

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

AUGUST 2023

FEES
 DRAINAGE FEES _____
 BRIDGE FEES _____
 SCHOOL FEES _____
 PARK FEES _____

SHEET INDEX
 SHEET 1 COVER
 SHEET 2 PLAN

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, 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.

ATTEST: (IF CORPORATION) SECRETARY/TREASURER STATE OF COLORADO COUNTY OF _____ OWNERS/MORTGAGEE (SIGNATURE) BY: TITLE: _____ 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)

IN WITNESS WHEREOF

THE AFOREMENTIONED SEDER INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____ HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023. (TITLE)

BY _____ (NAME)

NOTARIAL STATEMENT

STATE OF COLORADO) SS
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 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. SCB5512802, 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 DEFACES 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 IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.



VICINITY MAP
 1" = 2000'

NOTES (CONTINUED)

- 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.
- 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. 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.

Unresolved v1 comment:
Please include this note:
 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. (Use when residential is adjacent to industrial)

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 _____ SURCHARGE _____
 DEPUTY

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

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/DEN

REVISION DESCRIPTION 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 ENGINEERING CORPORATION	
INITIAL SUBMITTAL	08/29/2023
DRAWING SIZE	24" X 36"
SURVEY FIRM	08/04/2023
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

AUGUST 2023

Please remove

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

N 00°22'19" W 337.04'
295.04'

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

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

S 00°22'19" E 295.04'

SHARED ROADWAY &
MAINTENANCE EASEMENT

S 89°37'41" W 408.00'

POINT OF BEGINNING

FOUND NO. 5 REBAR WITH
1-1/2" ALUMINUM CAP
STAMPED PLS 13226

20' UTILITY EASEMENT
REC. NO. 201025717
& 201025719

FOUND NO. 5 REBAR WITH
1-1/4" YELLOW PLASTIC CAP
STAMPED PLS 36567

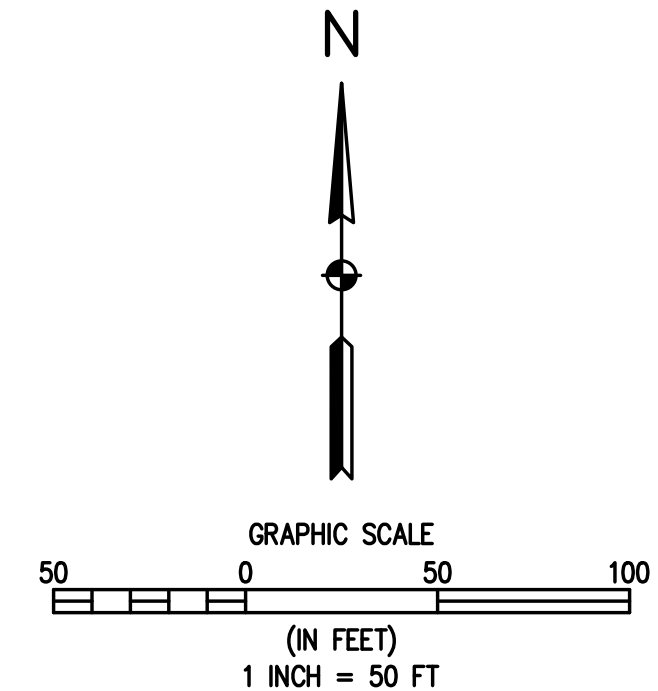
LOT 8
AKERS ACRES SUBDIVISION
(NOT A PART OF THIS SUBDIVISION)

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

LEGEND

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

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



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

ADD:
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	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

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 2