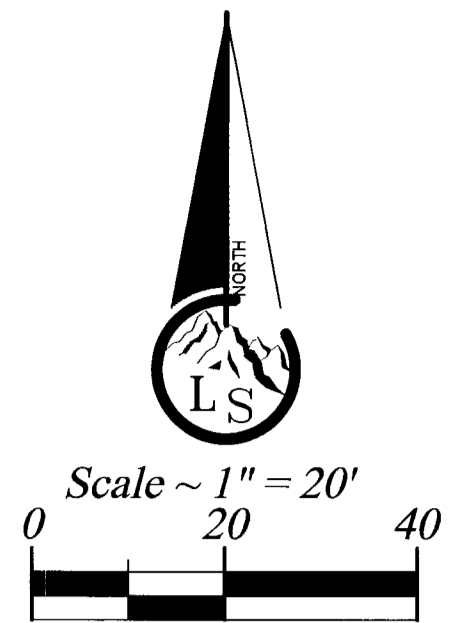
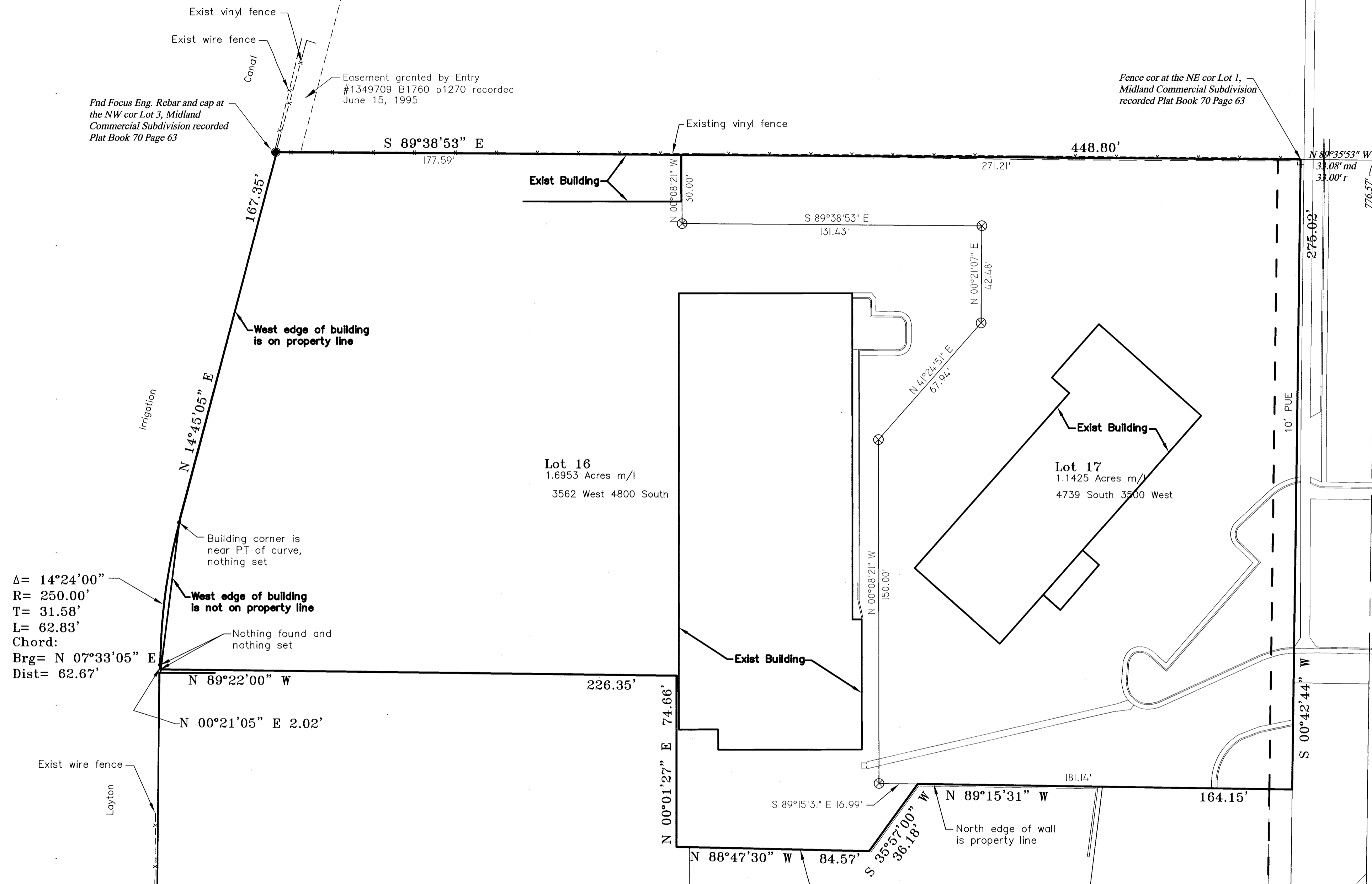


MIDLAND COMMERCIAL SUBDIVISION 3rd Amendment

PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
ROY CITY, WEBER COUNTY, UTAH



- Legend**
- EXISTING FENCE
 - - - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - r RECORD DATA
 - md MEASURED DATA
 - FND REBAR AND CAP
 - ⊗ SET NAIL AND WASHER
- Vicinity Map



NARRATIVE

- The purpose of the survey is to amend Lots 1, 2 and 3 of the Midland Commercial Subdivision and create two lots divided as shown hereon.
- The basis of bearing of bearing is as described as noted hereon.
- In identifying the boundaries of the lots measurements were made on existing retaining walls, buildings, fences and other features.
- A portion of the south boundary was found to be monumented by the north edge of a retaining wall. There is also a building wall that is on the western portion of the south boundary.
- The west boundary has a building built on the property line for all except the curved portion of the lot line.
- The north boundary is identified by a new vinyl fence which was built when the apartments to the north were constructed. There is a rebar and cap of Focus Engineering at the northwest corner of the property. The northeast corner would be in the east end of the new vinyl fence.
- The lot line between the new Lot 15 and 16 are newly set in this survey with nail and washers.
- The boundary of the lots conform to the record of the subdivision plat. That plat is "Midland Commercial Subdivision" and is recorded in Plat book 40 page 63 and 64 as entry number 2441060 on October 26, 2009.
- Deeds will be prepared to clear the title exchange being made.

ROY CITY ENGINEER
I hereby certify that this subdivision complies with the minimum requirements of the requirements of all applicable statutes and ordinances prerequisite to approval by the City Engineer of the foregoing plat and dedications have been complied with. Signed this 7 day of Jan, 2021.

[Signature]
Roy City Engineer

ROY CITY COMMUNITY DEVELOPMENT DEPARTMENT
I hereby certify that this subdivision complies with the minimum requirements of the subdivision ordinance of Roy City, Signed this 23 day of Decem, Dec, 2020

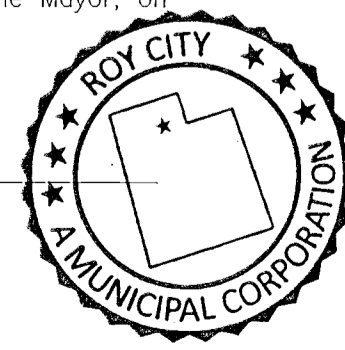
[Signature]
Roy City Planning and Zoning Administrator

ROY CITY ACCEPTANCE
This is to certify that this subdivision plat was duly accepted by the Mayor, on the 21 day of January, 2021.

[Signature]
Roy City Mayor

ROY CITY ATTORNEY
Approved as to form this 23 day of DECEMBER, 2020.

[Signature]
Roy City Attorney



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract MIDLAND COMMERCIAL SUBDIVISION 3rd Amendment:

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), the same to be used for the installation, maintenance and operation of public utility service line(s), to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

We hereby recognize document recorded as Entry No. 2718197 on January 16, 2015, titled Declaration of Covenants, Conditions and Easements, said document, in its entirety, is hereby incorporated herein and made part hereof by reference.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 12th day of November, 2020.

MIDLAND AAC, LLC, a Utah Limited Liability Company

[Signature] Justin Peltz
By: Justin Peltz Co-Owner
STATE OF UTAH)
COUNTY OF WEBER)

[Signature] Jeffrey S. Hanson
By: Jeffrey S. Hanson Co-Owner
STATE OF UTAH)
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they] is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, I have examined the within and foregoing instrument and have stamped the date in this certificate first above written:

[Signature] Stephen Greider
Notary Signature: Stephen Greider
(print name below signature):

[Signature] SEP 12 2021
My Commission Expires: Comm # 646699

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 25th day of November, 2020.

BEL AIR MHC INVESTORS, LLC, a Delaware limited liability company

[Signature] Erik M. Rollan
By: Erik M. Rollan
STATE OF California)
COUNTY OF Sacramento)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they] is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, I have examined the within and foregoing instrument and have stamped the date in this certificate first above written:

[Signature] Martha P. Hodapp
Notary Signature: Martha P. Hodapp
(print name below signature):

#2250418
My Commission Expires: 7-19-2022

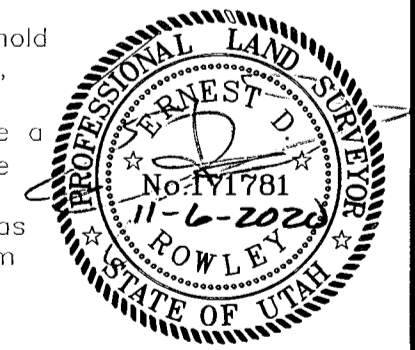


BOUNDARY DESCRIPTION

All of Lots 1, 2, and 3, Midland Commercial Subdivision, being part of the Southeast Quarter of Section 9, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Roy City, Weber County, Utah. Containing 2.8378 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-25-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



Basis of Bearing = Weber County NAD83 Utah North Zone
N 89°38'53\" E 2648.65' grid, 2649.30' ground r & md

S 1/4 cor Sec. 9, T 5 N, R 2 W, SLB&M, 2006 WCo brass cap in ring and lid, good condition per record, N=3588417.3 E=1482380.8 U.S.R.

SE cor Sec. 9, T 5 N, R 2 W, SLB&M, 1961 WCo brass cap in ring and lid, good condition per record, N=3588401.2 E=1485029.3 U.S.R.

NOTE:

- Lower Valley Coordinate system is NAD1983 Utah North Zone U.S.f.t expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609. Please note that UCA 10-9a-609 does not vacate, supercede, or replace any easements or other boundary provisions that are not shown on prior PLATS of record. There is a document creating easements for the properties in this subdivision and outside of this subdivision which is not modified or altered by this plat which is recorded as Entry number 2718197 on January 16, 2015 and remains in effect unless superceded by a separate legal document(s). All other documents of record which have an effect on the use or title of the property, if any, remain unchanged by this plat.

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. 3135598	
DEVELOPER: Midland ACC LLC Address: 4739 South 3500 West, Roy, Utah 84067		1 of 1		Filed for record and recorded on 17 day of MAR 2021 at 12:31 in book 90 of official records, on page 23	
SE 1/4 of Section 9, Township 5 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision		County Recorder: Leann H Kitts	
Revisions		DRAWN BY: EDR		By Deputy: <i>[Signature]</i>	
		SURVEY DATE: July 2019		Fee paid: \$400	
		DATE: November 6, 2020			
		PROJ: 4130			

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.