

**Please add this note:**  
 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.

**Please add this note: pages 4-7 discuss fill, expansive soils, and hydro compaction constraints**  
 Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep:(name lots or location of area)  
 •Rockfall Source:(name lots or location of area)  
 •Rockfall Runout Zone:(name lots or location of area)  
 •Potentially Seasonally High Groundwater:(name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

# SEDER SUBDIVISION

## A REPLAT OF LOT 7, AKER'S 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

### 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. 2009123580.

CONTAINING 406,943 SQUARE FEET (9.342 ACRES), MORE OR LESS

9.37 acres

### DEDICATION

THE ABOVE PARTIES IN INTEREST HAVE CAUSED REPLAT. THE TRACT OF LAND AS HEREIN REPLATED. THE UNDERSIGNED DO HEREBY DEDICATE, GRANT THIS PLAT, AND FURTHER RESTRICT THE USE OF PROVIDED HOWEVER, THAT THE SOLE RIGHT AND REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF

Please Update the Owners Certificate  
 The undersigned, being all the owners, mortgagees, beneficiaries of deeds 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 the 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,

\_\_\_\_\_, HAS EXECUTED THIS INSTRUMENT

BY \_\_\_\_\_ (NAME)

### NOTARIAL STATEMENT

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE

\_\_\_\_\_ OF SEDER INVESTMENT

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

Owners/Mortgagee (Signature) \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

ATTEST: (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)

### NOTES

- THE BASIS OF BEARING OF THIS SUBDIVISION N00°33'53"W, AND IS MONUMENTED ON THE ON THE NORTH BY A FOUND NO. 6 REBAR.
- FOR ALL INFORMATION REGARDING EASEMENT ENGINEERING CORP. RELIED UPON A COMMITMENT FOR THE ACQUISITION ISSUED BY SEDER INVESTMENT COMPANY, ORDER NO. SCB55112802, 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 THE CITY OF COLORADO SPRINGS 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.

**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)



**Please include this note:**  
 Gas and Electric:  
 The subdivider/developer is responsible for extending utilities to each lot, tract or building site.  
 Gas and electric service for this subdivision is provided by \_\_\_\_\_ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

### 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.

### 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)

**Add the following notes:**  
 \*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 the property.  
 Access to lots \_\_\_\_ 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

**Please update to our verbiage:**  
 THE UNDERSIGNED Surveyors Certificate  
 I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.  
 AARON F. \_\_\_\_\_ Date \_\_\_\_\_  
 FOR AND \_\_\_\_\_  
 NOTICE: THREE (3) Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
 SURVEY COLORADO registered PLS # \_\_\_\_\_  
 STATES AND DECLARES THAT THE PROPERTY SHOWS THE DESCRIBED TRACT REVISOR'S STATUTES, 1973, AS REVISED.  
 ANY DEFECT IN THIS SURVEY WITHIN 13-80-105 C.R.S. UPON ANY DEFECT IN THIS SURVEY HEREON.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT OF SEDER SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONER

PLANNING AND COMMUNITY DEVELOPMENT

### 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, COLORADO.

RECORDER \_\_\_\_\_ FEE \_\_\_\_\_  
 BY \_\_\_\_\_ SURCHARGE \_\_\_\_\_  
 DEPUTY

### FEES

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

**Please include:**  
 -final total gross acreage and total number of lots,

### SHEET INDEX

SHEET 1 COVER  
 SHEET 2 PLAN

Add PCD File No. VR2319



DESIGNED BY \_\_\_\_\_  
 DRAWN BY DAM  
 CHECKED BY AAD

DATE \_\_\_\_\_  
 PREPARED BY \_\_\_\_\_

REVISION DESCRIPTION \_\_\_\_\_

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

SEDER INV

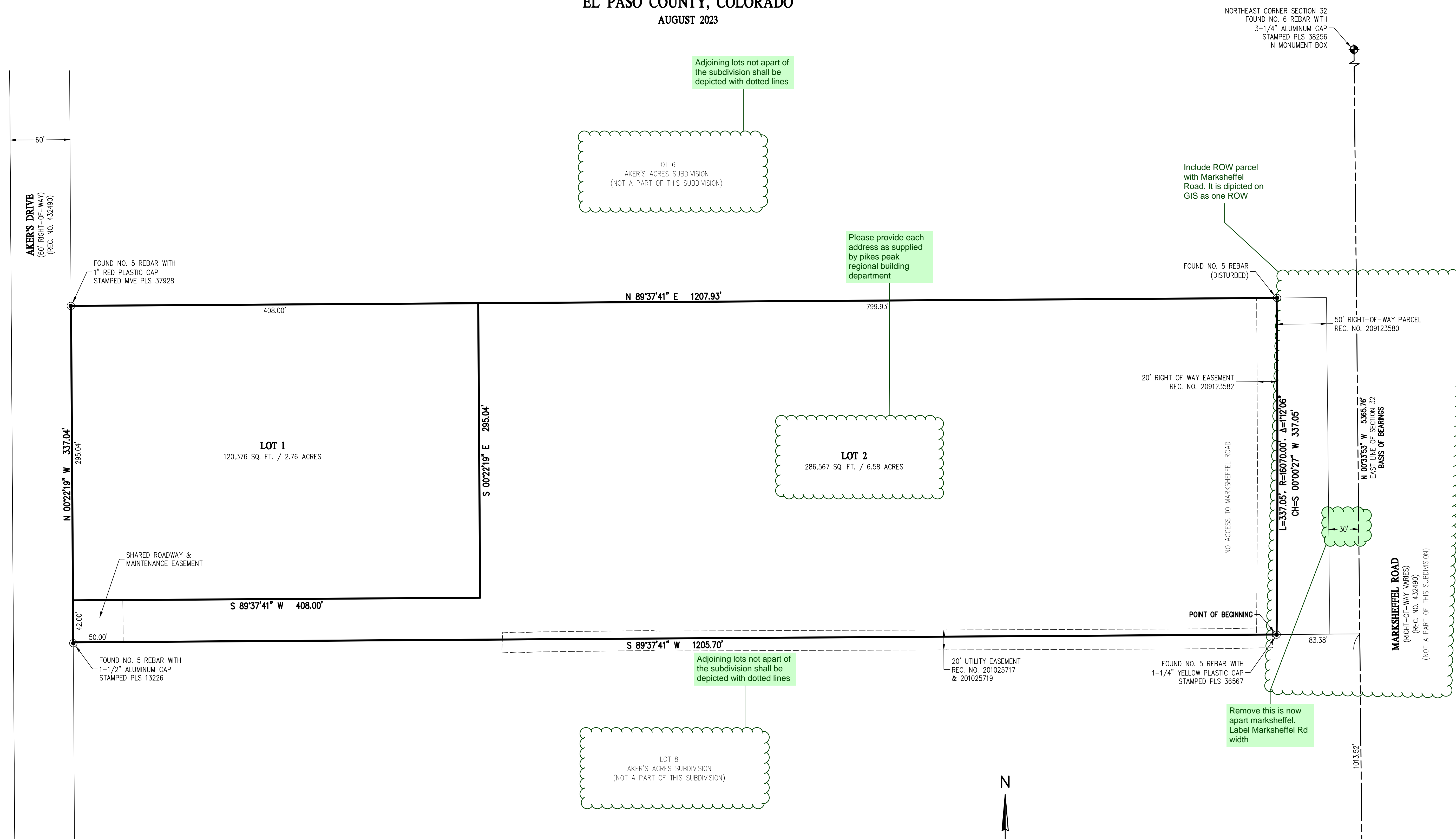
PREPARED UNDER THE DIRECT SUPERVISION OF

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

OWNER:  
 SEDER INVESTMENT, LLC  
 2725 AKERS DR.  
 COLORADO SPRINGS, CO 80922-1500  
 (719) 596-2988



**SEDER SUBDIVISION**  
**A REPLAT OF LOT 7, AKER'S 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

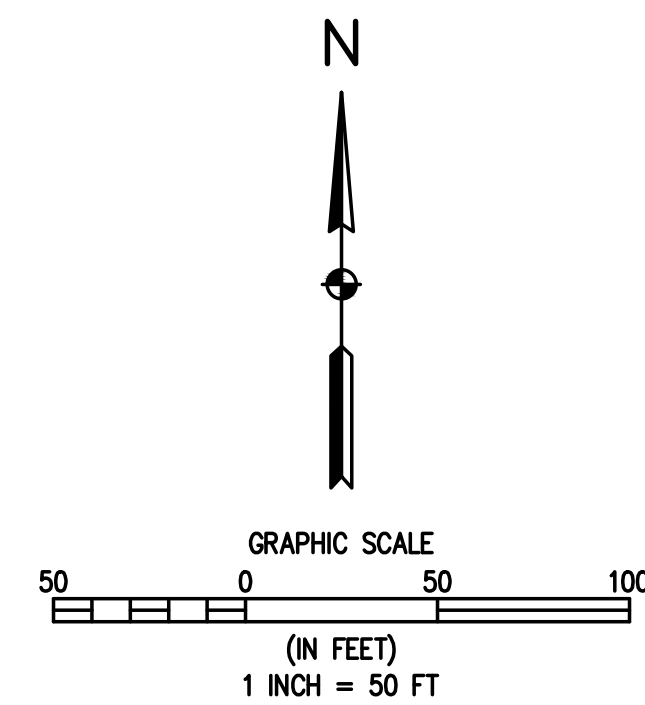


**LEGEND**

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

**EXISTING SYMBOLS**

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



DESIGNED BY	DATE
DRAWN BY	PREPARED BY
CHECKED BY	REVISION DESCRIPTION
AAD	
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	

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SHEET	2 OF 2

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

**BASELINE**  
 Engineering · Planning · Surveying  
 4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537  
 P. 970.583.7600 • F. 866.679.4864 • www.baselinecorp.com

R:\35072 Seder Subdivision\Drawings\Survey Documents\Plat\35072 Subdivision Plat.dwg, 9/22/2023 2:23:51 PM, Danny Miller