

RESOLUTION NO. 197 - 25

A RESOLUTION DECLARING THE REAL PROPERTY KNOWN AS TELLER COUNTY TAX SCHEDULE NUMBER R0014623 / 3745.074000090 AND LOCATED ALONG COUNTY ROAD 421 SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF SUCH PROPERTY

WHEREAS, the City of Colorado Springs ("City") on behalf of its enterprise Colorado Springs Utilities ("Utilities") is the owner of a parcel located along 1763 County Road 421 in Florissant, Colorado, also known by Teller County Tax Schedule Number R0014623 / 3745.07400090 (the "Property") as identified in Exhibit A and depicted on Exhibit B; and

WHEREAS, Utilities has determined that fee ownership of the Property is not needed for Utilities' business or operational purposes and that Utilities' need for the Property can be satisfied by means of an easement; and

WHEREAS, in accordance with the process set forth in Section 5.2 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* (the "RES Manual"), the City's Real Estate Services Office has consulted with other City departments and enterprises to determine whether any other City department or enterprise has a need for the Property, and no other City department or enterprise has expressed interest in maintaining fee ownership of, or reserving easements on, the Property; and

WHEREAS, pursuant to Chapters 5 and 9 of the RES Manual, an independent appraiser determined the Fair Market Value of the Property to be \$45,000; and

WHEREAS, Section 5.3 of the RES Manual provides that City Council must determine that City-owned property is surplus before the property may be disposed; and

WHEREAS, Utilities will reserve a utility easement across a portion of the Property; and

WHEREAS, pursuant to section 5.7 of the RES Manual, the Property may be disposed of by listing it for sale with a real estate consultant for not less than the Fair Market Value.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council hereby finds the Property to be surplus and the disposal of the Property to be in compliance with City Code and the RES Manual.

Section 2. Pursuant to the RES Manual, Chapter 2, § 2.11, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the disposition of the Property and to obtain the Mayor's signature on the Quitclaim Deed to convey the Property in accord with this Resolution.

Dated at Colorado Springs, Colorado, this 9th day of December 2025.

ATTEST:


Lynette Crow-Iverson, Council President



Sarah B. Johnson, City Clerk



EXHIBIT A

A parcel of land located in the Southeast-Quarter of Section 7, Township 13 South, Range 70 West of the 6th P.M., City of Florissant, Teller County, Colorado, described by Warranty Deed as recorded at Reception Number 161790, in the Real Property Records of Teller County, Colorado, being more particularly described below:

Beginning on the northerly line of the County Road, commonly known as the Twin Creeks Road, at a point from which the Southeast corner of said Section 7 bears South 28° 15' East 1047.2 feet; thence North, parallel with the East line of said Section 7, a distance of 200 feet; thence angle right 90° 00' easterly a distance of 300 feet; thence South parallel with the East line of said Section 7 a distance of 284.23 feet, more or less, to the northerly line of said County Road; thence westerly on said northerly line 311.6 feet to the point of beginning, containing 1.67 acres, more or less.

Darby, Michael L & Brandon L
1681 CR 421
Rec. No. 648596

Nash, Brandon T
1821 CR 421
Rec. No. 770165

Legend

- Found Illegible Yellow Plastic Cap
- Found Nail

City of Colorado Springs
1763 CR 421
Rec. No. 161790

S01°14'58"E 51.90'

N75°41'51"W 311.08'

S75°41'51"E 311.08'

Upper Twin Rocks Rd / CR 421
(60' ROW)

N1°14'58"W 283.20'
BASIS OF BEARINGS

N01°14'58"W 51.90'

POB



SCALE: NOT TO SCALE
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Colorado Springs Utilities
It's how we're all connected

ADVANCED GEOMATICS
1521 Hancock Expy.
Colorado Springs, CO
80947

EXHIBIT B

NOTE :

THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Drawn by: JORDAN CRITES

Date: 7/1/2025

Checked by: PAUL CLIFTON