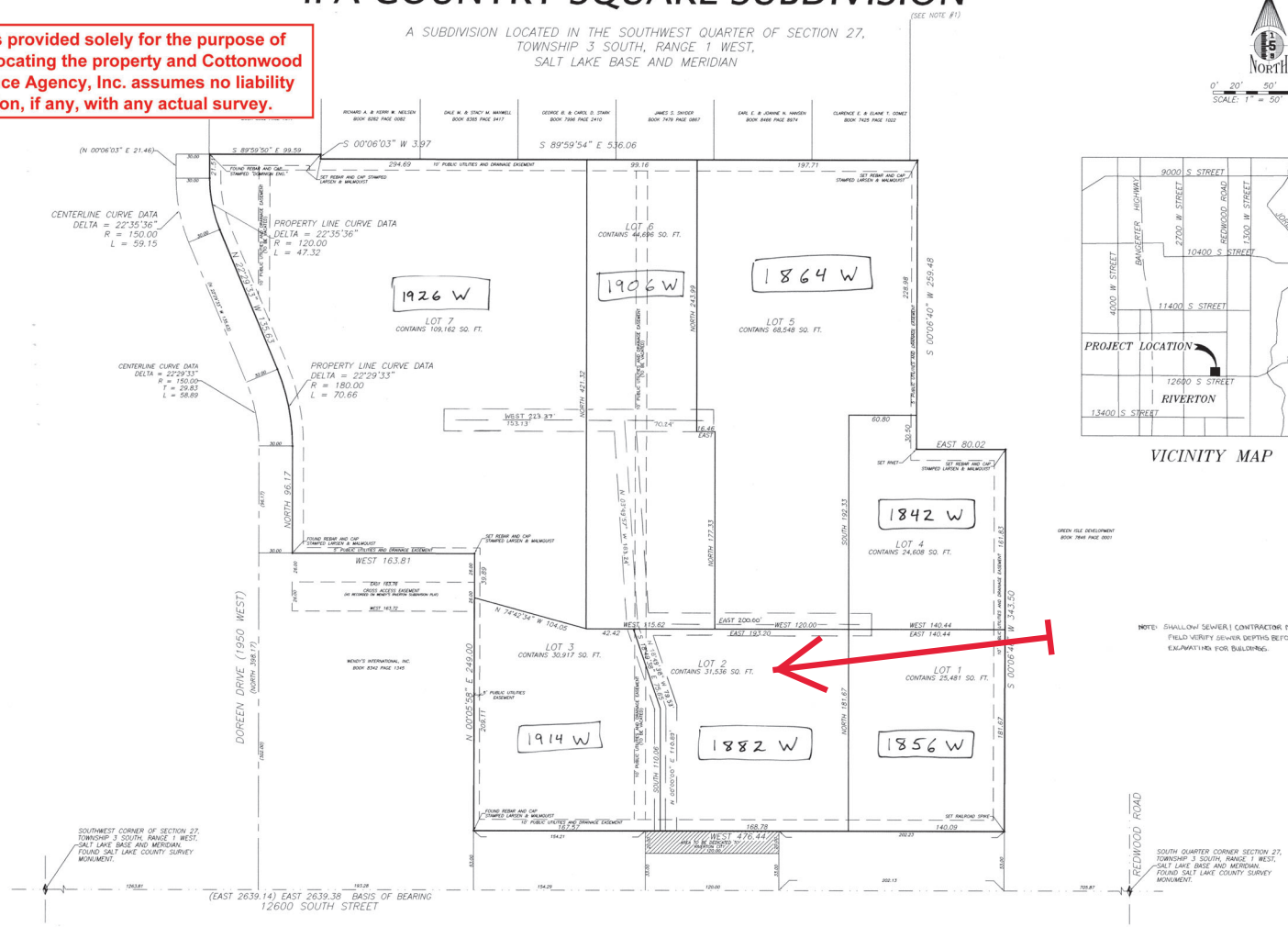
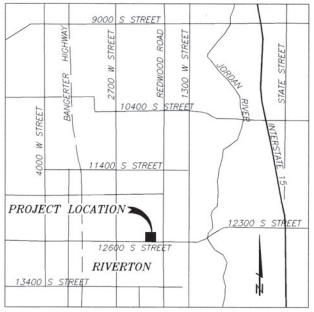
IFA COUNTRY SQUARE SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.





VICINITY MAP

LEGEND

- Street Monument
- Survey Monument
- Section Line
- Center Line
- Property Line
- Easement Line

SURVEYOR'S CERTIFICATE

I KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 354377, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

IFA COUNTRY SQUARE SUBDIVISION (SEE NOTE #1)

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PERIMETER LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, WENDY'S INTERNATIONAL RIVERTON SUBDIVISION, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 12600 SOUTH STREET, LOCATED EAST ALONG THE SECTION LINE 1457.09 FEET AND NORTH 53.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0°05'58" EAST ALONG THE EAST LINE OF SAID LOT 1; 249.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 163.81 FEET TO A POINT ON THE EAST LINE OF DOREEN DRIVE (1950 WEST); THENCE NORTH ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: NORTH 96.17 FEET TO THE POINT OF A 180.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 70.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°29'33" TO A POINT OF TANGENCY; THENCE NORTH 22°29'33" WEST 135.63 FEET TO THE POINT OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 47.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°35'36" TO A POINT OF TANGENCY; THENCE NORTH 0°06'03" EAST 21.51 FEET TO A POINT ON THE SOUTH LINE OF THE GLEN AIRE PHASE 3 SUBDIVISION; THENCE SOUTH 89°59'50" EAST ALONG SAID SOUTH LINE 99.59 FEET TO THE WEST LINE OF THE DANSIE MEADOWS SUBDIVISION; THENCE SOUTH 0°06'30" EAST ALONG SAID WEST LINE 3.97 FEET TO THE SOUTHWEST CORNER OF SAID DANSIE MEADOWS SUBDIVISION; THENCE SOUTH 89°59'54 EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 536.06 FEET; THENCE SOUTH 0°06'40" WEST 259.48 FEET; THENCE EAST 80.02 FEET; SOUTH 0°06'46" WEST 343.50 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF 12600 SOUTH STREET; THENCE WEST ALONG SAID NORTH LINE 476.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 7 LOTS AND 7.69 ACRES

NOTE #1:

THE OFFICIAL NAME OF THIS SUBDIVISION IS: IFA COUNTRY SQUARE SUBDIVISION AMENDING LOT A OF THE MOUNTAIN AMERICA RIVERTON SUBDIVISION AND LOT 2 OF THE WENDY'S INTERNATIONAL RIVERTON SUBDIVISION

KIM WAYNE LUNDEBERG
LICENSE No. 354377

12-10-02
DATE

PROFESSIONAL LAND SURVEYOR
No. 354377
KIM WAYNE LUNDEBERG
12-10-02
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(s) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND TO BE HEREAFTER KNOWN AS THE

IFA COUNTRY SQUARE SUBDIVISION (SEE NOTE #1)

AND HEREBY GRANT, DEDICATE AND CONVEY TO RIVERTON CITY, SALT LAKE COUNTY, UTAH, FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS 10 DAY OF Dec 2002

SPENCE LLOYD, VICE PRESIDENT - FINANCE
INTERMOUNTAIN FARMERS ASSOCIATION, INC.

12-10-2002
DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

ON THIS 10 DAY OF Dec 2002 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT

Notary Public
BARRY C. HATCH
1147 West 2100 South
Salt Lake City, Utah 84119
My Commission Expires
March 7, 2004
State of Utah

12-10-2002
DATE

INTERMOUNTAIN FARMERS ASSOCIATION, INC.
SPENCE LLOYD, VICE PRESIDENT, FINANCE

OF SAID CORPORATION, THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC — MY COMMISSION EXPIRES Mar. 7, 04

RESIDING IN Salt Lake COUNTY, UTAH.

IFA COUNTRY SQUARE SUBDIVISION (SEE NOTE #1)

SW QUARTER SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH
SALT LAKE CITY, UTAH 84104
PHONE (801) 972-2634 FAX (801) 972-2698

JOB No. 04457-02

QUESTAR GAS	QWEST	STREET LIGHT DISTRICT	SALT LAKE COUNTY FLOOD CONTROL
APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM
ON THIS 10 DAY	ON THIS 10 DAY	ON THIS 17 DAY	ON THIS 17th DAY
December A.D., 20 02	Dec A.D., 20 02	April A.D., 20 03	April A.D., 20 03
REPRESENTATIVE	REPRESENTATIVE	DISTRICT ENGINEER, STREET LIGHT DISTR	DISTRICT ENGINEER

UTAH POWER AND LIGHT	IMPROVEMENT DISTRICT	BOARD OF HEALTH
APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM
ON THIS 10 DAY	ON THIS 25 DAY	ON THIS 12th DAY
December A.D., 20 02	March A.D., 20 03	December A.D., 20 02
DISTRICT ENGINEER, U.P. & L.	DISTRICT ENGINEER, S.L.Co. SEWER DISTR., No. 1 South Valley Sewer District	DIRECTOR, S.L. COUNTY BOARD OF HEALTH

PLANNING COMMISSION
APPROVED BY THE PLANNING AND ZONING COMMISSION OF RIVERTON CITY
ON THIS 17th DAY OF April A.D., 20 03
CHAIRMAN, RIVERTON CITY PLANNING AND ZONING COMMISSION

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
CITY ENGINEER — 4-21-03 DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM
ON THIS 15th DAY
OF _____ A.D., 20 03
RIVERTON CITY ATTORNEY

RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL
THIS 17 DAY OF April, 20 03
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
ATTEST: RECORDER
MAYOR

COUNTY RECORDER No. 8621459
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
FIRST AMERICAN TITLE
DATE 4-22-03 TIME 11:40 A.M. FEE $37.00
BOOK 2003P
PAGE 105
COUNTY RECORDER

27-27-354-002 376-009 27-27-32 $31.00

2003P-105