

# SEDER SUBDIVISION

## A REPLAT OF LOT 7, AKERS ACRES SUBDIVISION NO. 1

### LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

### EL PASO COUNTY, COLORADO

#### BE IT KNOWN BY THESE PRESENTS

THAT SEDER INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 7, AKERS ACRES SUBDIVISION NO. 1, COUNTY OF EL PASO, STATE OF COLORADO EXCEPT THAT PARCEL CONVEYED TO EL PASO COUNTY IN DEED RECORDED OCTOBER 23, 2009 UNDER RECEPTION NO. 209123580.

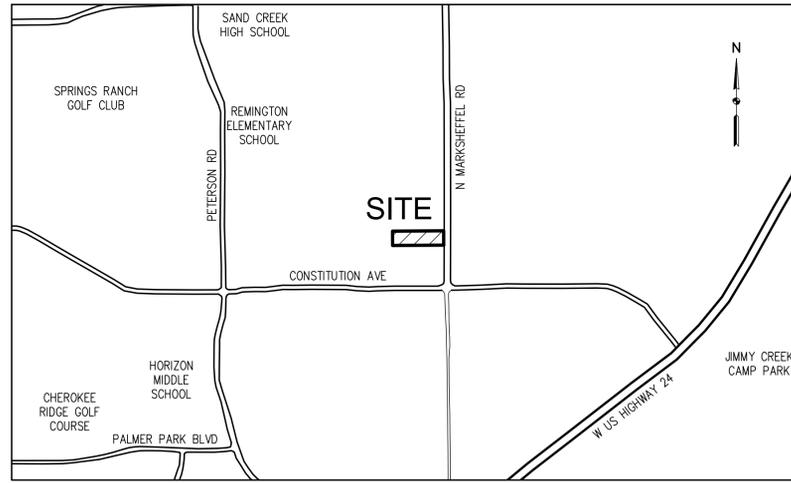
CONTAINING 406,943 SQUARE FEET (9.34 ACRES), MORE OR LESS

Please make sure these blanks are filled in

#### DEDICATION

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE REPLATTED INTO A LOT AND EASEMENTS AS SHOWN ON THIS REPLAT. THE TRACT OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "SEDER SUBDIVISION" IN COUNTY OF EL PASO, COLORADO.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEED OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF \_\_\_\_\_ ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. OWNERS/MORTGAGEE (SIGNATURE) BY: TITLE: \_\_\_\_\_ (IF CORPORATION) SECRETARY/TREASURER STATE OF COLORADO COUNTY OF \_\_\_\_\_ SIGNED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT) \_\_\_\_\_ (NOTARY'S OFFICIAL SIGNATURE) \_\_\_\_\_ (TITLE OF OFFICE) \_\_\_\_\_ (COMMISSION EXPIRATION) SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS: (PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER. NAME OF CORPORATION, A STATE CORPORATION, SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS: (PRINT NAME) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY. (NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS, MORTGAGEES ARE NOT UTILIZED)



**VICINITY MAP**  
1" = 2000'

#### NOTES (CONTINUED)

12. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
14. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD.
18. SEDER SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 213076618 OF THE RECORDS OF EL PASO COUNTY. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
19. WHERE THE PROPERTY IS ADJACENT TO AN INDUSTRIAL AREA: NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
21. CHEROKEE PLAT NOTE RE: BASIN TRANSFER/INSUFFICIENCY: WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
22. LOTS 1 AND 2 OF SEDER SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT TITLED "SOILS & GEOLOGY STUDY, PARCEL NO. 53320-02-015, 2725 AKERS DRIVE BY ENTECH ENGINEERING, INC. AND DATED OCTOBER 4, 2023. THE IDENTIFIED HAZARDS INCLUDE ARTIFICIAL FILL, HYDROCOMPACTION AND EXPANSIVE SOILS AS SHOWN ON FIGURE 6 OF THE REFERENCED STUDY.
23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
  - GAS SERVICE IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO COLORADO SPRINGS UTILITIES RULES, REGULATIONS AND SPECIFICATIONS.
  - ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SUBJECT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RULES, REGULATIONS AND SPECIFICATIONS.

#### 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 AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES 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, STREETS AND EROSION CONTROL, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS. (ORD. 96-44 AND ORD. 01-42)

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

ACCESS TO LOTS 1 AND 2 SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

#### EASEMENT STATEMENT

EASEMENTS ARE AS SHOWN HEREON WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY AND PUBLIC DRAINAGE PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

#### REPLAT STATEMENT

APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA CONTAINED WITHIN THE BOUNDARIES OF THIS REPLAT.

#### SURVEYOR'S CERTIFICATION

I, AARON DEMO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 4, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SURVEYOR'S NAME, (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR SEDER SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

LOT 7, AKERS ACRES SUBDIVISION NO. 1 IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 432490.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

#### RECORDING

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

RECORDER \_\_\_\_\_ FEE \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ SURCHARGE \_\_\_\_\_

#### LOT AND AREA

LOT 1 120,376 SQUARE FEET OR 2.76 ACRES  
LOT 2 386,567 SQUARE FEET OR 8.58 ACRES  
TOTAL 406,943 SQUARE FEET OR 9.34 ACRES

#### FEES

DRAINAGE FEES \_\_\_\_\_  
BRIDGE FEES \_\_\_\_\_  
SCHOOL FEES \_\_\_\_\_  
PARK FEES \_\_\_\_\_

#### SHEET INDEX

SHEET 1 COVER  
SHEET 2 PLAN

PCD FILE NO. VR2319  
OWNER:  
SEDER INVESTMENT, LLC  
2725 AKERS DR.  
COLORADO SPRINGS, CO  
80922-1500  
(719) 596-2988

Please add the following note:

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508", and



DESIGNED BY	DATE
DAM/DEN	11/22/2023
DRAWN BY	
DAM	
CHECKED BY	
AAD	
REVISION	DESCRIPTION
COUNTY COMMENTS	

SEDER INVESTMENT, LLC  
SEDER SUBDIVISION  
SE 1/4 OF SEC. 32, T13S, R65W OF THE 6TH P.M.  
2725 AKERS DR, COLORADO SPRINGS, CO 80922

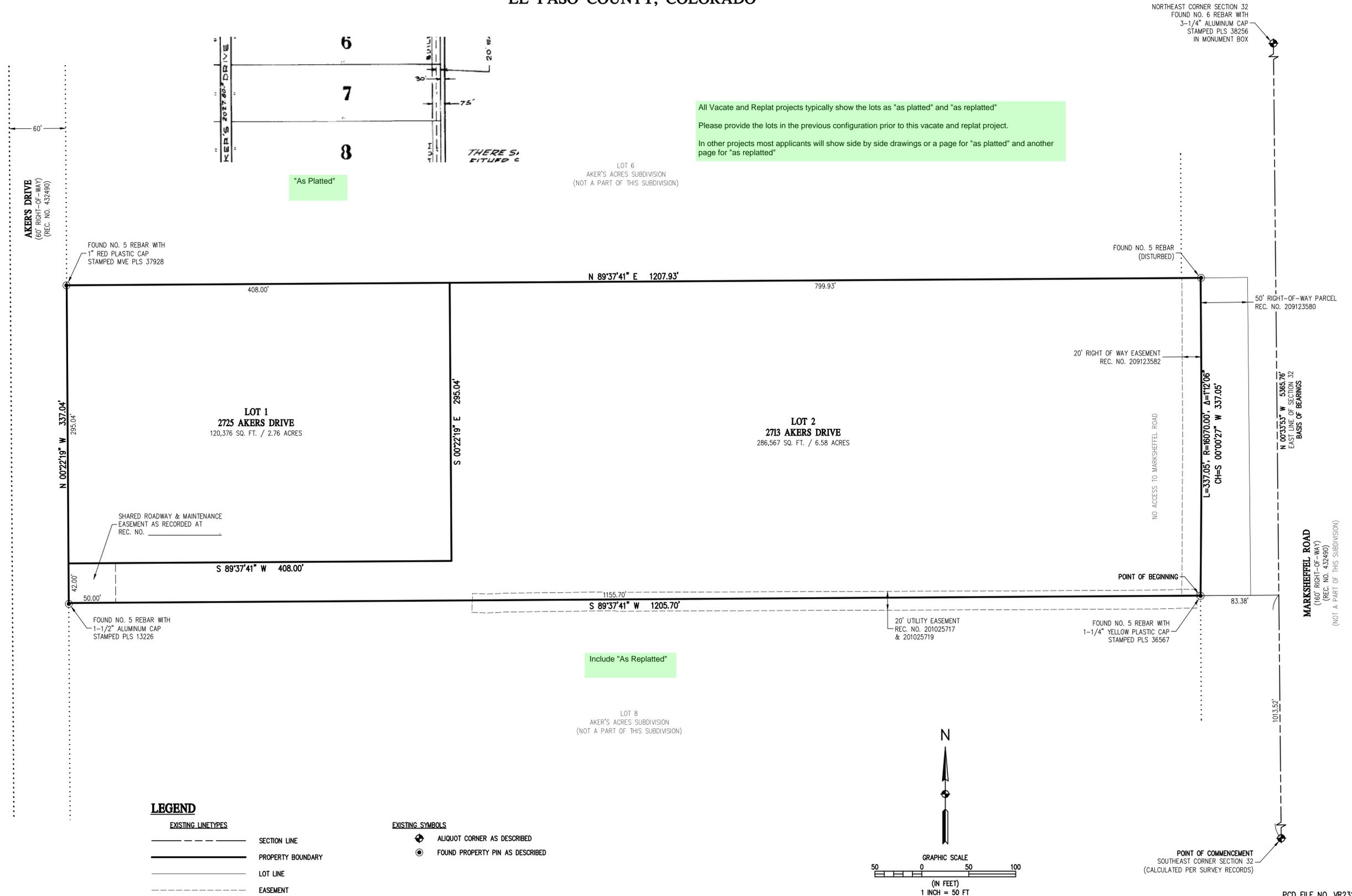
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE ENGINEERING CORPORATION
INITIAL SUBMITTAL 08/29/2023
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
08/04/2023
JOB NO. CO-35072
DRAWING NAME
35072 Subdivision Plat.dwg
SHEET 1 OF 2

# SEDER SUBDIVISION

## A REPLAT OF LOT 7, AKERS ACRES SUBDIVISION NO. 1

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



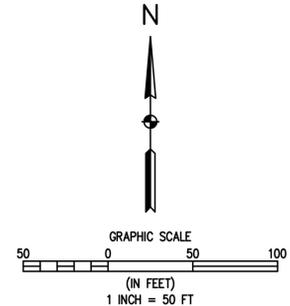
All Vacate and Replat projects typically show the lots as "as platted" and "as replatted"  
Please provide the lots in the previous configuration prior to this vacate and replat project.  
In other projects most applicants will show side by side drawings or a page for "as platted" and another page for "as replatted"

"As Platted"

Include "As Replatted"

**LEGEND**

- |                           |                   |                         |                                 |
|---------------------------|-------------------|-------------------------|---------------------------------|
| <b>EXISTING LINETYPES</b> |                   | <b>EXISTING SYMBOLS</b> |                                 |
| ---                       | SECTION LINE      | ⊕                       | ALIQUOT CORNER AS DESCRIBED     |
| —                         | PROPERTY BOUNDARY | ⊙                       | FOUND PROPERTY PIN AS DESCRIBED |
| ---                       | LOT LINE          |                         |                                 |
| ---                       | EASEMENT          |                         |                                 |



DESIGNED BY	DATE
DRAWN BY	11/22/2023
CHECKED BY	
DAVID DAM	
AAD	
PREPARED BY	
DAM/DEW	
REVISION DESCRIPTION	
COUNTY COMMENTS	

SEDER INVESTMENT, LLC  
SEDER SUBDIVISION  
SE 1/4 OF SEC. 32, T13S, R65W OF THE 6TH P.M.  
2725 AKERS DR, COLORADO SPRINGS, CO 80922

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	08/29/2023
DRAWING SIZE	24" X 36"
SURVEY FIRM	08/04/2023
JOB NO.	CO-35072
DRAWING NAME	35072 Subdivision Plat.dwg
SHEET	2 OF 2

NORTHEAST CORNER SECTION 32  
FOUND NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
STAMPED PLS 38256  
IN MONUMENT BOX

LOT 6  
AKER'S ACRES SUBDIVISION  
(NOT A PART OF THIS SUBDIVISION)

LOT 8  
AKER'S ACRES SUBDIVISION  
(NOT A PART OF THIS SUBDIVISION)

MARKSHEFFEL ROAD  
(160' RIGHT-OF-WAY)  
(REC. NO. 432400)  
(NOT A PART OF THIS SUBDIVISION)

PCD FILE NO. VR2319

AARON ALVIN DEMO, PLS  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
FOR AND ON BEHALF OF BASELINE CORPORATION