

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

1500 South Street

740.78'

498.24'

N89°45'21"E

219.92'

147.95'

278.32'

Record Monument
N114,660.30
E114,021.69

State Hwy 68
N26°51'21"E
1,443.21'

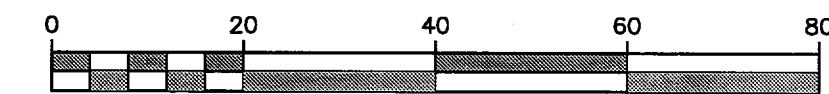
Record Monument
N113,372.75
E113,369.72

N89°53'58"E
2,635.02'
(Section Line)
(Basis of Bearing)

Southwest Corner
Section 30, T.2N.,
R.1E., S.L.B. & M.,
N113,372.27
E113,102.42
Existing Monument

South Quarter Corner
Section 30, T.2N.,
R.1E., S.L.B. & M.,
N113,376.89
E115,737.44
Existing Monument

January, 2018
Scale: 1" = 20'



Legend

Boundary Line

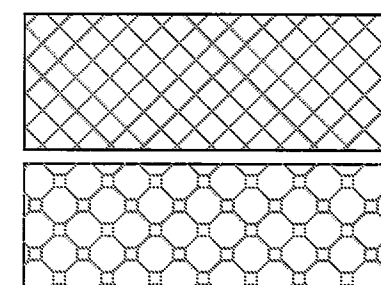
Center Line

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"	34.87'	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) Southeasterly 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 96.63 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, 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: Randy C. Lewis
Randy Lewis, President

City of Bountiful, A Politician 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

Lot 10
23,222 Sq. Ft.

Lot 2

Renaissance Towne Centre
Phase 1, Plat 1, Amended

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 easements 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

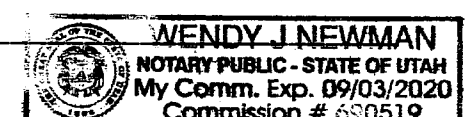


Acknowledgement

On this 16 day of May, 2018, there personally appeared before me, Bruce V. Broadhead, who being by me duly sworn, did say that he is the Manager of Town Center L.L.C., a Utah Limited Liability Company, and President of Renaissance Towne Centre Master Association, Inc., a Utah Corporation and the foregoing instrument was signed in behalf of said entities, and said person acknowledged to me that said entities executed the same.

Notary Public: Wendy J. Newman
Residence: Centerville, Utah

My Commission Expires: 09-03-20

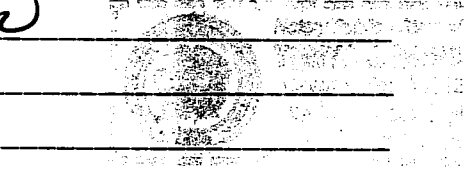


Acknowledgement

On this 12th day of June, 2018, there personally appeared before me, Randy Lewis 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 the foregoing instrument was signed in behalf of said entities, and said person acknowledged to me that said entities executed the same.

Notary Public: Cheryl M. Menden
Residence: Bountiful, UT

My Commission Expires: 12-11-21



City Attorney's Approval

On this 11th day of June, 2018.

[Signature]
Bountiful City Attorney

City Engineer's Approval

On this 7th day of JUNE, 2018.

[Signature]
Bountiful City Engineer

Bountiful City Planning Commission

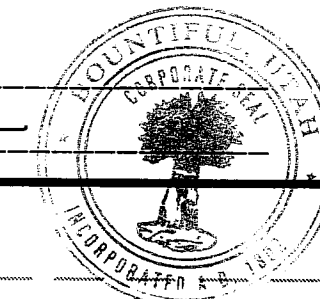
On this 16th day of JANUARY, 2018.

By the Bountiful City Planning Commission.
[Signature]
City Planning Director

Bountiful City Council Approval

Presented to the City Council of Bountiful City, Utah, this 23rd day of JANUARY, 2018 at which time this subdivision was approved and accepted.

Mayor: Randy C. Lewis
City Recorder Attest: [Signature]



Davis County Recorder

Entry No. 310679 Fee Paid \$622 Filed for Record and Recorded this 22nd day of JUNE, 2018, at 10:06 AM in Book 7042 Page 178 of Official Records.

[Signature]
Davis County Recorder

By: [Signature] Deputy Recorder

59232



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.
P.U.D.
Sheet 2 of 2

General Notes

- All coordinates are based on Davis County Surveyor's Office Datum
- 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.

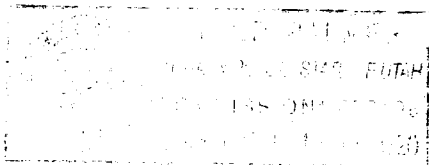
- The Plat is together with rights granted by a Declaration of Covenants, Conditions and Restrictions and Tenancy in Common Agreement for Parking Structure at Renaissance Towne Center, Phase 1, Lot 2 recorded in the office of the Davis County Recorder on June 5, 2003 as Entry No. 1847201 in Book 3305 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: SR. 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 SR. VICE PRESIDENT of BANK OF AMERICAN FORK, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: Gloria Palmer

Residence SANDY

My Commission Expires: 12/09/2020

Utility Approval

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

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

South Davis Sewer Dee L. Waymont Date 2-2-2018

Comcast Cable E. Valdez Date 2-1-2018

Century Link BB Date 2-12-2018

Dominion Energy Logan Stiles Date 2-9-18

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 A 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>3102679</u>	Fee Paid <u>\$62.00</u>
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 J. Maughan</u> Davis County Recorder	
By: _____	Deputy Recorder