

Resolution No. _____

**A RESOLUTION GRANTING PERMISSION TO CLOSE CONSENSUAL
TRANSACTION FOR THE ACQUISITION OF PROPERTY FOR SOUTHERN
DELIVERY SYSTEM PROJECT IMPROVEMENTS**

SECTION 1. City Council finds the acquisition of the property listed in the attached Exhibit A to be necessary for the Southern Delivery System (SDS) project.

SECTION 2. The Project Manager and City Real Estate Services (RES) Manager are authorized to close and acquire this property in accord with City of Colorado Springs Procedures Manual for the Acquisition and Disposition of Real Property Interests.

SECTION 3. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this _____ day of _____, 2014.

Keith King, Council President

ATTEST:

Sarah B. Johnson, City Clerk

Exhibit A

Assessor's Parcel Number (APN)	Property Owner	Property Address	Temporary Easement Area (Acres)	Fee Simple	Total Price
54000-00-243 now known as 54000-00-274	Colorado Springs Land Associates	North Marksheffel Road, Colorado Springs, CO	1.431 Ac	0	\$5,611.00



Colorado Springs Utilities
It's how we're all connected

Summary Statement of Just Compensation

Assessors Parcel No.: 54000-00-243

Re: Southern Delivery System Project Summary Statement of Just Compensation

This statement is intended to furnish you with a written summary of the basis of the amount established as Just Compensation for your property:

Permanent Easement		
N/A		\$ 0.00
Temporary Construction Easement		
1.431 AC X \$19,605.00 X 10% X 2 Yrs = \$5,610.95	\$ 5,611.00	
Improvements		
N/A		\$0.00
Damages or Cost to Cure		
N/A		\$ 0.00
Less Benefits		\$ 0.00
GROSS TOTAL	\$ 5,611.00	
TOTAL JUST COMPENSATION	\$ 5,611.00	(Rounded)

PARCEL DESIGNATION:	5400000243	DATE:	March 7, 2013
OWNER:	Colorado Springs Land Association (Owner current as of the date of certification hereon)		

EXHIBIT A

A parcel of land located in Sections 8, 9, 16 and 17, Township 14 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, also being that parcel of land described in Book 5484 at page 300 of the records of said county.



Prepared for and on behalf of Colorado Springs Utilities by: Thomas W. Shaughnessy, L.S. 38166, of CRITIGEN, LLC, 2 North Cascade Avenue, Suite 460, Colorado Springs, Colorado, 80903

PARCEL DESIGNATION:	5400000243	DATE:	March 7, 2013
OWNER:	Colorado Springs Land Association (Owner current as of the date of certification hereon)		

EXHIBIT B

A temporary construction easement situated in the South Half of Section 9, Township 14 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:

COMMENCING at a 3-1/4 inch aluminum cap, PLS 9014, representing the South Quarter Corner of said Section 9 from which a NGS point JK1153, a 3 inch brass disk set in concrete, stamped "Corral Bluffs", bears North 63°11'11" East a distance of 25,431.73 feet;

Thence North 0°43'36" West a distance of 597.12 feet on the east line of the Southwest Quarter of said Section 9 to the northerly line of that parcel of land described in Book 5484 at Page 300 of the records of said county;

Thence South 89°30'28" West a distance of 47.24 feet on said northerly line to the **POINT OF BEGINNING**;

Thence South 81°08'37" East a distance of 775.54 feet;

Thence South 79°36'47" East a distance of 191.70 feet to the easterly line of that parcel of land described in Book 5484 at Page 300 of the records of said county;

Thence South 6°31'52" East a distance of 2.85 feet on said easterly line;

Thence South 69°35'01" West a distance of 92.35 feet on said easterly line to the northerly line of a 100 foot wide permanent easement for the Southern Delivery System (SDS);

The following two (2) courses are on the northerly line of said SDS permanent easement;

Thence North 79°36'47" West a distance of 112.54 feet;

Thence North 81°08'37" West a distance of 1,078.70 feet to the northerly line of that parcel of land described in Book 5484 at Page 300 of the records of said county;

Thence North 89°30'28" East a distance of 307.92 feet on said northerly line to the **POINT OF BEGINNING**;

Together with the following:

COMMENCING at a 3-1/4 inch aluminum cap, PLS 9014, representing the South Quarter Corner of said Section 9 from which a NGS point JK1153, a 3 inch brass disk set in concrete, stamped "Corral Bluffs", bears North 63°11'11" East a distance of 25,431.73 feet;

Thence North 0°43'36" West a distance of 437.16 feet on the east line of the Southwest Quarter of said Section 9 to the southerly line of said SDS permanent easement;

Thence South 81°08'37" East a distance of 181.90 feet on said southerly line to the **POINT OF BEGINNING**;

Thence continue South 81°08'37" East a distance of 125.87 feet on said southerly line;

Thence South 15°25'04" West a distance of 75.38 feet to the northerly right-of-way line of State Highway 94;

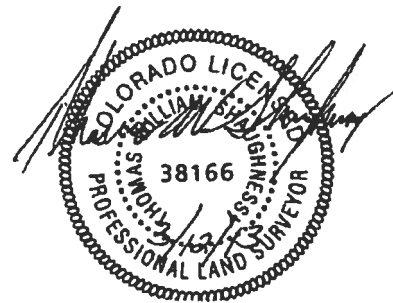
Thence North 83°53'12" West a distance of 7.29 feet on said northerly right-of-way line;

Thence North 70°45'39" West a distance of 118.12 feet on said northerly right-of-way line;

Thence North 15°25'04" East a distance of 54.30 feet to the **POINT OF BEGINNING**;

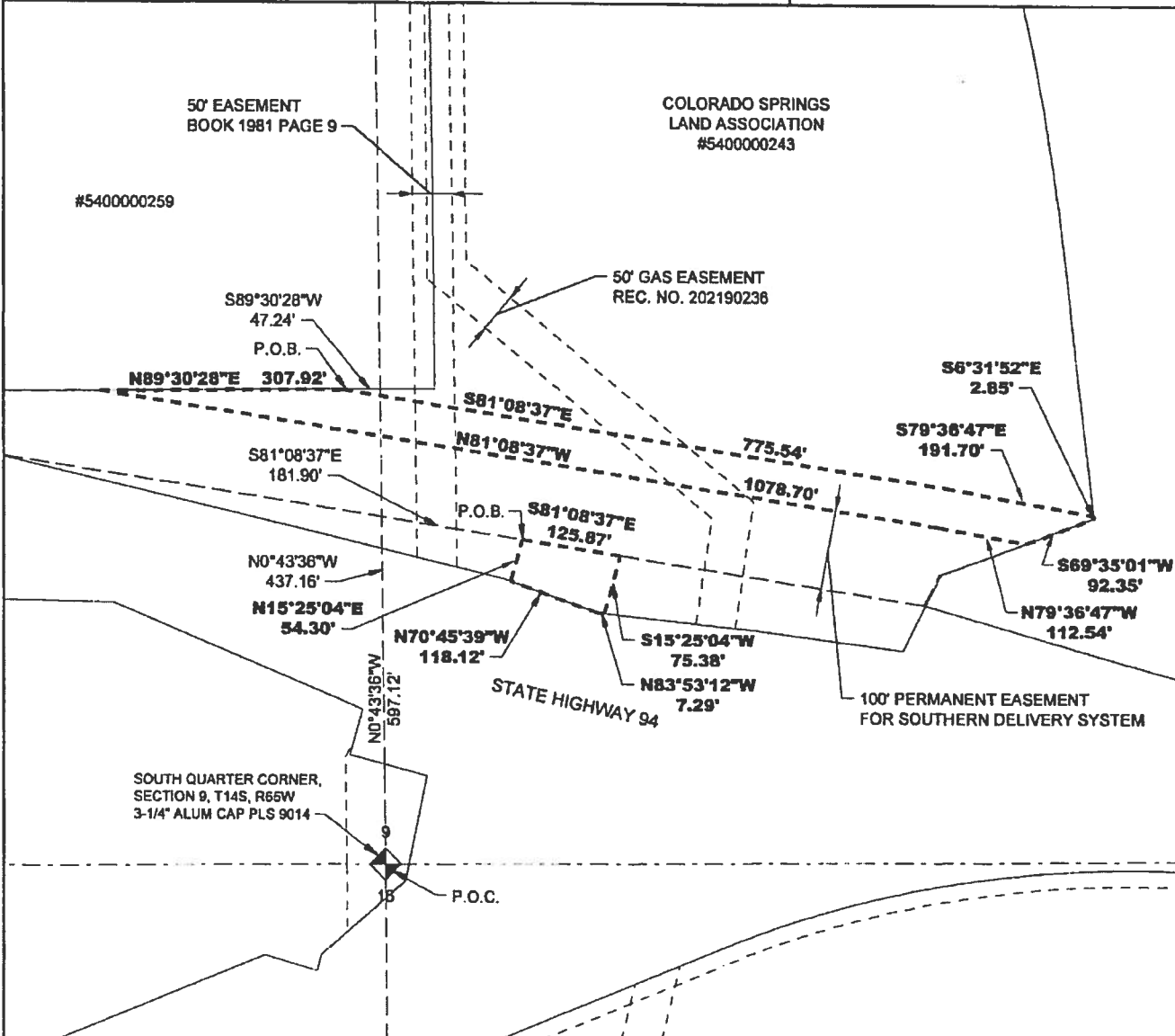
Said easement contains 62,316 square feet or 1.431 acres more or less.

EXHIBIT C SKETCH is attached hereto and is only intended to depict EXHIBIT B – Legal Description. In the event that EXHIBIT B contains an ambiguity, EXHIBIT C may be used to solve said ambiguity.



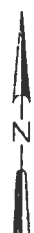
Prepared for and on behalf of Colorado Springs Utilities by: Thomas W. Shaughnessy, L.S. 38166, of CRITIGEN, LLC, 2 North Cascade Avenue, Suite 460, Colorado Springs, Colorado, 80903


DATE: 7-MAR-2013	EXHIBIT C SKETCH TEMPORARY CONSTRUCTION EASEMENT PARCEL #5400000243 SECTION 9 T14S, R65W, 6TH P.M. EL PASO COUNTY, COLORADO	CITY OF COLORADO SPRINGS
DRAWN BY: L STUDER		
CHECKED BY: B HANSON		
APPROVED BY: T SHAUGHNESSY		
DRAWING: 5400000243TE_EXC.DGN		



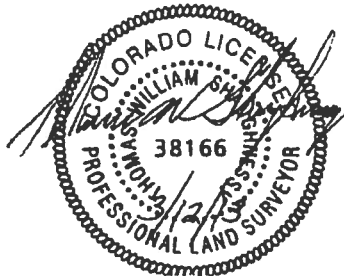
NOTES:

1. This sketch does not constitute a land survey plat by CRITIGEN, LLC., and is only intended to depict Exhibit B - Legal Description. In the event that Exhibit B contains an ambiguity, Exhibit C may be used to solve said ambiguity.
2. Bearings are based on a line from NGS Station "Corral Bluffs" (PID JK1153), monumented by a 3" brass disk set in concrete to NGS Station "Clevenger" (PID JK1353), monumented by a stainless steel rod set in concrete, said line was assumed to bear South 03°57'12" West according to a survey control diagram prepared by Kirkham Michael Consulting Engineers deposited with the El Paso County Surveyor on August 10, 2004 at Survey Deposit Number 204900110.





SCALE: 1" = 200'



SHEET 1 OF 1



**SOUTHERN DELIVERY SYSTEM
EASEMENT AND ACQUISITION EXHIBIT**

PARCEL # 540000243

March 17, 2013

PARCEL AREA IN ACRES (219.17 ±)

PERMANENT EASEMENT IN ACRES (4.19 ±)

TEMPORARY EASEMENT IN ACRES (1.43 ±)



Note: This exhibit does not represent a land survey plat by CH2M HILL. CH2M HILL has made a good-faith effort to provide the most recent and accurate information available. This information is not to be used in any legal or official venue and is subject to change.