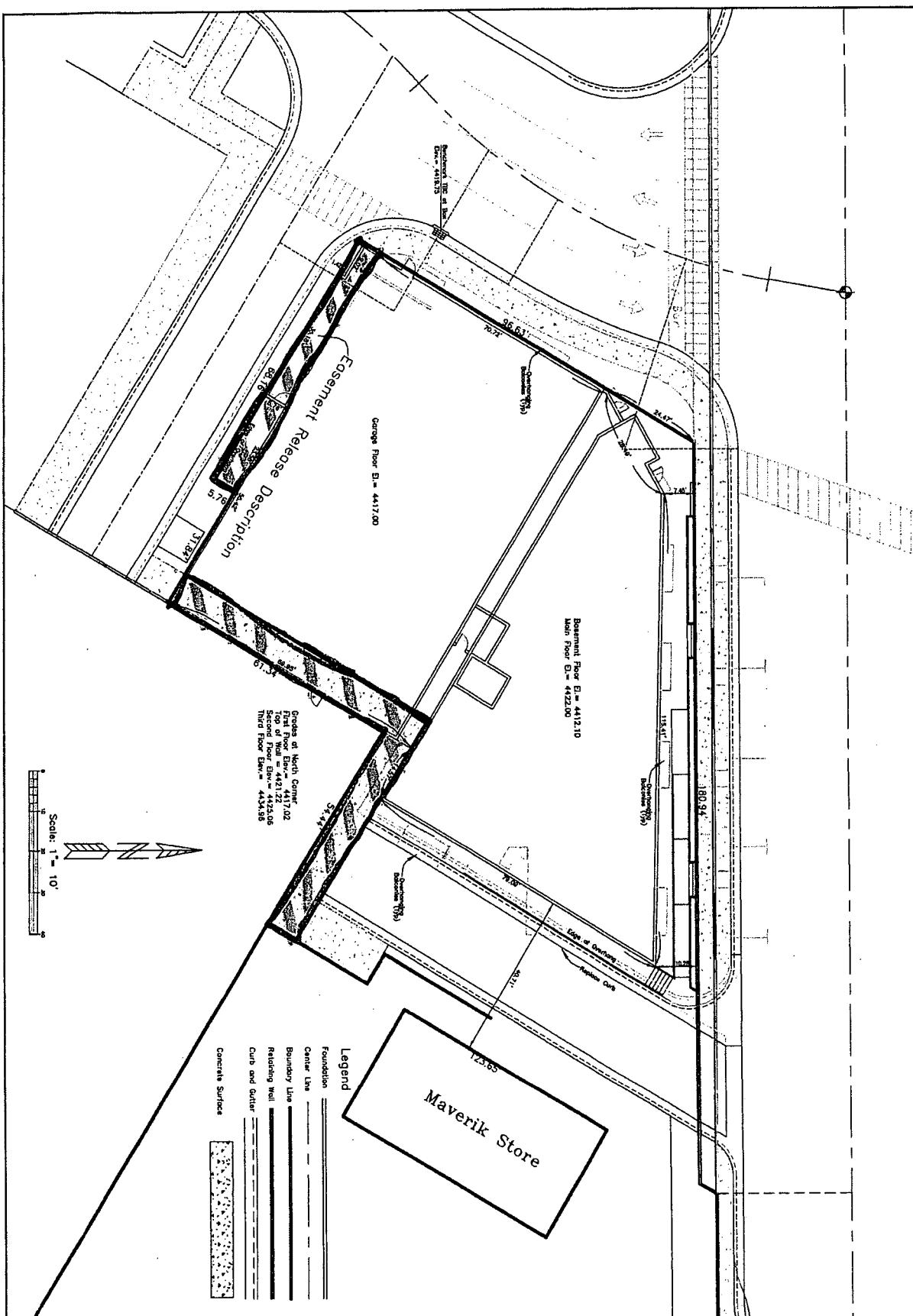
Beginning at a Corner of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 267.30 ft. along the Section Line and N26°51'21"E 1,316.06 ft. along the centerline of State Highway 68 and East 325.43 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running 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
0005*
Renaissance Towne Center Master Association
Common Elements- Easement Release-Legal Description

*03-225
0006*
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



Surveyor		Revisions		Residence Phase 1 Plot 3			Balling Engineering	
Date Surveyed	Date	Description	By	Site Plan			Civil Engineering * Surveying * Planning	
05-05-15								
J. S. Balling								
Checked By								
J. S. Balling								
Submittal Date	03-26-17							
Pile Number								

C001
Sheet 1 of 5



Balling Engineering
Civil Engineering * Surveying * Planning
325 East Pages Lane
P.O. Box 6014
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 295-0419
Email: scottballing@gmail.com

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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

