

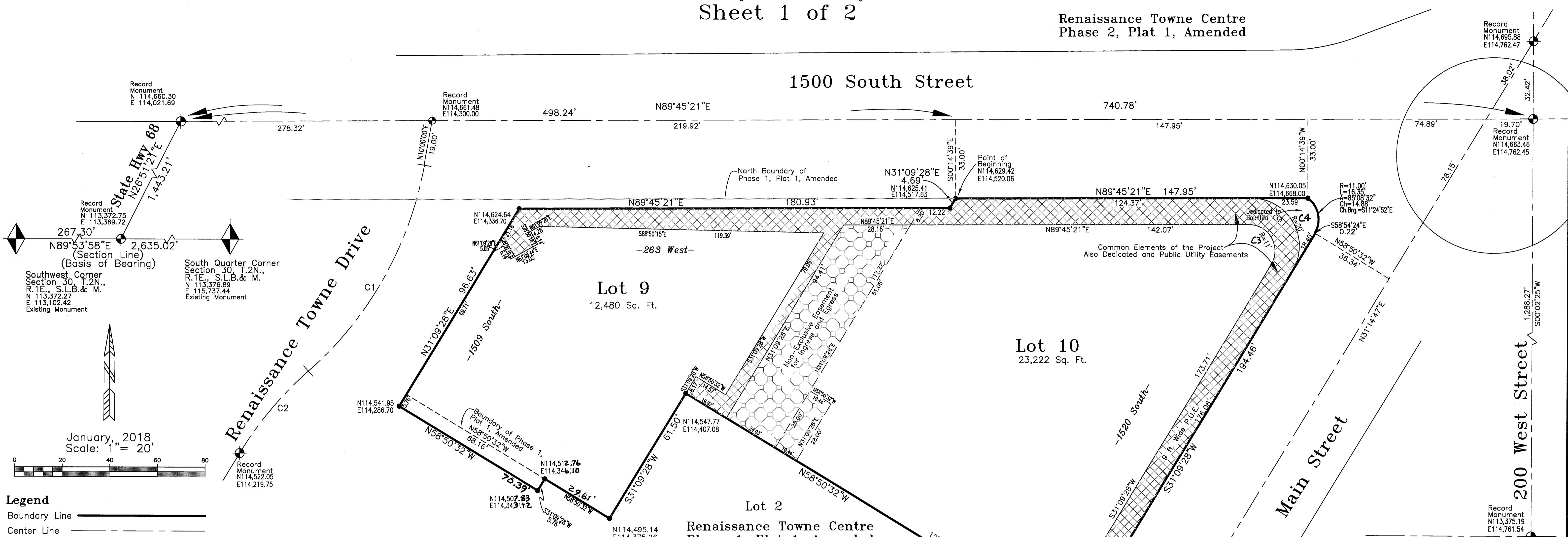
**Balling
Engineering**

Renaissance Towne Centre

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

Sheet 1 of 2

Renaissance Towne Centre
Phase 2, Plat 1, Amended



Legend

- Boundary Line
- Center Line
- Lot Lines
- Property Corner
- Brass Monument
- Section Corner



Represents Newly added Common Elements of the Project. All Common Elements are dedicated as Public Utility Easements



Represents the Non-Exclusive Easement for Ingress, Egress and Utilities for the Benefit of Lots 1,2,9 and 10

Curve Information

Curve	Radius	Length	Angle	Chord	Chord Bearing
C1	150.00'	100.68'	38°27'32"	98.81'	N29°13'46"E
C2	150.00'	45.29'	17°18'03"	45.12'	N39°48'30"E
C3	11.00'	23.30'	121°24'07"	19.19'	N29°32'35"W
C4	20.00'	42.36'	121°24'07"	34.89'	N29°32'35"W

Renaissance Towne Centre Phase 1, Plat 1, Amended

Boundary Description

Beginning at the Northeast 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 1,443.21 ft. along the centerline of State Highway 68 and N89°45'21"E 498.24 ft. along the centerline of 1500 South Street and S00°14'39"E 33.00 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence N89°45'21"E 147.95 ft. along the South Boundary of said 1500 South Street to a point on the boundary of the property conveyed in Quit Claim Deed recorded August 13, 2007 as Entry No. 2296819 in Book 4344 at Page 325; thence along said Quit Claim Deed Boundary in the following two courses: (i) Southerly 16.35 ft. along the arc of a 11.00 ft. radius curve to the right through a central angle of 85°08'32" (chord bears S11°24'52"E 14.88 ft.), (ii) S58°54'24"E 0.22 ft.; thence S31°09'28"W 194.46 ft. along the Northwest boundary of Main Street; thence along the boundary of Lot 2 of said Renaissance Towne Centre Phase 1, Plat 1, Amended in the following two courses: (i) N58°50'32"W 191.00 ft., (ii) S31°09'28"W 61.50 ft.; thence N58°50'32"W 29.61 ft.; thence S31°09'28"W 5.76 ft.; thence N58°50'32"W 70.39 ft.; thence along the boundary of said Phase 1, Plat 1, Amended in the following three courses: (i) N31°09'28"E 98.63 ft., (ii) N89°45'21"E 180.93 ft., (iii) N31°09'28"E 4.69 ft. to the point of beginning.

Containing 0.953 Acres.

* P.U.D.

Owner's Consent to Record and Dedication

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 3". We further dedicate to Bountiful City all streets and public utility easements shown hereon to be dedicated and the rights associated therewith.

Town Center, LLC
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: Randy C. Lewis
Randy Lewis, President

City of Bountiful, A Political Subdivision

By: Randy C. Lewis
Randy Lewis, Mayor

Renaissance Towne Centre Master Association, Inc.

a Utah Corporation

By: Bruce V. Broadhead
Bruce V. Broadhead, President

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 owners 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 and streets and elements hereafter to be known as "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 3, 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 survey and has been prepared in conformity with the minimum standards and requirements of the law.

December 20th, 2017

Date

Utah Surveyor No. 162195

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Sheet 2 of 2

General Notes

1. All coordinates are based on Davis County Surveyor's Office Datum
2. This Plat is subject to and together with rights as granted by 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").

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.

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:

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 which point is N89°53'57"E 267.30 ft. along the Section Line and N26°51'21"E 93.77 ft. along the centerline of said Highway 68 and S63°08'39"E 46.00 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence N26°51'21"E 737.29 ft. along said Highway 68 right-of-way line; thence Northeasterly 32.18 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of 36°52'11" (chord bears N45°17'27"E 31.62 ft.); thence S63°08'39"E 216.70 ft.; thence Northeasterly 297.97 ft. along the arc of a 1,066.50 ft. radius curve to the right through a central angle of 16°00'29" (chord bears N23°12'27"E 297.00 ft.); thence S58°50'32"E 113.50 ft.; thence N31°09'28"E 44.50 ft.; thence S58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street in the following three courses: (i) S31°09'28"W 253.23 ft., (ii) S88°45'57"W 9.77 ft., (iii) S31°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 S59°53'43"W 28.85 ft.); thence along the North boundary of 1800 South Street in the following two courses: (i) S88°37'58"W 281.94 ft., (ii) 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 N80°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 N21°50'26"W 22.54 ft.) to the point of beginning.

Containing 9.4468 Acres.

3. The Plat is together with rights granted by a Declaration of Covenants, Conditions and Restrictions and Tenancy in Common Agreement for Parking Structure at Renaissance Towne Center, Phase 1, Lot 2 recorded in the office of the Davis County Recorder on June 5, 2003 as Entry No. 1847201 in Book 3305 at Page 260 and any subsequent amendments thereto.

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 April 24, 2015 and recorded in the official records of Davis County, Utah, on April 27, 2015 as Entry No. 2863026 in Book 6254 at Page 1417, do hereby consent to the recordation of this plat of "RENAISSANCE TOWNE CENTRE", a commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, for the purposes described in that certain Notice of Approval recorded simultaneously herewith.

In witness whereof, we have hereunto set our hand this 12th day of FEBRUARY, 2018.

Signer: Ryan Jones, Title: SE. VICE PRESIDENT
BANK OF AMERICAN FORK, Trustee and Beneficiary



Acknowledgement

On this 12th day of FEBRUARY, 2018, there personally appeared before me, the undersigned Notary Public, Ryan Jones, who duly acknowledged to me that he is the SE. VICE PRESIDENT of BANK OF AMERICAN FORK, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Jyl Palmer

Residence SANDY

My Commission Expires: 12/09/2020

Utility Approval

Bntfl. Power R. Alan Barnes Date 2-1-2018

Bntfl. Water Mark E. Lyon Date 2-2-2018

South Davis Sewer Dee D. Wayman Date 2-2-2018

Comcast Cable Evalon Date 2-1-2018

Century Link E. J. Johnson Date 2-12-2018

Dominion Energy Jay Sted Date 2-7-18

Bountiful Irrigation District Wesley White Date 2-01-2018

Airspace Easement

Pursuant to that certain official instrument entitled Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1, Amended duly recorded with the Davis County, Utah Recorder's Office, the Owners of the Lot 9 and Lot 10 have a perpetual easement 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 Lot 9 and Lot 10 and the non-exclusive easement for ingress and egress and utilities on Lot 9 and Lot 10, provided that such air space easement is no less than thirteen (13) feet above the surface of the Common Elements (the "Air Space Easement"). The location of the Air Space Easement is more particularly described as follows:

Beginning at a point on the North Boundary of Lot 2 of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 1,342.32 ft. along the Section Line and North 1,150.38 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. said point being also S58°50'32"E 44.00 ft. from the North Corner of said Lot 2 and running thence N31°09'28"E 109.08 ft.; thence S89°45'21"W 28.16 ft.; thence S 31°09'28"W 94.41 ft.; thence S58°50'32"E 24.03 ft. along the boundary of said Phase 1, Plat 1 Amended to the point of beginning.

Generator Easement

Pursuant to the Supplemental Declaration recorded simultaneously herewith, including, without limitation, the provisions regarding automatic termination as set forth therein, the Owner of Lot 1 has a non-exclusive easement for the physical placement and location of the Generator and for ingress and egress to the emergency generator that was previously installed on a portion of Lot 10 for the benefit of Lot 1 (the "Generator"), specifically the surgical center operated within the Building, for the benefit of Lot 1 over, under and through the portion of Lot 10 more particularly described as follows:

Beginning at a point on the North Boundary of Lot 2 of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 1,342.32 ft. along the Section Line and North 1,150.38 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. said point being also S58°50'32"E 44.00 ft. from the North Corner of said Lot 2 and running thence S58°50'32"E 10.44 ft. along the boundary of said Phase 1, Plat 1 Amended; thence N31°09'28"E 28.00 ft.; thence N58°50'32"W 10.44 ft.; thence S 31°09'28"W 28.00 ft. to the point of beginning.

Davis County Recorder		
Entry No. <u>3100679</u>	Fee Paid <u>#638</u>	Filed for Record
and Recorded this <u>22nd</u> day of <u>JUNE</u> , 2018, at	<u>10:06 AM</u>	in Book <u>7042</u> , Page <u>178</u> of Official Records.
<u>Richard T. Maughan</u> Davis County Recorder		
Deputy Recorder		