

# Renaissance Towne Centre

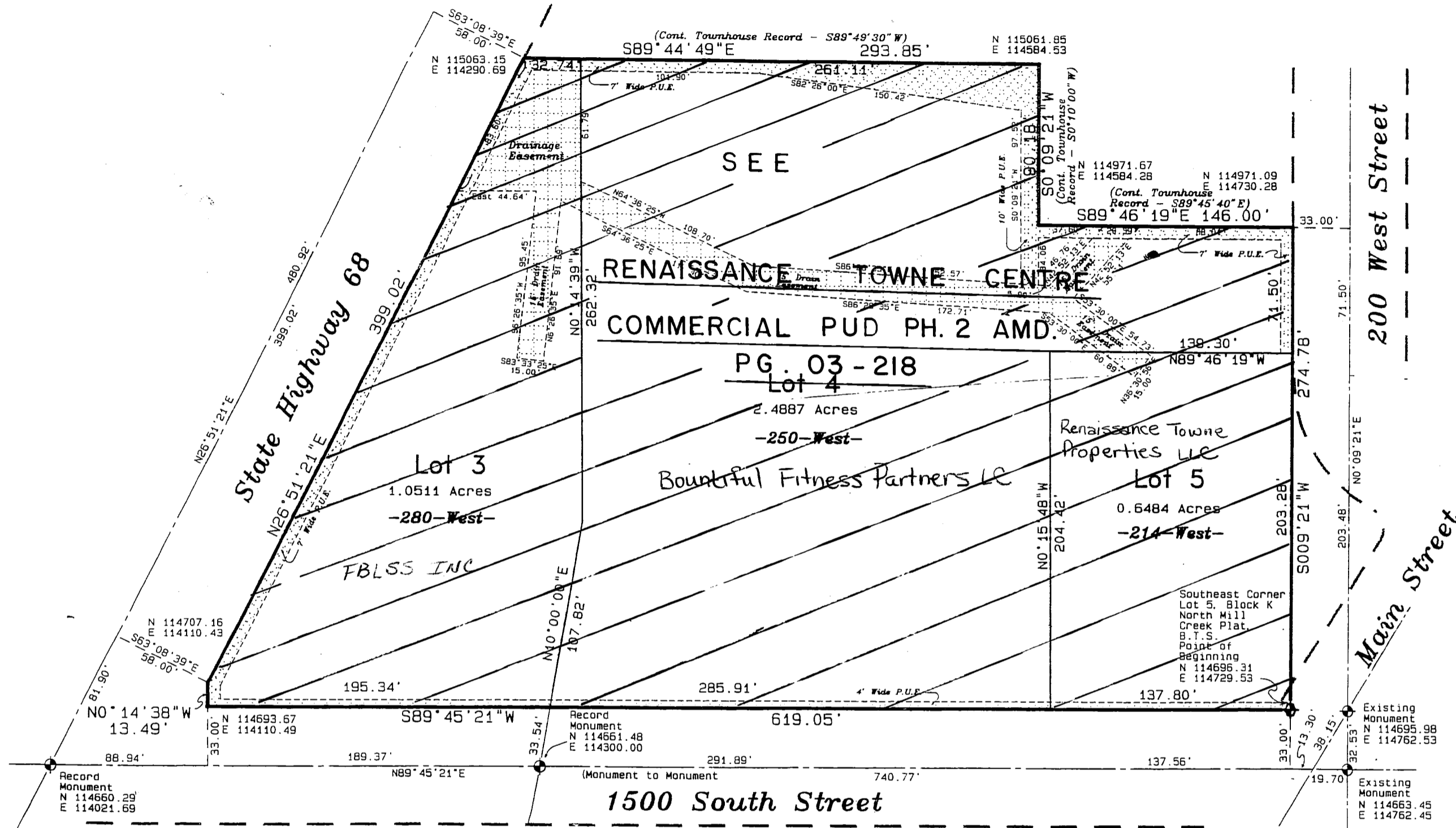
A Commercial Mixed-Use Planned Unit Development, Phase 2, Plat 1  
 Being a Part of Lot 5, Block K, North Mill Creek Plat, Bountiful Townsite Survey  
 Located in the Southwest Quarter of Section 30, T.2N., R.1E., S.L.B. & M.  
 Bountiful City, Davis County, Utah

PREFIX  
03-215

LAST #  
0005

N

SCALE:  
1" = 60'



DEVELOPMENT: RENAISSANCE TOWNE CENTRE PUD  
 PHASE 2, PLAT 1  
 CITY: BOUNTIFUL LOTS 3 THRU 5

LOT 5, BLK K BOUNTIFUL NMC  
 SW 1/4 SEC. 30, T.2N, R.1E  
 S.L.M. DAVIS COUNTY, UTAH

FILE # 3829  
 R 4-23-03

### General Notes:

1. Represents the Public Utility Easements
2. Represents the Storm Drainage Easements to be utilized solely by the owner's within this plat.
3. All coordinates are based on Davis County Surveyor's Office Datum.
4. This Plat is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development that was recorded in the office of the Davis County Recorder on March 28, 2003, as Entry No. 1847201, at Book 3257, Page 1255, and any subsequent amendments thereto, and is also subject to that certain Supplemental Declaration to Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development, which Supplemental Declaration is recorded simultaneously herewith, and any subsequent amendments thereto (collectively, the "Declaration").
5. The Declaration provides, in part, for the construction, maintenance, repair and replacement of certain common improvements 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.
6. Phase 1, Plat 1, of Renaissance Towne Centre was recorded in the office of the Davis County Recorder on March 28, 2003, as Entry No. 1847200, Book 3257, Page 1254. This Plat is Phase 2, Plat 1 of Renaissance Towne Centre. The land legally described in this Plat was designated as "Additional Land" on Phase 1, Plat 1, and is hereby added to Renaissance Towne Centre as Lots 3, 4 and 5 as depicted herein, and is hereby made a part of Renaissance Towne Centre, a commercial mixed use planned unit development. Although fee ownership in each of the Lots may be subsequently conveyed to new Owners, each Lot is a part of, and shall remain part of, Renaissance Towne Centre. Such Additional Land, and any portion thereof or interest therein, shall be owned, conveyed, mortgaged, encumbered, leased, developed, improved, used and occupied subject to the Declaration and the limitations, covenants, conditions, restrictions, easements, liens and charges set forth therein, all of which are equitable servitudes and shall run with the title to the Additional Land described in this Plat and shall be binding on and inure to the benefit of all parties having or acquiring any right, title or interest in which Additional Land or any portion thereof and their respective heirs, successors and assigns.
7. Town Center, LLC hereby reserves 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 recodification 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 17-27-808(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. Non-exclusive public utility easements are hereby offered for dedication over all open space areas located within Lots which are not improved with buildings and/or other improvements for ingress to, egress from, and the installation, replacing, repairing and maintaining of all public utility and service lines and systems, as such public utilities are installed in connection with the development of the improvements thereon. Notwithstanding such grant of public utility easements, and subject to all terms and provisions of the Declaration, each Owner reserves the right, subject to approval of the affected public utility company, which approval shall not be unreasonably withheld, to record an instrument which narrows and limits such grant of public utility easements to the normal easement width of the public utility in those specific areas of the Lot which actually contain the public utility facilities as described in such instrument.
9. Pursuant to and subject to all terms and provisions of the Declaration, each Owner shall have, for use by them and by each of their Permittees, a reciprocal, perpetual non-exclusive easement to utilize the parking spaces located in the Parking Areas, and a reciprocal, perpetual non-exclusive easement to, from, upon over, and across all of the vehicular passageways, driveways, driving lanes, turn-arounds, sidewalks and walkways currently and from time to time, located on the Property for vehicular and pedestrian ingress and egress from each of the Lots and public streets, as appropriate, to each of the other Lots and public streets, as appropriate. The parking spaces and the Parking Areas shall be depicted on a site plan that shall hereafter be approved by the Bountiful City Council and recorded with the office of the Davis County Recorder.
10. The land legally described on this Plat, and each individual Lot depicted in this Plat, are subject to assessment by Bountiful City Special Improvement District #2002-01.