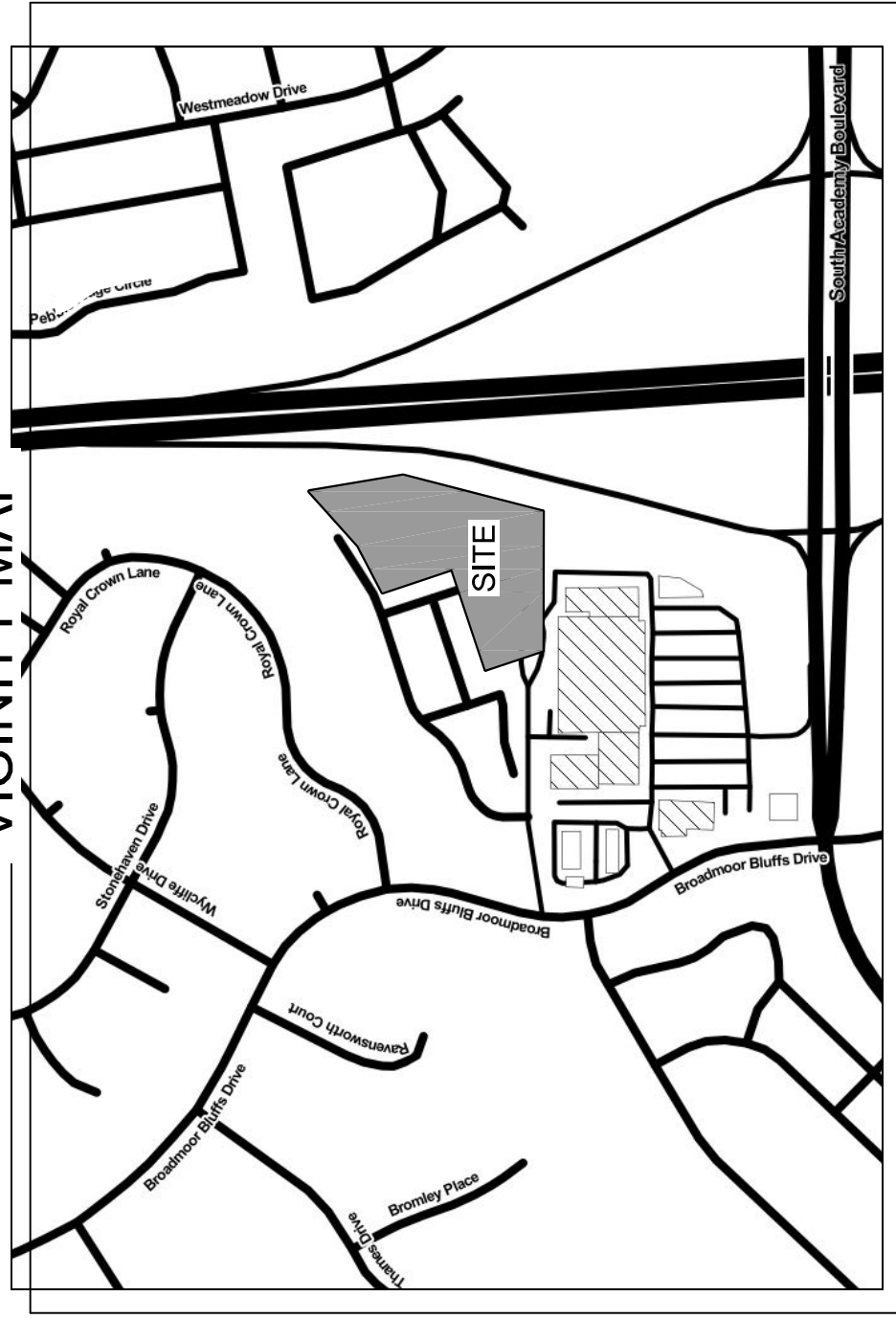


FINAL PLAT THE RIDGE

A REPLAT OF A PORTION OF CHEYENNE MONTANA FILING No. 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

VICINITY MAP



KNOW ALL MEN BY THESE PRESENTS:

That Broadmoor Bluffs Apartments, LLC, a Wisconsin limited liability company, being the owner of the following described tract of land to wit:

Cheyenne Montafio Filing No. 1, except that part platted as Las Casas at Broadmoor Bluffs - A Condominium Community (Map 1 recorded May 7, 2004 under Reception No. Z04073318 and Map 2 recorded May 7, 2004 under Reception No. Z04073319) and the portion of the same as shown on Plat No. 205124853, in the City of Colorado Springs, County of El Paso, State of Colorado.

Containing a calculated area of 162.125 square feet (3.7219 acres), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into a lot and easements thereon, and the replat has been recorded in the public records of the State of Colorado, and the City of Colorado Springs, El Paso County, State of Colorado. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat; and further restricts the use of all Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs.

IN WITNESS WHEREOF:

The aforementioned, Broadmoor Bluffs Apartments, LLC, a Wisconsin limited liability company

By BBA Managing Member, LLC, a Wisconsin limited liability company, its managing member,

By Commonwealth Management Corporation, a Wisconsin corporation, its sole managing member

has executed this instrument this _____ day of _____, 2017.

By _____
Louie A. Lange III., President

NOTARIAL:

STATE OF WISCONSIN }
COUNTY OF FOND DU LAC } SS

The above and aforementioned was acknowledged before me this _____ day of _____

_____ 2017, by Louie A. Lange III., as President for Commonwealth Management Corporation, a Wisconsin Corporation, as sole managing member for BBA Managing Member, LLC, a Wisconsin limited liability company, as managing member for Broadmoor Bluffs Apartments, LLC, a Wisconsin limited liability company

Witness my hand and seal _____

Address _____

My Commission expires _____

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid. The City of Colorado Springs has provided public and private improvements, including but not limited to letters of credit cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

COMPASS SURVEYING & MAPPING, LLC

721 S. 23RD ST., SUITE B
COLORADO SPRINGS, CO 80904
WWW.CSAMLLC.COM

PROJECT NO. 16-219
JANUARY 10, 2017; REVISED: JUNE 15, 2017; OCT. 30, 2017; NOV. 29, 2017; DEC. 18, 2017

NOTES:

- (R) - Denotes record bearing and/or distance.
(1263) - Denotes street address.
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine if there are any other recorded easements or encumbrances on the property. The rights of the owner of the property are not affected by this survey. The survey is prepared by Land Title Guarantee Insurance Company, Order No. SC55057497-3 with an effective date of 09-29-2016 at 5:00 P.M.
- Basis of bearings is the south line of Cheyenne Montafio Filing No. 1, monumented as shown and assumed to bear North 89 degrees 53 minutes 41 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRMS panel 08041C0739 F, effective date, March 17, 1997.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- The linear units used in this drawing are U.S. Survey feet.
- All easements that are dedicated hereon for public utility purposes shall be subject to the easement conditions set forth in the Colorado Revised Statutes, specifically in the 2017-00039 or within the subdivision file AR FP 17-00040 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.
- Approval of this replat vacates all prior plats for the area described by this replat.
- This property is subject to the findings, summary and conclusions of a Geologic Hazard Report prepared by PSI, Inc. dated November 29, 2017, which identified the following areas of geologic hazard: (1) areas of potential slope failure, (2) areas of potential landslides, (3) areas of potential erosion, (4) areas of potential debris flow, (5) areas of potential bedrock and slip stability. A copy of said report has been placed within file AR FP 17-00039 or within the subdivision file AR FP 17-00040 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.
- The private streets (Timberview Point and Cougar Bluff Point) are privately owned and maintained by Broadmoor Bluffs Apartments, LLC.

EASEMENTS:

Easements are as shown, with the sole responsibility for maintenance being vested with the property owners.

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2017, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____



Land Use Review
Approved

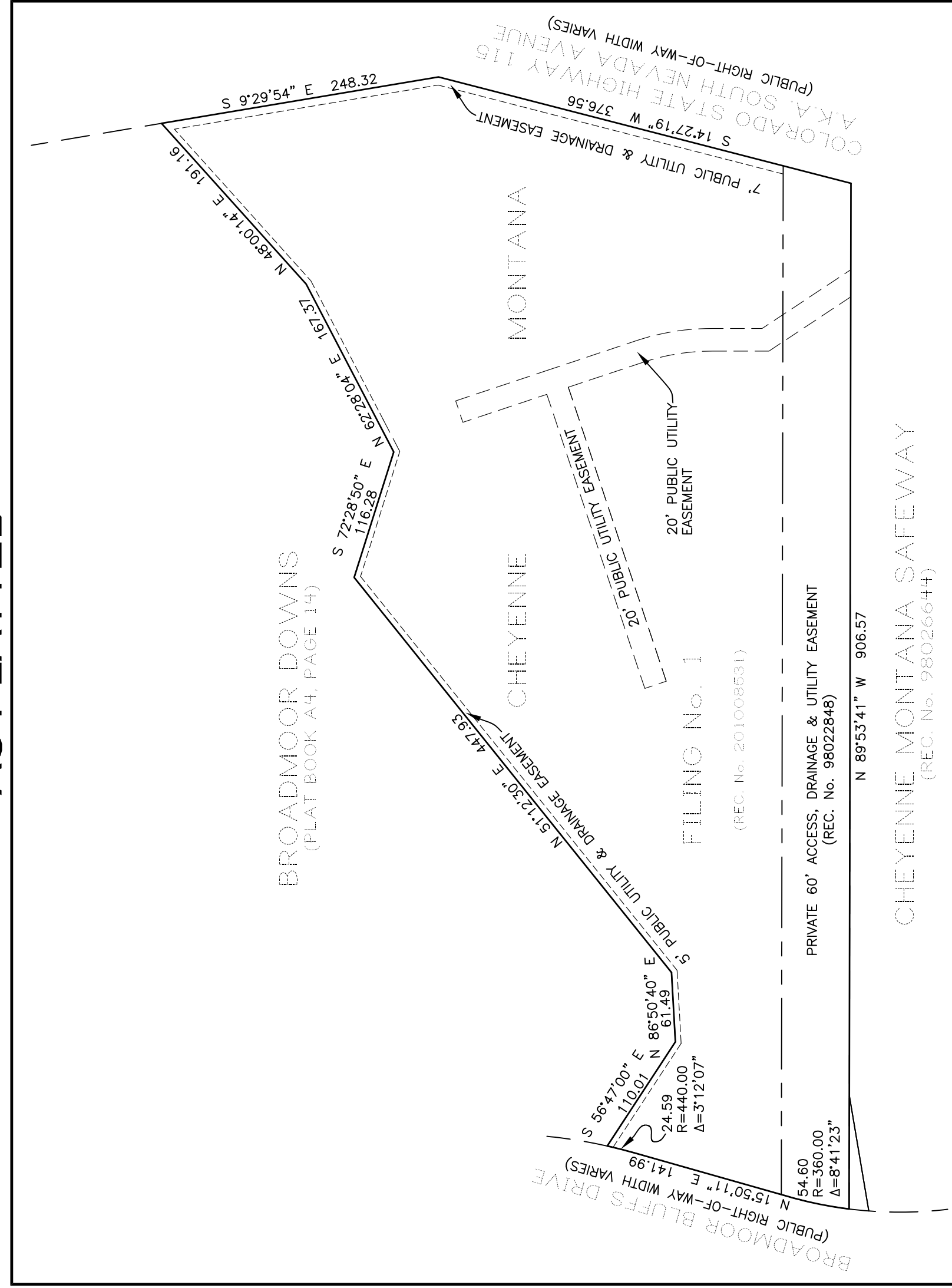
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FILE NO. AR FP 17-00040
SHEET 1 OF 2 SHEETS

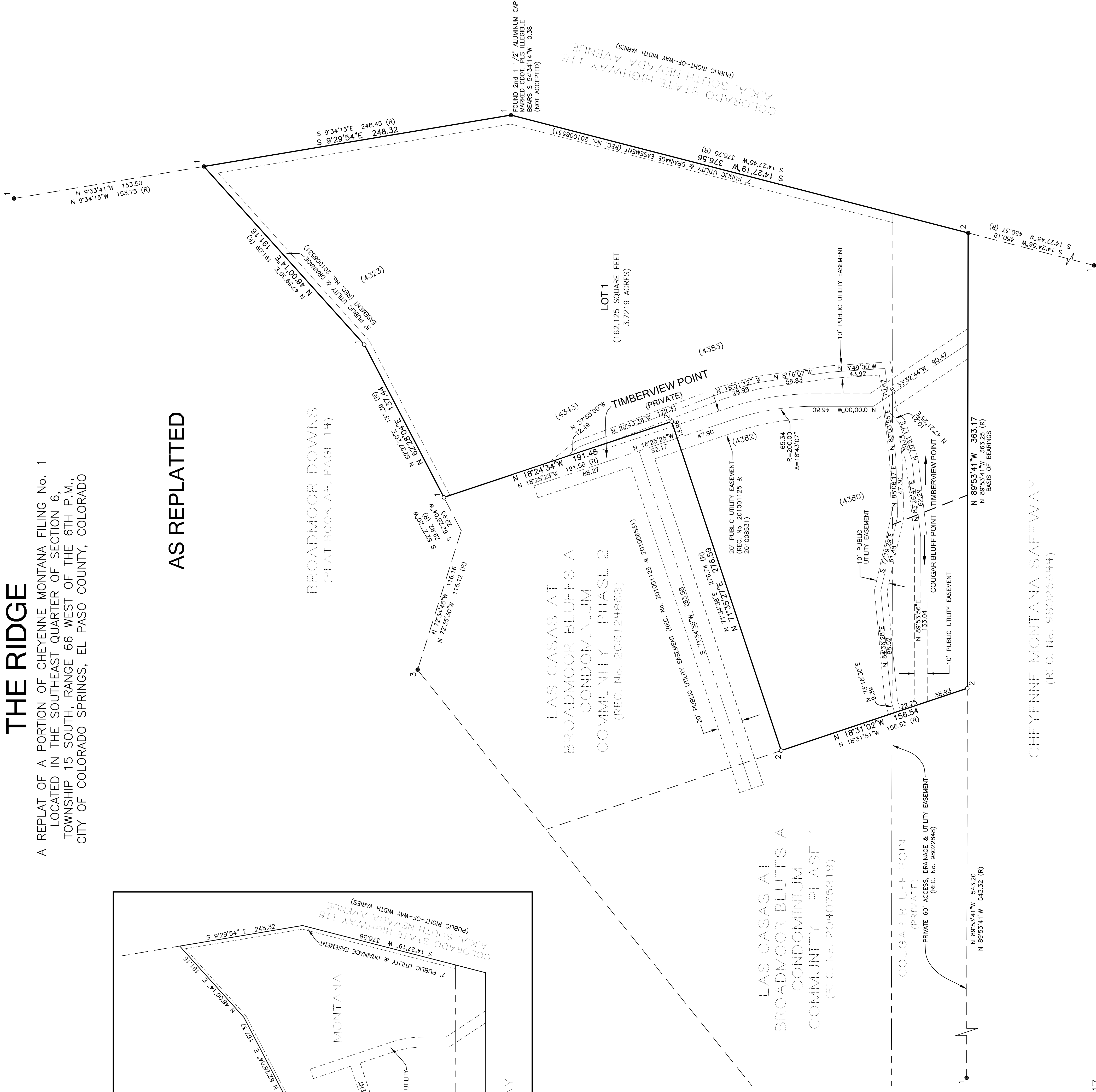
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AS PLATTED



AS REPLATTED



MONUMENT LEGEND:

- Boundary Monument Found (number denotes type & size)
 1. 1/2" Aluminum Cap, Illegible
 2. 1/2" Aluminum Cap, PLS 25653
 3. 1/2" Aluminum Cap, PLS 22573
- Boundary Monument Set (number denotes type & size)
 1. No. 5 Rebor w/ 1 1/4" orange plastic cap, PLS 32439
 2. Nail w/ 2" aluminum washer, PLS 32439

COMPASS SURVEYING & MAPPING, LLC
721 S. 23RD ST., SUITE B
COLORADO SPRINGS, CO 80904
719.354.1120
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FILE NO. AR.FP.17-00040
SHEET 2 OF 2 SHEETS