POPE-CHAGOURY MINOR SUBDIVISION PLAT

A PORTION OF THE SW1/4 OF SECTION 2 AND SE1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th. P.M. COUNTY OF JEFFERSON STATE OF COLORADO

SHEET 1 OF 2

34.96 ACRES

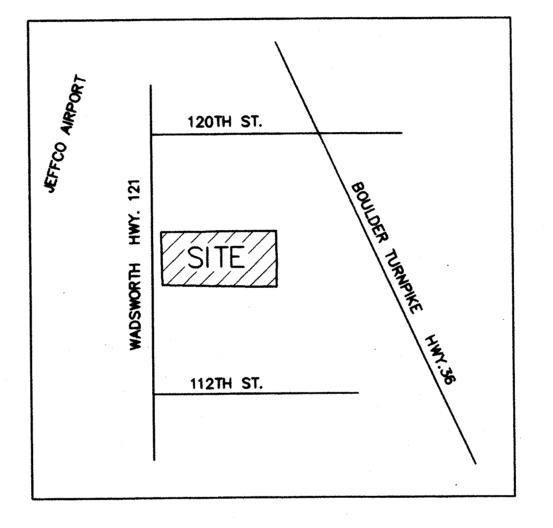
DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, OF SAID TOWNSHIP AND RANGE, A REBAR AND 3 1/4 INCH DIAMETER ALUMINUM CAP LS NO. 13155, PROPERLY MARKED, THENCE S0010'24"W ALONG THE WEST LINE OF SAID SETION 2, 657.84 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE, BEING THE TRUE POINT OF BEGINNING; THENCE N89'58'12"E 404.10 FEET TO A REBAR WITHOUT A CAP, IN PLACE; THENCE S00'16'46"W 870.18 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE N89'48'47"W 402.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE N88'29'17"W 1372.81 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF STATE HIGHWAY NO. 121 (WADSWORTH BOULEVARD): A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE NOO'54'28"W ALONG SAID RIGHT-OF-WAY LINE, 830.26 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE LEAVING SAID RIGHT-OF-WAY, N89'54'23"E. 1388.12 FEET TO THE TRUE POINT OF BEGINNING: SAID PARCEL CONTAINS 34.96 ACRES MORE OR LESS.

OWNERS: GILBERT CHAGOURY AND RONALD CHAGOURY, AS TO AN UNDIVIDED 20/35 INTEREST AND POPE PROPERTIES A N.V., A NETHERLAND ANTILLES CORP. AS TO AN UNDIVIDED 15/35 INTEREST.

BY: POPE PROPERTIES A.N.V. A NETHERLAND ANTILLES CORP.



VICINITY MAP

BASIS OF BEARING FOR THIS SURVEY IS S.89'45'37"W. ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 2 MONUMENTED AS SHOWN ON THIS PLAT.

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ACKNOWLEDGMENT

COUNTY OF JEFFERSON)

MENT WAS ACKNOWLEDGED BEFORE ME THIS



LOT 1- DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, AND THE SOUTHWEST QUARTER OF SECTION 2. TOWNSHIP 2 SOUTH. RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, OF SAID TOWNSHIP AND RANGE, A REBAR AND 3 1/4 INCH DIAMETER ALUMINUM CAP LS NO. 13155, PROPERLY MARKED, THENCE SOO" 0'24" W ALONG THE WEST LINE OF SAID SETION 2, 657.84 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE, BEING THE TRUE POINT OF BEGINNING; THENCE N89'58'12"E 404.10 FEET TO A REBAR WITHOUT A CAP, IN PLACE; THENCE S00"16'46"W 364.56 FEET TO A REBAR AND CAP LS NO. 26298 IN PLACE; THENCE S89'54'23"W 403.43 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE S89'54'23"W 1381.23 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF STATE HIGHWAY NO. 121 (WADSWORTH BOULEVARD); A REBAR AND CAP LS NO. 26298 IN PLACE; THENCE NOO'54'28"W ALONG SAID RIGHT-OF-WAY LINE, 365.04 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE LEAVING SAID RIGHT-OF-WAY, N89'54'23"E 1388.12 FEET TO THE TRUE POINT OF BEGINNING: SAID PARCEL CONTAINS 14.98 ACRES MORE OR LESS.

LOT 2- DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, OF SAID TOWNSHIP AND RANGE, A REBAR AND 3 1/4 INCH DIAMETER ALUMINUM CAP LS NO. 13155, PROPERLY MARKED, THENCE S00"10'24"W ALONG THE WEST LINE OF SAID SECTION 2, 1022.84 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE, BEING THE TRUE POINT OF BEGINNING; THENCE N89'54'23"E 403.43 FEET TO A REBAR AND CAP LS 26298, IN PLACE; THENCE S00'16'46"W 505.62 FEET TO A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE N89'48'47"W 402.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE N89'29'17"W 1372.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY WAY LINE OF STATE HIGHWAY NO. 121 (WADSWORTH BOULEVARD); A REBAR AND CAP LS NO. 11570 IN PLACE; THENCE NOO"54'28"W ALONG SAID RIGHT-OF-WAY LINE, 465.22 FEET TO A REBAR AND CAP LS NO. 26298; THENCE LEAVING SAID RIGHT-OF-WAY, N89'54'23"E 1381.23 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINS 19.98 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION

. JERALD W. RICHMOND, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE POPE-CHAGOURY MINOR SUBDIVISION, TRULY AND CORRECTLY REPRESENT THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN

CITY OF BROOMFIELD APPROVALS

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS)

COUNTY OF JEFFERSON)

AT 16:08:570'CLOCK P. M., THIS 195 DAY OF DECEMBER, A.D., 2000. FILED IN FILE _____, MAP ____, AND _____

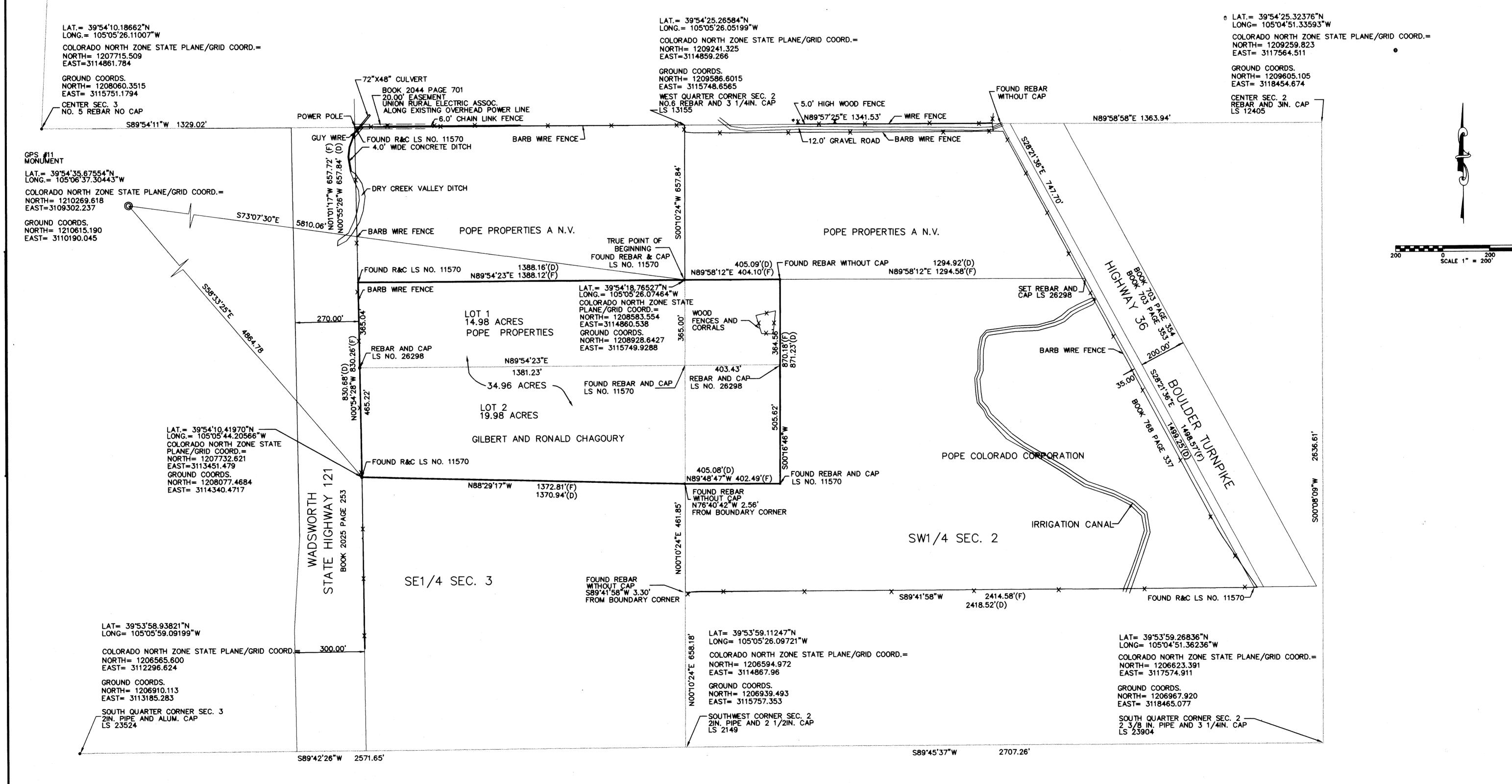
RECEPTION NO. F/1599/4



12640 W. CEDAR STE. C IAKEWOOD CO (303) 985-4204

THE POPE-CHAGOURY PROPERTY MINOR SUBDIVISION PLAT

A PORTION OF THE SW1/4 OF SECTION 2 AND SE1/4 OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 69 WEST, OF THE 6th. P.M.
COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 2 OF 2



NOTE:

WETLANDS BOUNDARY SHOWN WAS FIELD SURVEYED AS DELINEATED BY SWCA INC. ENVIRONMENTAL CONSULTANTS, JANUARY 1999.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER c-2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

