

ORDINANCE NO. 25 - 16

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS KARMAN LINE ADDITION NO. 6 ANNEXATION CONSISTING OF 1,760.74 ACRES LOCATED NORTHWEST OF THE BRADLEY ROAD AND CURTIS ROAD INTERSECTION.

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, *et seq.*, C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Karman Line Addition No. 6 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 14, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

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

Section 1. The Property, known as the Karman Line Addition No. 6 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which respect said annexation shall not be effective

until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 14th day of January 2025.

Finally passed: January 28, 2025


Randy Helms, Council President

Mayor's Action:

- Approved on JAN 29 2025.
- Disapproved on _____, based on the following objections:

Blessing A. Mobolade

Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Randy Helms, Council President

ATTEST:

Sarah B. Johnson
Sarah B. Johnson, City Clerk



CAO: MS
COS: _____

LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 6

December 28, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and Norris Ranch Joint Ventures, LLC, a Colorado limited liability company, being the petitioner of the following described tract of land to wit:

A portion of the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 west and Section 3, Section 4, Section 5, the North 1/2 of Section 6, the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West and the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence along the north line of said Bradley Road Right-of-Way along the following three (3) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41", a distance of 1217.22 feet;
3. N89°51'34"E, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears S00°16'28"E, a distance of 30.00 feet;

thence along a line 30 feet north of and parallel to the North line of said Section 7, N89°50'56"E, a distance of 2790.67 feet, to the northwest corner of said Bradley Road per Reception Number 222103960; thence along the north line of the right-of-way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, N89°51'09"E, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the North 1/4 Corner of said Section 32; thence along the North line of said Section 32, S89°38'17"E, a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16 shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°30'42"E, a distance of 1305.00 feet, to the North-Center 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1486.72 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) courses:

1. S02°47'42"E, a distance of 2416.75 feet;
2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of S87°12'25"W, a delta angle of 41°28'18", a distance of 1505.54 feet;
3. S38°40'43"W, a distance of 690.00 feet;
4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
5. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of Parcel 17 as described in said Application;

thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, S89°50'09"W, a distance of 5355.99 feet; thence continuing along said south line, S89°51'16"W, a distance of 2643.69 feet; thence continuing along said south line, S89°51'30"W, a distance of 2643.89 feet; thence continuing along said south line, S89°51'09"W, a distance of 2694.46 feet, to the southeast corner of the parcel described in the Notice of Lis Pendens, recorded August 16, 1999 as Reception Number 099131064; thence along said south line, S89°50'56"W, a distance of 2792.19 feet, to the southeast corner of said Bradley Road Right-of-

Way, also being a point on the west line of said Section 7; thence along the south line of said Right-of-Way Parcel No. 2 the following three (3) courses:

1. S89°51'35"W, a distance of 1124.51 feet;
2. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a radial bearing of S00°09'23"E, a central angle of 13°39'41", a distance of 1167.15 feet;
3. S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on the North-South Center line of said Section 11;

thence leaving said Center line along the following six (6) courses:

1. N75°32'45"E, a distance of 5798.59 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. N89°42'25"E, a distance of 16132.46 feet;
4. S89°59'29"W, a distance of 16116.50 feet;
5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
6. S76°49'30"W, a distance of 5868.34 feet, to the POINT OF BEGINNING.

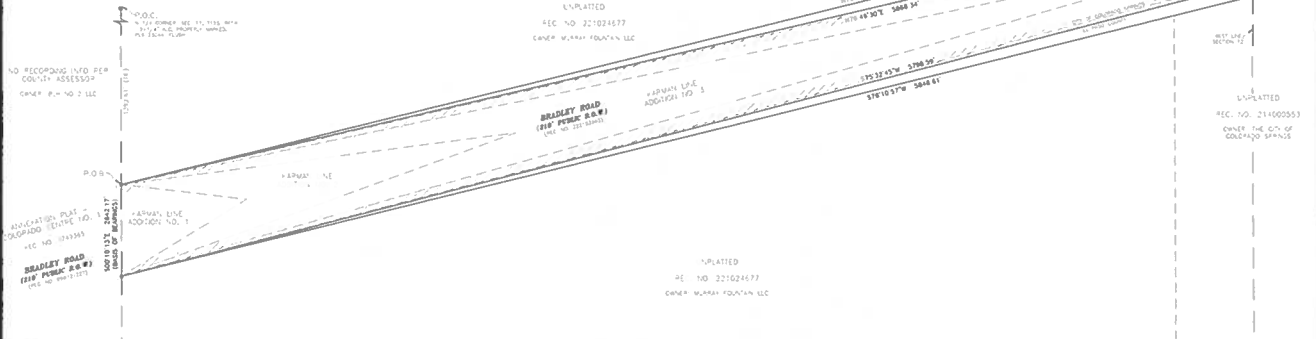
Containing 81,728,991 Sq. Ft. or 1,876.239 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245

ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

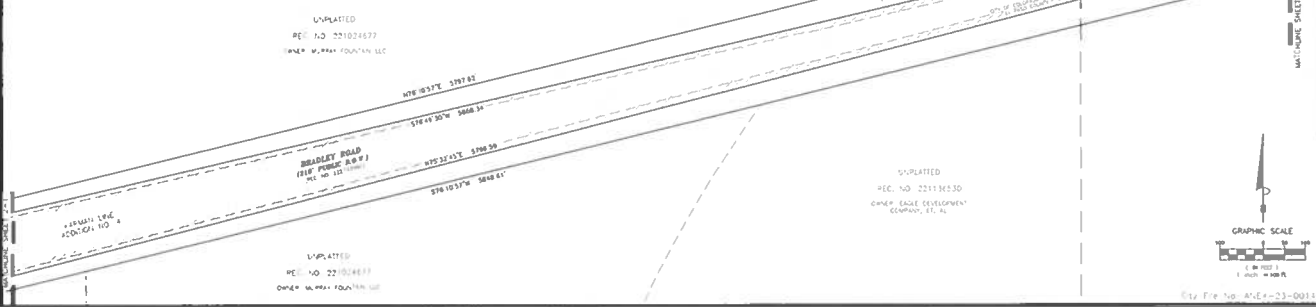
SEC. 12, T15S, R65W AND
S. R64W, NW1/4 SEC. 10, T15S, R64W AND
W OF THE SIXTH P.M.,
A.T.E. OF COLORADO

SHEET 2-1



SHEET 2-2

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.34'	41°28'18"	S87°12'25" W
C2	1920.00'	1329.85'	39°40'44"	S51°19'18" E
C3	5105.00'	1217.22'	13°39'41"	S00°09'22" E
C4	4893.00'	1187.15'	13°39'41"	S00°09'23" E
C5	4931.00'	1218.77'	13°09'59"	S00°12'35" E
C6	4931.00'	1133.16'	13°09'59"	S13°10'30" E



ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6

A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,
7, 8, 9, T15S, R64W, W OF THE SIXTH P.M.,
D. PARD COUNTY, COLORADO

Drawn By: JAC
Checked By: SSM
Project: 230709
Date: 2/22/2023
Sheet 2 of 5

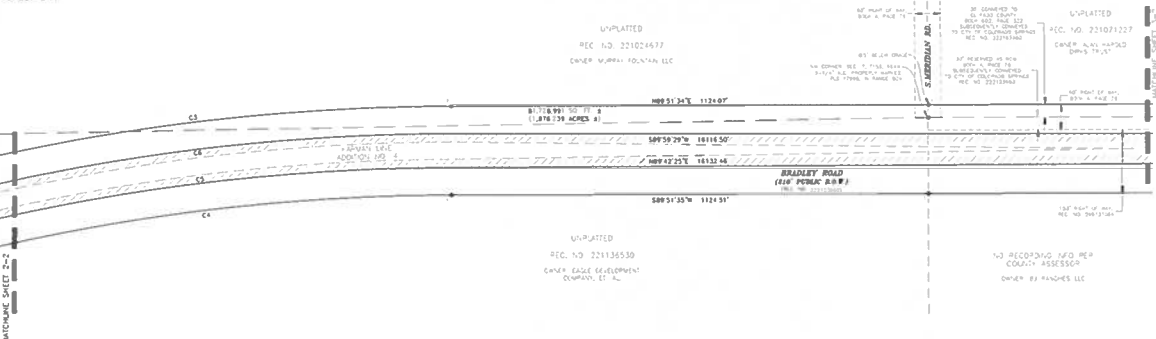
No.	Description	By	Date

Notes: Any change to the plat must be approved by the City of South-Central. The plat is subject to the provisions of the Colorado Plat Act, C.R.S. 38-1-101 through 38-1-109. The plat is subject to the provisions of the Colorado Plat Act, C.R.S. 38-1-101 through 38-1-109. The plat is subject to the provisions of the Colorado Plat Act, C.R.S. 38-1-101 through 38-1-109.

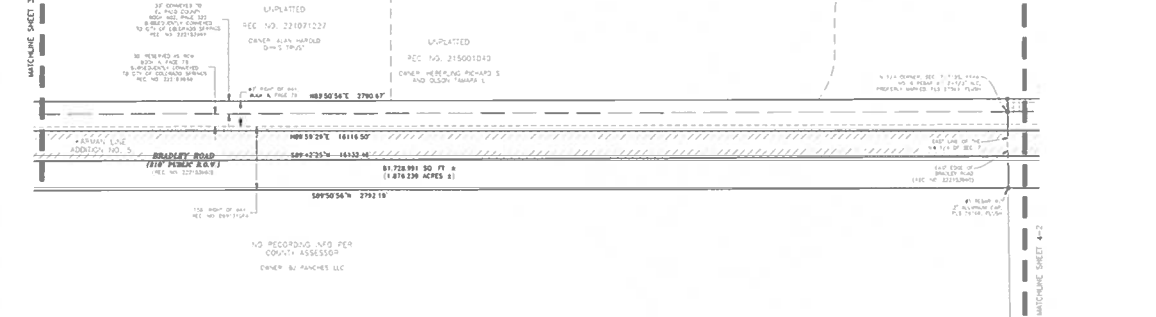
ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W, NW1/4 SEC. 10, T15S, R64W AND
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

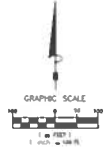
SHEET 3-1



SHEET 3-2



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25"W
C2	1920.00'	1320.65'	39°40'44"	S51°19'18"E
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C4	4895.00'	1167.15'	13°59'41"	S00°09'23"E
C5	4851.09'	1216.72'	14°09'40"	S00°17'35"E
C6	4851.09'	1153.16'	13°09'59"	S13°10'30"E





Clark & Associates
LAND SURVEYORS & ENGINEERS
1716 North 4th Street
Colorado Springs, CO 80904
Phone: 719.575.8888
Fax: 719.575.8889

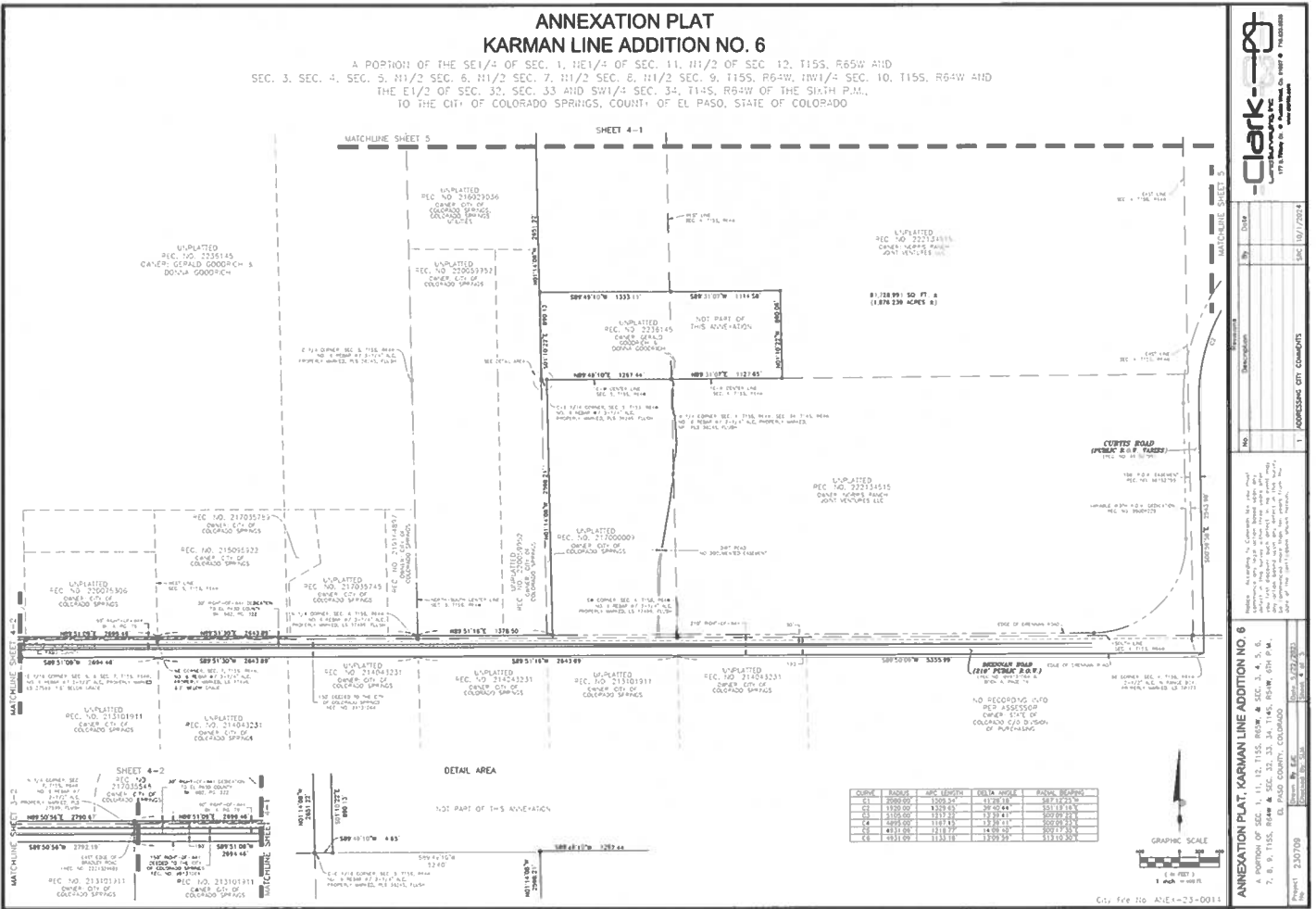
No.	Description	Date

APPROVED FOR THE CITY OF COLORADO SPRINGS
 DATE: 03/22/2013
 DRAWN BY: JSA
 CHECKED BY: JSA
 SHEET 3 OF 3
 PROJECT: 230709

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
 A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, SIXTH P.M., EL PASO COUNTY, COLORADO
 DATE: 03/22/2013
 DRAWN BY: JSA
 CHECKED BY: JSA
 SHEET 3 OF 3
 PROJECT: 230709

ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE 1/4 OF SEC. 1, NE 1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W, N1/4 SEC. 10, T15S, R64W AND
THE E 1/2 OF SEC. 32, SEC. 33 AND SW 1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO





Clark
SURVEYING & ENGINEERING, P.C.
1711 North Pecos Street
Colorado Springs, CO 80907
Phone: 719.575.1111

No.	Description	Date	Scale
1	APPROXIMATE CITY COMBONITS		AS SHOWN

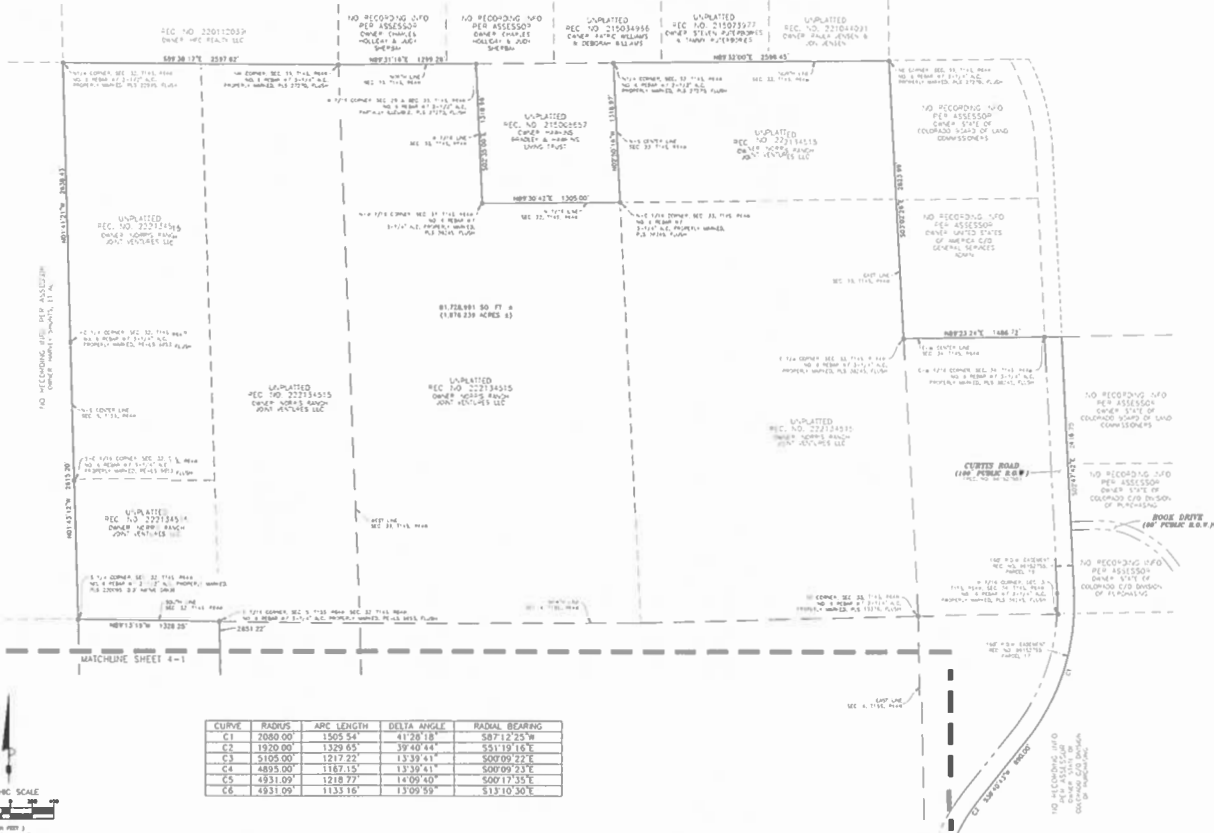
Approved: _____
 License No. _____
 State of Colorado
 Approved: _____
 License No. _____
 State of Colorado
 Date of Map: 11/11/2014
 Project: 230709

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
 A PORTION OF SEC. 1, 11, 12, T15S, R65W & SEC. 3, 4, 5, 6,
 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,
 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
 STATE OF COLORADO

ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE 1/4 OF SEC. 1, NE 1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W, NW1/4 SEC. 10, T15S, R64W AND
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 5



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2040.00'	1505.54'	41°28'18"	S87°12'25"W
C2	1920.00'	1329.65'	39°40'44"	S51°19'18"E
C3	5105.00'	1217.22'	13°30'41"	S00°09'22"E
C4	4835.00'	1187.15'	13°30'41"	S00°09'23"E
C5	4931.00'	1218.72'	14°09'40"	S00°17'35"E
C6	4931.00'	1155.16'	15°09'59"	S13°10'30"E


Clark Engineering, Inc.
1000 North Academy Street, Suite 100
Colorado Springs, CO 80909
Phone: (719) 520-1100
Fax: (719) 520-1101
www.clarkeng.com

Project No.	230709	Sheet No.	5 of 5
Client	City of Colorado Springs	Scale	AS SHOWN
Drawn By	JAC	Checked By	JAC
Date	08/11/2010	Project Manager	JAC

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
 A PORTION OF SEC. 1, 11, 12, T15S, R64W, & SEC. 3, 4, 5, 6,
 7, 8, 9, T15S, R64W, NW1/4 SEC. 10, T15S, R64W AND
 THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W
 OF THE SIXTH P.M., EL PASO COUNTY, COLORADO
 Project No. 230709
 Sheet No. 5 of 5

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS KARMAN LINE ADDITION NO. 6 ANNEXATION CONSISTING OF 1,760.74 ACRES LOCATED NORTHWEST OF THE BRADLEY ROAD AND CURTIS ROAD INTERSECTION.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 14, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28thth day of January 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **28th day of January 2025**.


Sarah B. Johnson, City Clerk

1st Publication Date: **January 17, 2025**

2nd Publication Date: **February 3, 2025**

Effective Date: **February 8, 2025**

Initial: 
City Clerk

