

# 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

#### 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, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SEDER SUBDIVISION. 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.

#### IN WITNESS WHEREOF

THE AFOREMENTIONED SEDER INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY STEVEN B. SEDER, MANAGER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY \_\_\_\_\_  
STEVEN B. SEDER, MANAGER

#### NOTARIAL STATEMENT

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY \_\_\_\_\_

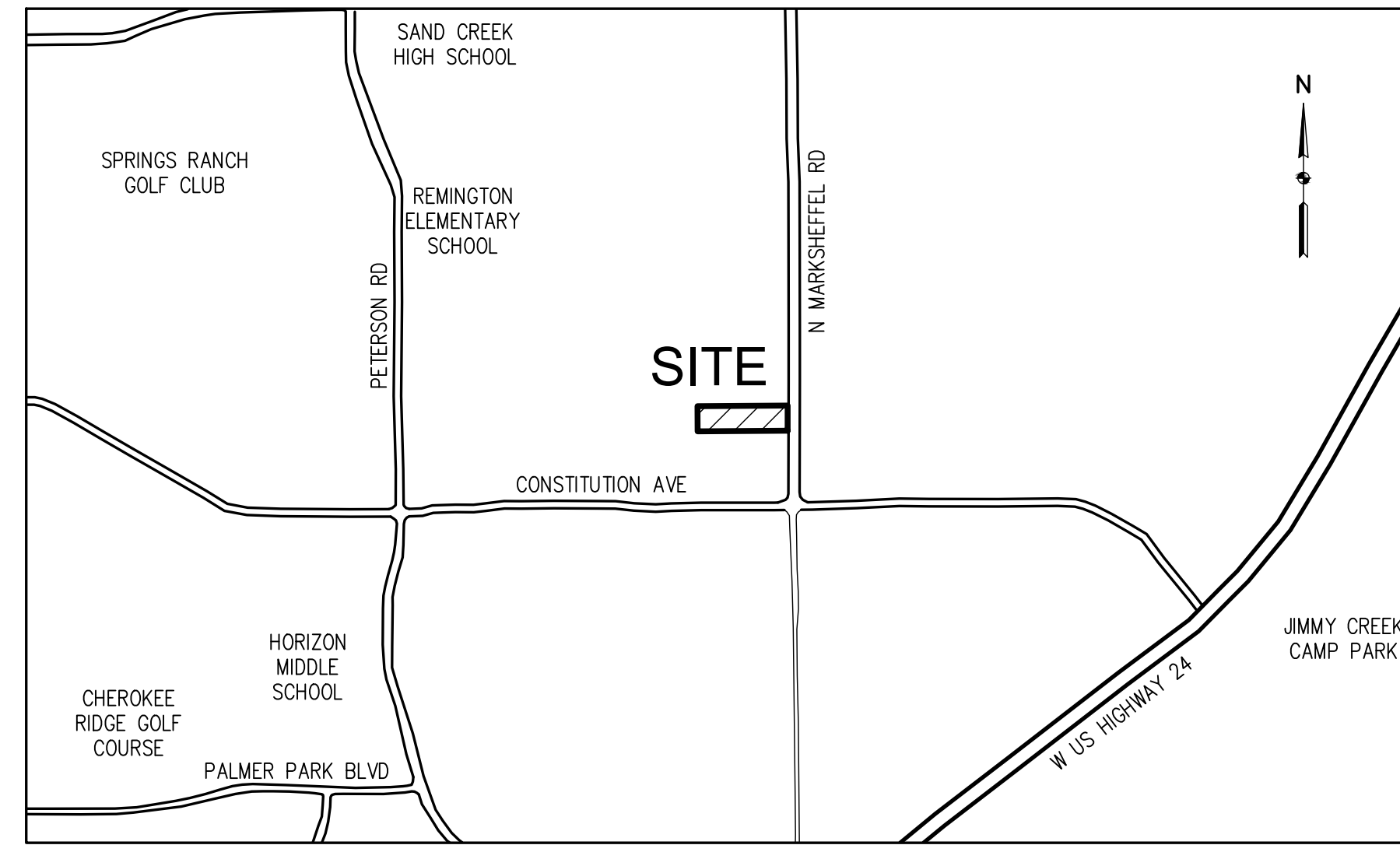
\_\_\_\_\_ OF SEDER INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

#### NOTES

- THE BASIS OF BEARING OF THIS SUBDIVISION IS THE EAST LINE OF SECTION 32. SAID LINE BEARS N00°33'53"W, AND IS MONUMENTED ON THE SOUTH BY A CORNER CALCULATED PER SURVEY RECORDS AND ON THE NORTH BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 38256.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC855112802, EFFECTIVE DATE JUNE 19, 2023 AT 5:00 P.M.
- ALL EXISTING AND PROPOSED UTILITY, DRAINAGE AND IMPROVEMENTS EASEMENTS WITHIN THIS REPLAT ARE PUBLIC.
- UNITS OF MEASUREMENT FOR THIS PLAT = U.S. SURVEY FOOT
- THE AREA OF THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE LAND DEVELOPMENT CODE OF EL PASO COUNTY.
- ALL MONUMENTS, RECOVERED AND ESTABLISHED, ARE AT GRADE +/- 0.1'.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- THE PROPOSED SHARED 42 FOOT ACCESS EASEMENT DESCRIBED HEREIN IS SUBJECT TO LOTS 1 AND 2
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN A THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCE, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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.



VICINITY MAP

1" = 2000'

#### NOTES (CONTINUED)

- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD.
- 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.
- 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 224005541 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 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.
- 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.
- 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018.

#### 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.

#### 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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
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 \_\_\_\_\_ 2024, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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 6.58 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 AS PLATTED  
SHEET 3 AS REPLATTED

PCD FILE NO. VR2319

OWNER:  
SEDER INVESTMENT, LLC

2725 AKERS DR.

COLORADO SPRINGS, CO

80922-1500

(719) 596-2988



DESIGNED BY \_\_\_\_\_ DATE 11/22/2023  
DRAWN BY DAM  
CHECKED BY AAD

PREPARED BY DAM/DEM

REVISION DESCRIPTION DATE  
COUNTY COMMENTS

EL PASO COUNTY

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 CORPORATION

INITIAL SUBMITTAL 08/29/2023

DRAWING SIZE 24" X 36"

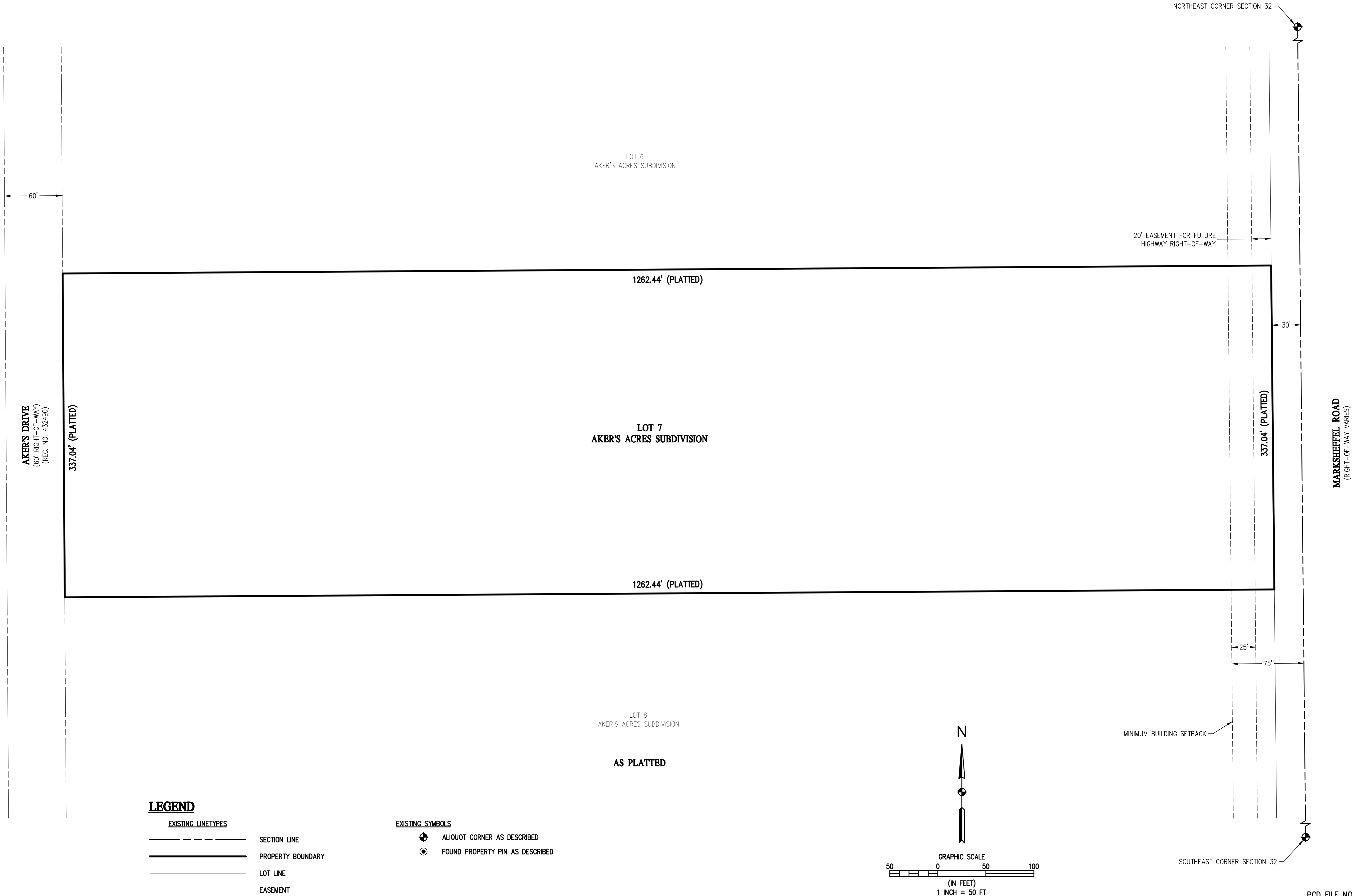
SURVEY FIRM SURVEY DATE  
SURVEY FIRM 08/04/2023

JOB NO. CO-35072

DRAWING NAME  
35072 Subdivision Plat.dwg

SHEET 1 OF 3

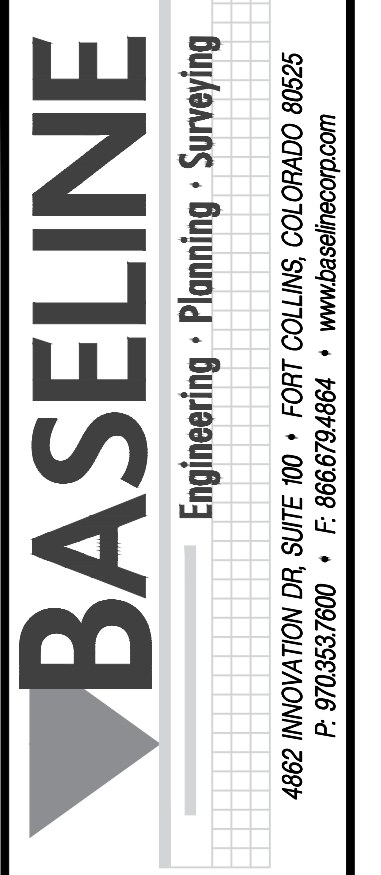
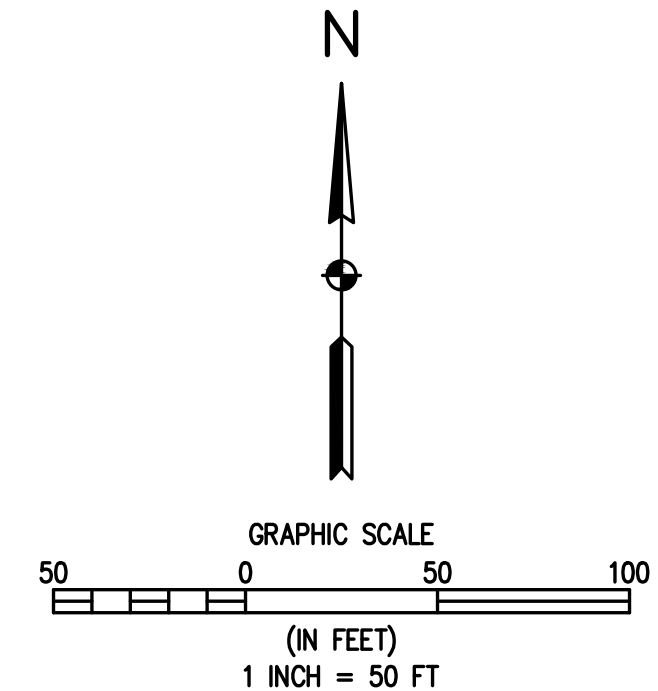
**SEDER SUBDIVISION**  
**A REPLAT OF LOT 7, AKERS ACRES SUBDIVISION NO. 1**  
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



**LEGEND**

- EXISTING LINETYPES**
- SECTION LINE
  - PROPERTY BOUNDARY
  - LOT LINE
  - EASEMENT

- EXISTING SYMBOLS**
- ALIQUOT CORNER AS DESCRIBED
  - FOUND PROPERTY PIN AS DESCRIBED



DESIGNED BY	DATE
DAM/DEN	11/22/2023
PREPARED BY	DATE
DAM/DEN	11/22/2023
REVISION DESCRIPTION	COUNTY COMMENTS

**SEDER INVESTMENT, LLC**  
 EL PASO COUNTY  
**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 CORPORATION	
INITIAL SUBMITTAL	08/29/2023
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	08/04/2023
JOB NO.	CO-35072
DRAWING NAME	35072 Subdivision Plat.dwg
SHEET	2 OF 3

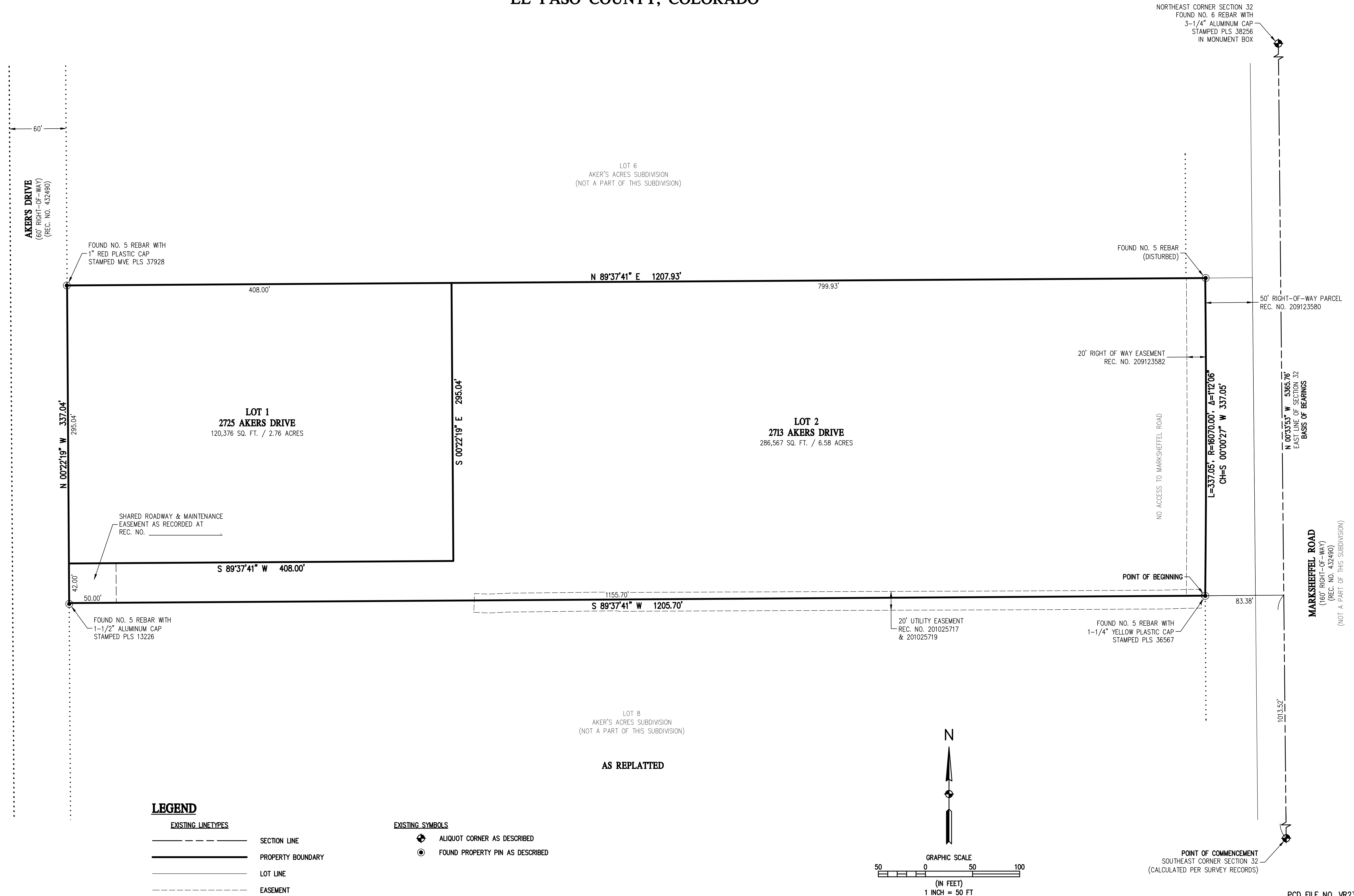
AARON ALVIN DEMO, PLS  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION

PCD FILE NO. VR2319

# 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

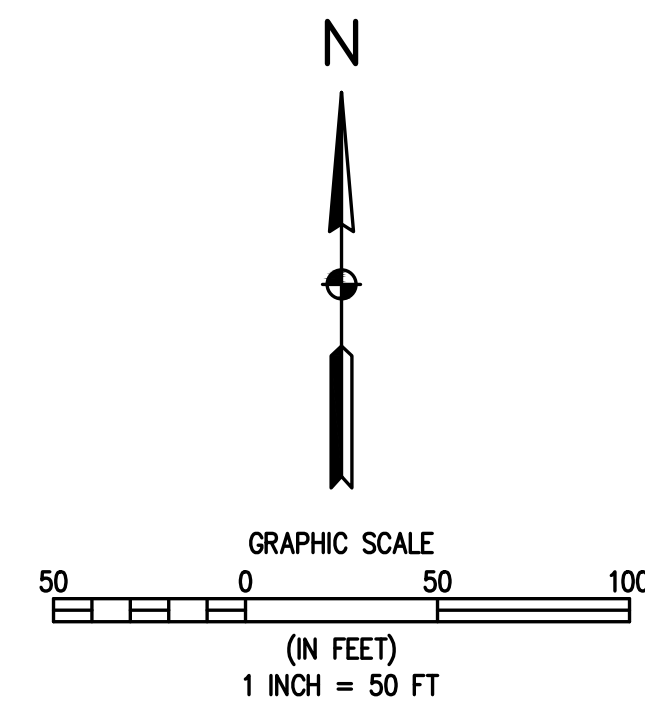


**LEGEND**

- EXISTING LINETYPES**
- SECTION LINE
  - PROPERTY BOUNDARY
  - LOT LINE
  - - - - - EASEMENT

**EXISTING SYMBOLS**

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND PROPERTY PIN AS DESCRIBED



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

AKERS DRIVE  
(60' RIGHT-OF-WAY)  
(REC. NO. 432490)

FOUND NO. 5 REBAR WITH  
1" RED PLASTIC CAP  
STAMPED MVE PLS 37928

FOUND NO. 5 REBAR  
(DISTURBED)

50' RIGHT-OF-WAY PARCEL  
REC. NO. 209123580

20' RIGHT OF WAY EASEMENT  
REC. NO. 209123582

SHARED ROADWAY & MAINTENANCE  
EASEMENT AS RECORDED AT  
REC. NO. \_\_\_\_\_

NO ACCESS TO MARKSHEFFEL ROAD

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

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

LOT 2  
2713 AKERS DRIVE  
286,567 SQ. FT. / 6.58 ACRES

LOT 1  
2725 AKERS DRIVE  
120,376 SQ. FT. / 2.76 ACRES

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

AS REPLATTED

POINT OF COMMENCEMENT  
SOUTHEAST CORNER SECTION 32  
(CALCULATED PER SURVEY RECORDS)

PCD FILE NO. VR2319

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

**BASELINE**  
Engineering · Planning · Surveying  
4882 INNOVATION DR SUITE 100 • FORT COLLINS, COLORADO 80525  
P. 970.533.7600 • F. 866.679.6864 • www.baselinecorp.com

DESIGNED BY	DATE
DAM/DEW	11/22/2023
PREPARED BY	DATE
DAM/DEW	11/22/2023
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  
EL PASO COUNTY

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SHEET	3 OF 3