

EXHIBIT "A"

PHARM 106 SUBDIVISION

1010 EAST 106000 SOUTH, SANDY, SALT LAKE COUNTY, STATE OF UTAH

SITUATE IN THE SOUTH HALF OF SECTION 17,

TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PLAT NOTES:

- 1- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 2- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- 3- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- 4- CROSS ACCESS AND PARKING EASEMENT FOR PEDESTRIAN AND VEHICULAR USE ACROSS ALL PARKING AND SIDEWALK AREAS ACROSS LOTS 1 AND 2 TO BE GRANTED UPON RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, MATTHEW C. STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT. DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND IN ACCORDANCE WITH SECTION 17-73-504 OF UTAH STATE CODE, WHICH IS SITUATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND HAVE VERIFIED ALL MEASUREMENTS AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE REPRESENTATION OF THE HEREAFTER DESCRIBED TRACT OF LAND BASED UPON RECORDS FOUND IN THE SALT LAKE COUNTY RECORDER AND SURVEYOR OFFICES AND AS SURVEYED ON THE GROUND.

DATE: 6-06-2026



MATT STONES, PLS #7176711

NARRATIVE

THIS SUBDIVISION WAS DONE AT THE REQUEST OF LIBERTY DRUG, LLC. FOR THE PURPOSE OF MAKING IMPROVEMENTS TO THE PROPERTY. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°58'31" EAST BETWEEN THE CENTER AND THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION (WD ENTRY NUMBER 14500102):

CONTAINING ALL OF PARCELS: 28173260130000, 28173260140000, 28173260150000, 28173260160000, 28174010720000, 28174010650000 AND 28174010670000, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 100600 SOUTH STREET, SAID POINT BEING 55.00 FEET SOUTH 00°24'10" WEST FROM THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND RUNNING THENCE SOUTH 00°24'10" WEST 6.12 FEET; THENCE SOUTH 89°58'31" EAST 85.77 FEET; THENCE SOUTH 46°10'48" EAST 32.57 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 39°17'34" (CHORD WHICH BEARS SOUTH 19°45'56" WEST 174.83 FEET); THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 178.30 FEET; THENCE NORTH 89°36'34" WEST 95.69 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 06°02'05" (CHORD WHICH BEARS SOUTH 87°23'42" WEST 109.49 FEET); THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 109.54 FEET; THENCE NORTH 89°56'43" WEST 168.72 FEET; THENCE NORTH 00°24'10" EAST 197.55 FEET; THENCE SOUTH 89°58'31" EAST 322.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,295 SQUARE FEET OR 1.843 ACRES MORE OR LESS.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, LANES, OR ALLEYS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:

PHARM 106 SUBDIVISION

DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS OR UNITS, AS WELL AS THE OWNERS OF ADJACENT PROPERTIES, ALL PRIVATELY-OWNED STREETS, LANES, ALLEYS, AND DRIVEWAYS AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE PERPETUAL USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ALL COMMON AND LIMITED COMMON AREAS AS NON -EXCLUSIVE PEDESTRIAN ACCESS EASEMENT FOR THE USE OF THE LOT OR UNIT OWNERS AND THEIR INVITEES, AND AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, OR FOR OTHER TYPICAL PURPOSES INDICATED BY THOSE EASEMENTS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENT, AS SHOWN HEREON.

IN WITNESS WHEREOF, _____, HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, 20____ A.D.

OWNER/ MANAGING DIRECTOR

ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

NAME, NOTARY PUBLIC COMMISSIONED IN UTAH

PHARM 106 SUBDIVISION

1010 EAST 106000 SOUTH, SANDY,
SALT LAKE COUNTY, STATE OF UTAH
SITUATE IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

RECORDER'S SEAL

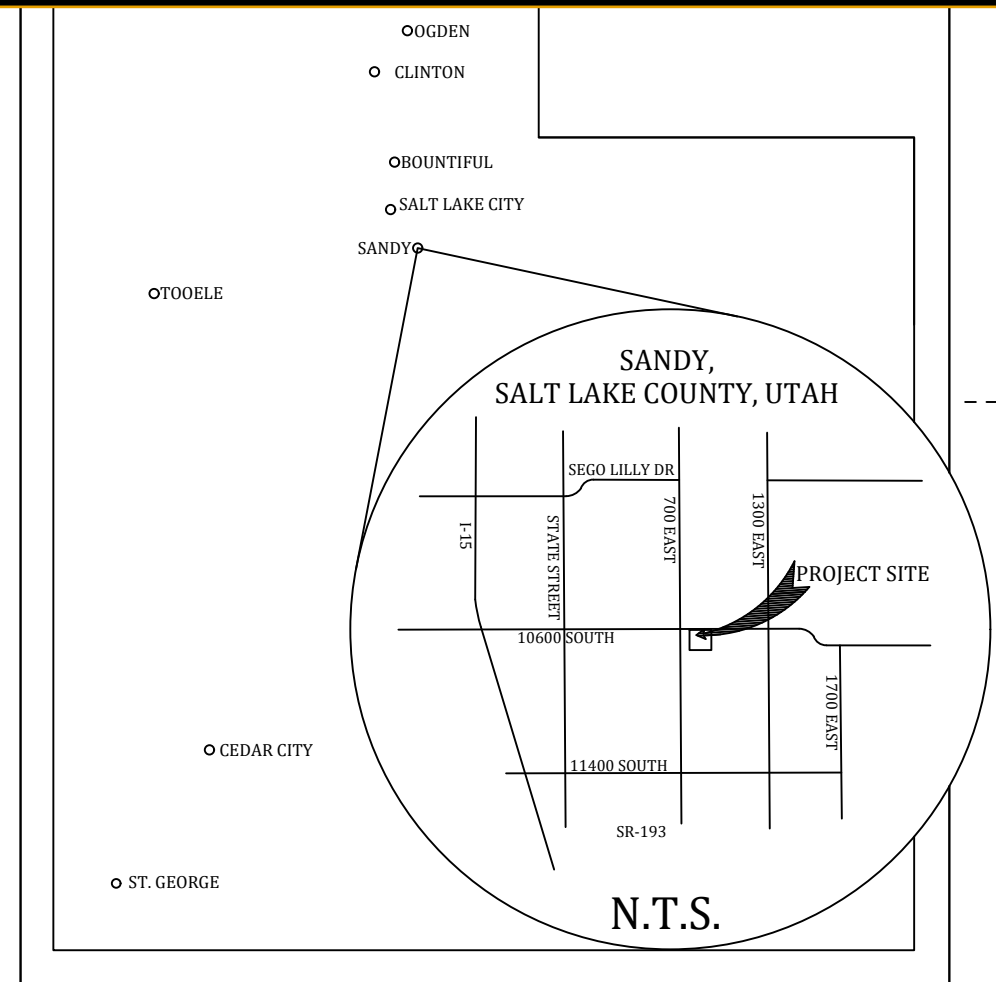
SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF: _____

DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEES: \$ _____

DEPUTY, SALT LAKE COUNTY RECORDER



LOT 2
CONTAINING: 42,715 SQ
FT OR 0.980 ACRES
1010 EAST 10600 SOUTH

LOT 1
CONTAINING: 37,580 SQ
FT OR 0.863 ACRES
1010 EAST 10600 SOUTH

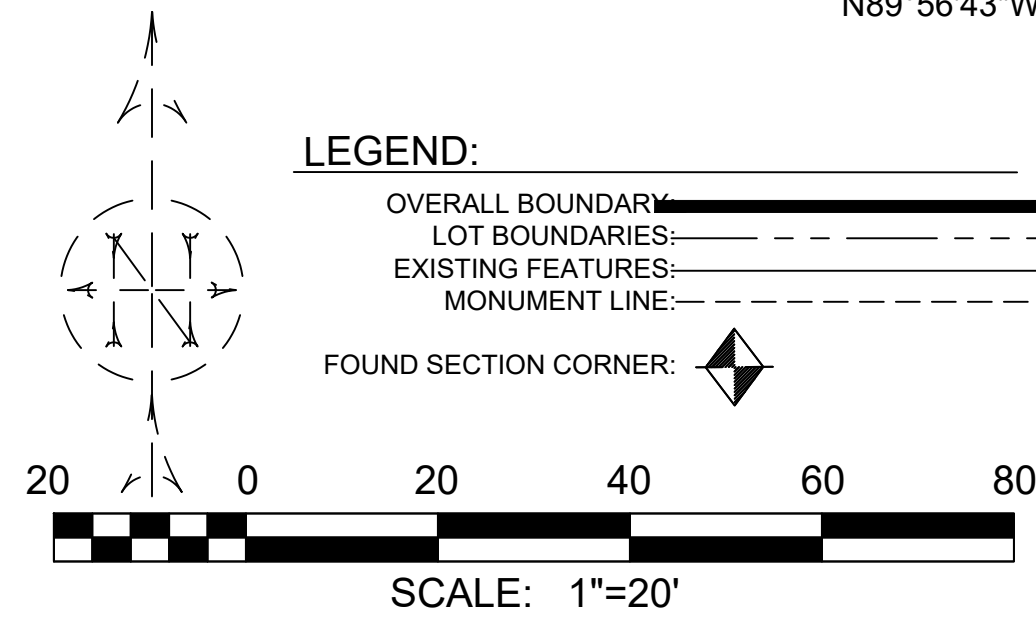
LEGEND:

OVERALL BOUNDARY: _____
LOT BOUNDARIES: _____
EXISTING FEATURES: _____
MONUMENT LINE: _____

FOUND SECTION CORNER: _____

SUBDIVISION AGREEMENT:

I, _____, BEING AUTHORIZED ON BEHALF OF NUPETCO (OWNERS OF PARCEL IDS: 28173260130000, 28173260140000 AND 28173260150000), AT 960 EAST AND 984 EAST 10600 SOUTH, DO HEREBY ACKNOWLEDGE OR ACCEPT THAT THE PROPERTIES NOTED HEREON WILL BE ADDED TO THIS SUBDIVISION.



SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ____ DAY OF _____ A.D. 20____

DISTRICT MANAGER

SANDY CITY PARKS AND REC.

APPROVED THIS ____ DAY OF _____ A.D. 20____

DIRECTOR

SANDY CITY PUBLIC UTILITIES

APPROVED THIS ____ DAY OF _____ A.D. 20____

ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH
DEPARTMENT

APPROVED THIS ____ DAY OF _____ A.D. 20____

BY: _____

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____ A.D. 20____
THE SANDY CITY PLANNING
COMMISSION

CHAIRMAN SANDY CITY PLANNING
COMMISSION

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY
OF _____ A.D. 20____

SANDY CITY ATTORNEY

SALT LAKE COUNTY SURVEYOR

ROS NUMBER S2026-05-0307

EASEMENT APPROVAL

CENTURY LINK

DATE

ROCKY MOUNTAIN POWER

DATE

ENBRIDGE

DATE

COMCAST

DATE

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR
THIS ____ DAY OF _____ A.D. 20____
AT WHICH TIME THE SUBDIVISION
WAS APPROVED AND ACCEPTED

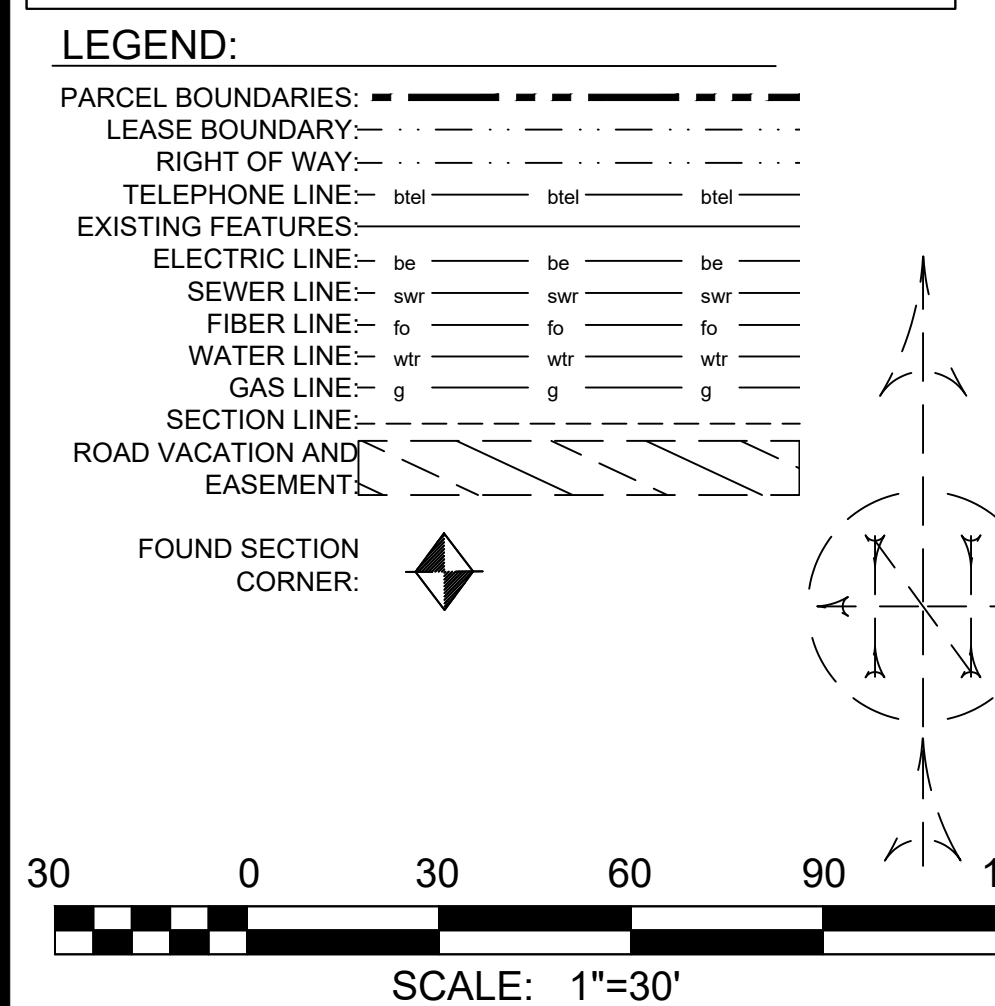
MAYOR

ATTEST: SANDY CITY RECORDER

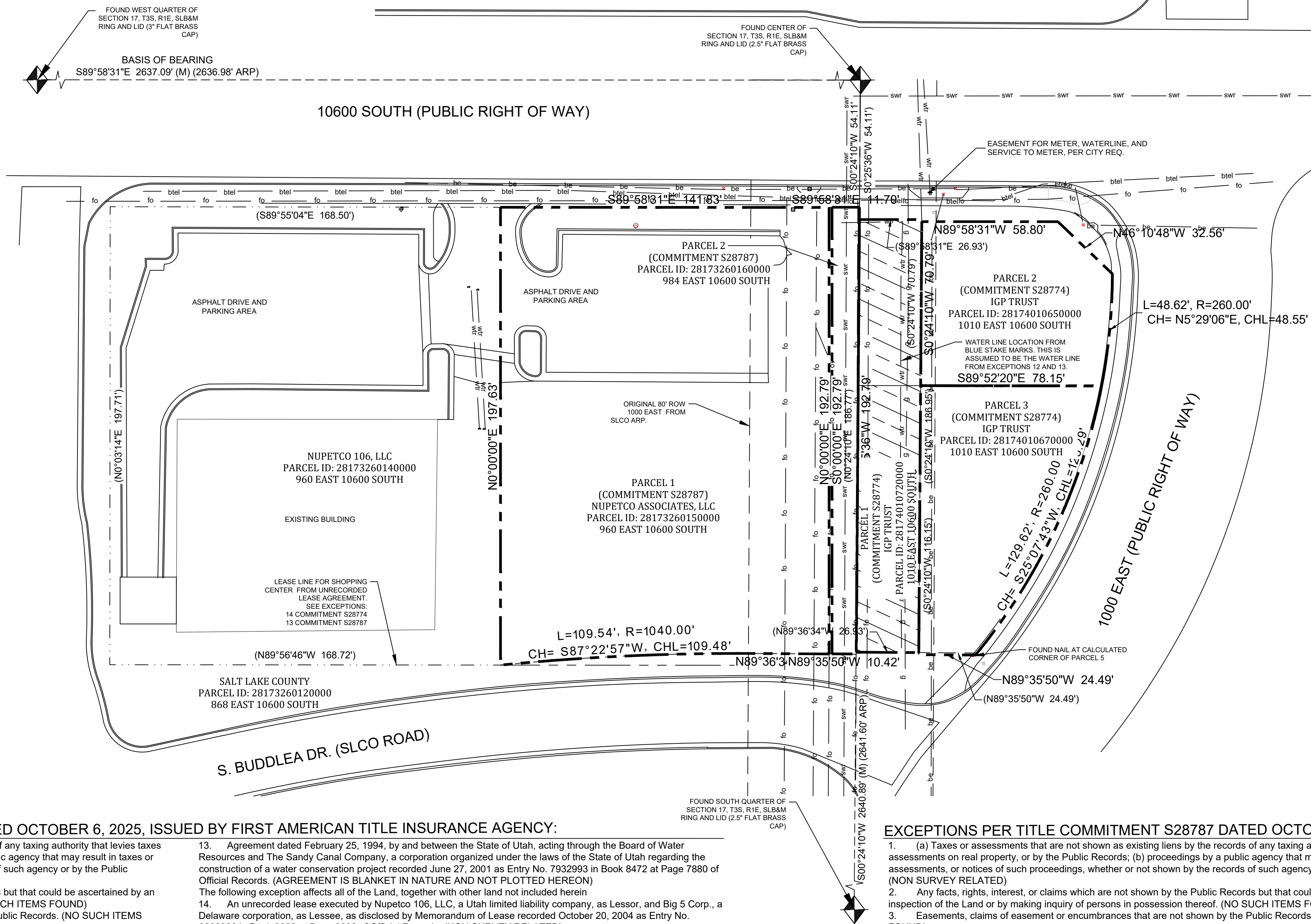
SANDY CITY ENGINEER

APPROVED THIS ____ DAY OF _____ A.D. 20____

SANDY CITY ENGINEER



TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



4. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (NON SURVEY RELATED)
5. Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NO SUCH ITEMS FOUND)
6. Easements, claims of easement or encumbrances that are not shown by the Public Records. (NO SUCH ITEMS FOUND)
7. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary line of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in Public Records. (ALL SUCH ITEMS ARE NOTED HEREON)
8. a) Unpatented mining claims;(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claim or title to water, whether or not the materials excepted under (a), or (c) are shown by the Public Records.
9. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy. (NO SUCH ITEMS FOUND)
10. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part-I Requirements are met. (NO SUCH ITEMS FOUND)
- The following affects Parcel 1
8. Taxes for the year 2025 are due and payable on or before November 30, 2025. Amount Due: \$1,334.45 Serial No.: 28-17-401-072-0000 Status: DUE (NON SURVEY RELATED)
- The following exception affects Parcel 2
9. Taxes for the year 2025 are due and payable on or before November 30, 2025. Amount Due: \$2,467.33 Serial No.: 6-17-401-065-0000 Status: DUE (NON SURVEY RELATED)
- The following exception affects Parcel 3
10. Taxes for the year 2025 are due and payable on or before November 30, 2025. Amount Due: \$3,261.02 Serial No.: 28-17-401-067-0000 Status: DUE (NON SURVEY RELATED)
11. Any charge upon the land by reason of its inclusion in Sandy City and Sandy Suburban Improvement District. (NON SURVEY RELATED)
12. Agreement dated June 29, 1993, by and between the State of Utah, acting through the Board of Water Resources and The Draper Irrigation Company, a corporation organized under the laws of the State of Utah regarding the construction of a water conservation project recorded May 29, 1996 as Entry No. 6368924 in Book 7409 at Page 2566 of Official Records. (AGREEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)

13. Agreement dated February 25, 1994, by and between the State of Utah, acting through the Board of Water Resources and The Sandy Canal Company, a corporation organized under the laws of the State of Utah regarding the construction of a water conservation project recorded June 27, 2001 as Entry No. 7932993 in Book 8472 at Page 7880 of Official Records. (AGREEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)

The following exception affects all of the Land, together with other land not included herein

14. A unrecorded lease executed by Nupecto 106, LLC, a Utah limited liability company, as Lessor, and Big S Corp., a Delaware corporation, as Lessee, as disclosed by Memorandum of Lease recorded October 20, 2004 as Entry No. 92926 in Book 9050 at Page 8662 of Official Records. (NON SURVEY RELATED)

NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein.

The following exception affects Parcel 1

15. An easement for utilities and incidental purposes over, across or through that portion of the vacated 1000 East 10600 South, as set forth in that certain Ordinance vacating said 1000 East 10600 South recorded January 24, 2011 as Entry No. 11121309 in Book 9900 at Page 2673 of Official Records. (THIS DESCRIPTION IS THE SAME AS PARCEL 1 FROM THIS COMMITMENT AND AS SHOWN HEREON)

16. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by Law and not shown by the public records. REQUIREMENTS: This exception may be deleted from the policy if no preliminary notices have been filed with the State Construction Registry (SCR), and the following requirements are met:

(1) The SCR has been searched prior to releasing the construction trust deed.

(2) (New Construction) Notice of Construction Loan must be filed with the SCR.

(3) (Completed Construction) Certificate of Occupancy must be filed with the SCR, and verification that all contractors who have filed with the SCR have been paid.

17. Construction Indemnity Agreement signed by the Owner. (NON SURVEY RELATED)

18. Our search of the public records finds no outstanding mortgages affecting the land. (NON SURVEY RELATED)

19. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedule B. (NO SUCH ITEMS FOUND)

20. Any water rights, claims or title to water in or under the land, whether or not the matters are shown by Public Record (NO SUCH ITEMS FOUND)

21. The following names have been checked for judgments, federal and state tax liens and none were found of record except as shown herein: Wayne G Petty, Ralph C Petty, The IGP Trust, Ever After Enterprises, LLC, Jennifer Merchant (NON SURVEY RELATED)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (NON SURVEY RELATED)
2. Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (NO SUCH ITEMS FOUND)
3. Easements, claims of easement or encumbrances that are not shown by the Public Records. (NO SUCH ITEMS FOUND)
4. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary line of the Land), that would be disclosed by an accurate and complete title survey of the Land and that are not shown in Public Records. (ALL SUCH ITEMS ARE NOTED HEREON)
 - (a) Unpatented mining claims;(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claim or title to water, whether or not the matters excepted under (a), or (c) are shown by the Public Records. (NO SUCH ITEMS FOUND)
5. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy. (NON SURVEY RELATED)
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part-I Requirements are met. (NO SUCH ITEMS FOUND)

The following affects Parcel 1

8. Taxes for the year 2025 are due and payable on or before November 30, 2025. Amount Due: \$6,883.61 Serial No.: 28-17-326-015-0000 Status: DUE (NON SURVEY RELATED)
9. Taxes for the year 2025 are due and payable on or before November 30, 2025. Amount Due: \$504.18 Serial No.: 28-17-326-016-0000 Status: DUE (NON SURVEY RELATED)
10. Any charge upon the land by reason of its inclusion in Sandy City and Sandy Suburban Improvement District. (NON SURVEY RELATED)
11. Agreement dated June 29, 1993, by and between the State of Utah, acting through the Board of Water Resources and The Draper Irrigation Company, a corporation organized under the laws of the State of Utah regarding the construction of a water conservation project recorded May 29, 1996 as Entry No. 6368924 in Book 7409 at Page 2566 of Official Records. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)
12. Agreement dated February 25, 1994, by and between the State of Utah, acting through the Board of Water Resources and The Sandy Canal Company, a corporation organized under the laws of the State of Utah regarding the construction of a water conservation project recorded June 27, 2001 as Entry No. 7932993 in Book 8472 at Page 7880 of Official Records. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)

The following exception affects all of the Land, together with other land not included herein

13. An unrecorded lease executed by Nupetco 106, LLC, a Utah limited liability company, as Lessor, and Big 5 Corp., a Delaware corporation, as Lessee, as disclosed by Memorandum of Lease recorded October 20, 2004 as Entry No. 92029261-6 from Public Records Book 9050 of Official Records. (NON SURVEY RELATED)

NOTE: The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein.

The following exception affects Parcel 2

14. An easement for utilities and incidental purposes over, across or through that portion of the vacated 1000 East 10600 South, as set forth in that certain Ordinance vacating said 1000 East 10600 South recorded January 24, 2011 as Entry No. 1112130-1 from Public Records Book 28 of Official Records. (THIS DESCRIPTION IS THE SAME AS PARCEL 1 FROM COMMITMENT S2B774 AND IS NOT SHOWN HEREON)

15. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by Law and not shown by the public records. REQUIREMENTS: This exception may be deleted from the policy if no preliminary notices have been filed with the State Construction Registry (SCR), and the following requirements are met:

(1) The SCR must be searched prior to recording of the construction trust deed.

(2) (New Construction) Notice of Construction Loan must be filed with the SCR.

(3) (Completed Construction) Certificate of Occupancy must be filed with the SCR, and verification that all contractors who have filed with the SCR have been paid.

(4) Construction Indemnity Agreement signed by the Owner. (NON SURVEY RELATED)

16. Our search of the public records finds no outstanding mortgages affecting the land. (NON SURVEY RELATED)

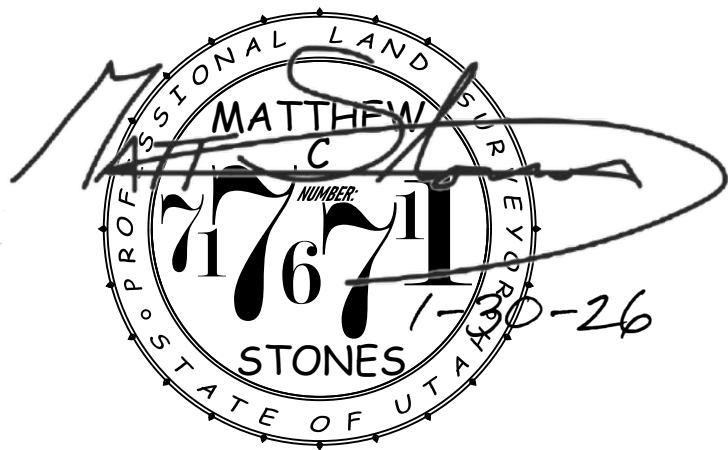
17. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, fuel, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, conveyance, reservation, or otherwise; and (b) any rights, privileges or interests of any estate, interest, or person associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records or are shown in Schedule B. (NO SUCH ITEMS FOUND)

18. Any water rights, claims or title to water in or under the land, whether or not the matters are shown by Public Record. (NO SUCH ITEMS FOUND)

19. The following names have been checked for judgments, federal and state tax liens and none were found of record except as shown herein: Wayne G Petty, Nupecto Associates LLC, Nupetco 106, LLC, Ever After Enterprises, LLC, Jennifer Merchant (NON SURVEY RELATED)

TO: EVER AFTER ENTERPRISES LLC, A UTAH LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE COMPANY; ASPEN TITLE INSURANCE AGENCY; AND NUPETO ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 7, 2025.


MATT STONES
UT PLS #7176711



THIS SURVEY WAS DONE AT THE REQUEST OF EVER AFTER ENTERPRISES LLC, FOR THE PURPOSE OF OBTAINING AN ALTA/PS&L TITLE SURVEY AS A PART OF THEIR DUE DILIGENCE BEFORE PURCHASING A PORTION OF THE HEREON DESCRIBED PARCELS OF LAND AND MAKING IMPROVEMENTS TO THE PROPERTY. THE BASIS OF BEARING IS SOUTH 89°58'31" EAST BETWEEN FOUND MONUMENTS AT THE WEST QUARTER AND THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 1:
BEGINNING AT A POINT WHICH LIES SOUTH 00°24'10" WEST 55.00 FEET AND NORTH 89°58'31" WEST 13.13 FEET FROM THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 192.79 FEET; THENCE NORTH 89°36'34" WEST 32.46 FEET; THENCE SOUTHWESTERLY ALONG A 1040 FOOT RADIUS CURVE TO THE LEFT, 109.54 FEET (CHORD BEARS SOUTH 87°23'07" WEST); THENCE NORTH 197.63 FEET; THENCE SOUTH 89°58'31" EAST 141.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT WHICH LIES SOUTH 00°24'10" WEST 55.00 FEET FROM THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°25'36" WEST 192.79 FEET; THENCE NORTH 89°35'50" WEST 10.42 FEET; THENCE NORTH 192.79 FEET; THENCE SOUTH 89°58'31" EAST 11.70 FEET TO THE POINT OF BEGINNING.

PARCEL 1:
BEGINNING AT A POINT WHICH LIES SOUTH 0°25'36" WEST 61.12 FEET ALONG THE QUARTER SECTION LINE FROM THE SALT LAKE COUNTY MONUMENT REPRESENTING THE CENTER QUARTER CORNER OF TOWNSHIP 3 SOUTH, RANGE 13 EAST, SALINE BASE AND MERIDIAN, THENCE SOUTH 89°58'48" WEST 208.76 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF "PARCEL A" CREATED BY AGREEMENT DATED 28 FEBRUARY 1901, CL. DEED FOR ENTRY NO. 9037433 IN BOOK 8974 AT PAGE 7648 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID "PARCEL A" AND THE WESTERLY LINE OF "PARCEL B" ALSO DESCRIBED IN SAID QUIT CLAIM DEED, SOUTH 0°25'36" WEST 186.94 FEET (NOTE: THE RECORD BEARINGS OF SAID PARCELS HAVE BEEN ROTATED 0°01'26" CLOCKWISE TO AGREE WITH THE BEARING BASE OF THIS DESCRIPTION.); THENCE NORTH 89°34'16" WEST 26.93 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "PARCEL 2" DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FOUND FOR ENTRY NO. 10431469 IN BOOK 9608 AT PAGES 886-890 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID "PARCEL 2", NORTH 0°25'36" EAST 186.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING SOUTH 0°24'10" WEST 61.12 FEET AND SOUTH 89°58'31" EAST 26.93 FEET FROM THE CENTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'31" EAST 58.80 FEET; THENCE
SOUTH 46°10'48" EAST 32.56 FEET; THENCE SOUTHWESTERLY ALONG A 260 FEET RADIUS CURVE TO THE RIGHT, 48.69 FEET;
THENCE NORTH 89°52'20" WEST 78.15 FEET; THENCE NORTH 00°24'10" EAST 70.79 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING SOUTH 0°24'10" WEST 131.91 FEET AND SOUTH 89°58'31" EAST 26.93 FEET FROM THE CENTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'20" EAST 78.15 FEET; THENCE SOUTHWESTERLY ALONG A 260 FEET RADIUS CURVE TO THE RIGHT 129.62 FEET; THENCE NORTH 89°35'50" WEST 24.49 FEET; THENCE NORTH 00°24'10" EAST 116.15 FEET TO THE POINT OF BEGINNING.

NO.	REVISIONS	BY	DATE						RECORDER INFORMATION
				DRAWN 6-04-2022	NOTE: THIS LINE IS 2" LONG AT 24" X 36" PLOT  (IF LINE IS NOT 2" SCALE ACCORDINGLY)	MATT STONES, PLS. 842 SOUTH 1150 WEST CLEARFIELD, UTAH 84015 801-201-5966	EVER AFTER ENTERPRISES, LLC		
				DESIGNED			960-1010 EAST 10600 SOUTH SANDY, SALT LAKE COUNTY, UTAH		
				APPROVED MCS			ALTA\NSPS LAND TITLE SURVEY		
				QA/QC MCS			SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.		