

RESOLUTION NO. 40 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY, A PERMANENT EASEMENT, AND A TEMPORARY EASEMENT USING PPRTA FUNDS FOR THE MARKSHEFFEL ROAD – NORTH CAREFREE TO DUBLIN PROJECT

WHEREAS, in connection with the Marksheffel Road – North Carefree to Dublin Project (“Project”), the City of Colorado Springs Public Works Department has identified the need to acquire real property, a utility easement, and a temporary easement to be used as an extension of the Marksheffel Road right-of-way, from SSS Education Corp. (the “Property Owner”); and

WHEREAS, the acquisition of the real property, utility easement, and temporary construction easement will allow for the widening of the Marksheffel Road right-of way and the construction of its improvements for the Project; and

WHEREAS, the real property, permanent easement, and temporary construction easement are further described in the attached exhibits and identified in the table below,

Property Owner	TSN	Acquisition Amount	Exhibit
SSS Education Corp	5321001008	\$250,900.00	A
	TOTAL	\$250,900.00	

hereinafter referred to as (the “Property”); and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department desires to purchase and the Property Owner desires to sell the Property to the City for a total purchase price of \$250,900.00 as shown above; and

WHEREAS, the total purchase price of \$250,900.00 is supported by a real estate appraisal conducted by an independent real estate appraiser.

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

Section 1. City Council finds the acquisition of the Property to be in the best interest of the citizens of Colorado Springs.

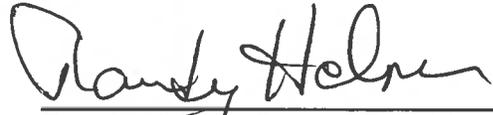
Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (“Real Estate Manual”), City Council hereby authorizes the acquisition of the Property for the amount of \$250,900.00.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into Real Estate Purchase and Sale Agreements with the Property Owner and to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the Purchase by the Pikes Peak Rural Transportation Authority ("PPRTA").

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 25th day of March 2025.


Randy Helms, Council President

ATTEST:

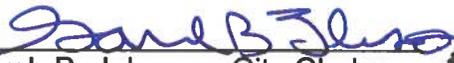

Sarah B. Johnson, City Clerk



EXHIBIT A - PAGE 1 of 9

PARCEL DESIGNATION	5321001008	DATE:	December 29, 2023
OWNER:	SSS EDUCATION CORP		

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-16

A portion of that parcel of land as described in Reception Number 223088006 of the records of El Paso County, said parcel is located in Lot 1 of the Cnty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Northwest Corner of said Section 21 (being a 3 ¼" Aluminum cap LS 17946), thence S. 7°52'39" E., a distance of 664.99 feet, to a point being on the northerly property line of said property described by Reception Number 223088006, said point also being the **POINT OF BEGINNING**;

1. Thence S. 2°18'09" E., a distance of 37.75 feet;
2. Thence S. 0°35'18" E., to the southerly property line of said property described by Reception Number 223088006, a distance of 439.95 feet;
3. Thence along said southerly property line, S. 89°09'00" W., to the east right of way line of Marksheffel Road, a distance of 25.85 feet;
4. Thence along said east right of way line, N. 0°32'48" W., to said northerly property line, a distance of 477.69 feet;
5. Thence along said northerly property line, N. 89°09'00" E., a distance of 24.37 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 12,243 square feet or 0.281 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

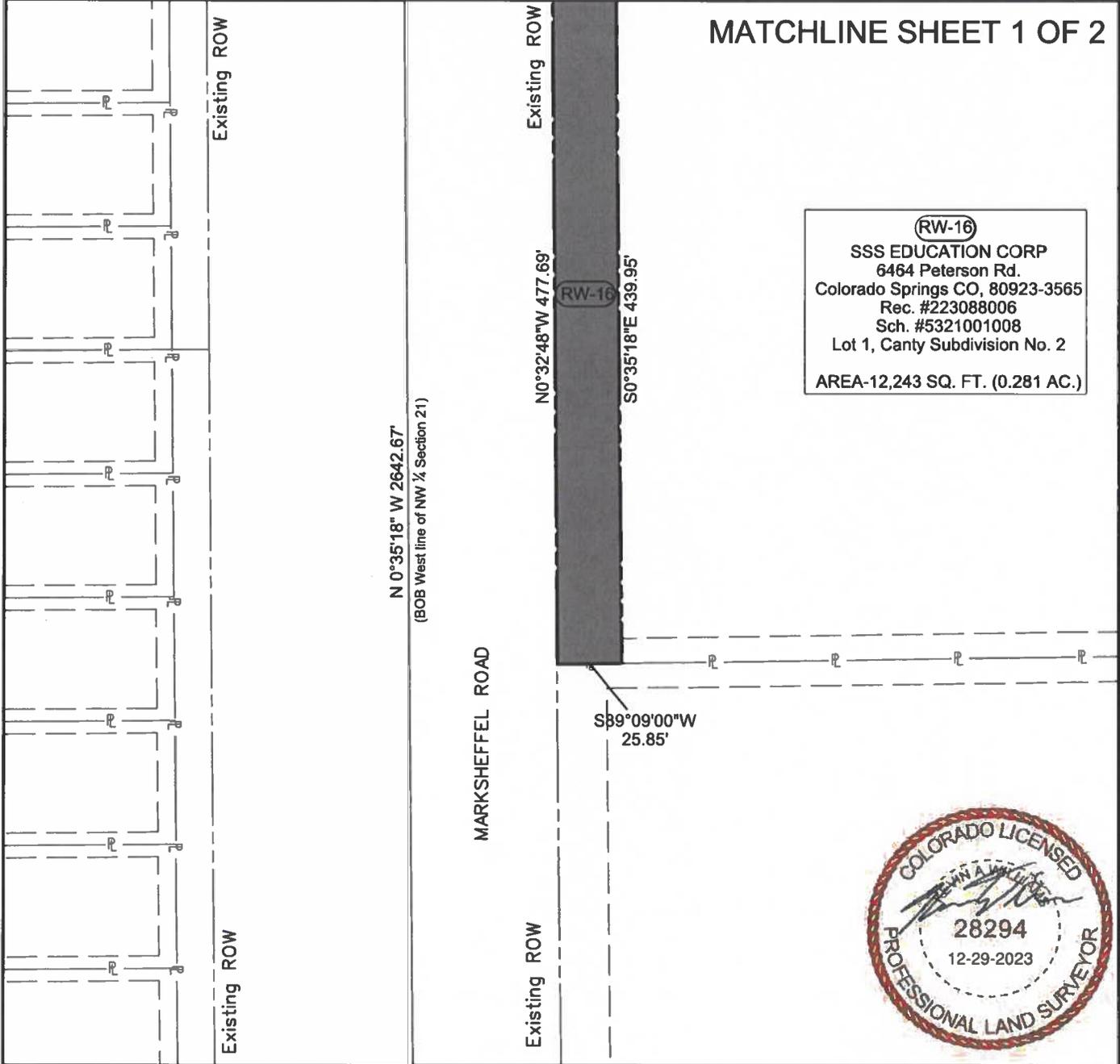
Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.

EXHIBIT B - PAGE 2 of 9

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



DATE: 29-DEC-2023	EXHIBIT B SKETCH RIGHT OF WAY RW-16 PARCEL 5321001008 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_RW-16_Exhibit.dgn		



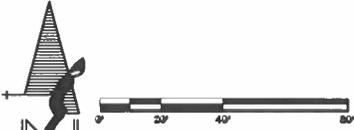
MATCHLINE SHEET 1 OF 2

(RW-16)

SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Cnty Subdivision No. 2
 AREA-12,243 SQ. FT. (0.281 AC.)



- NOTES:**
1. This sketch does not constitute a land survey plat by Wilson & Co.
 2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.



SHEET 2 OF 2

PARCEL DESIGNATION	5321001008	DATE:	May 1, 2024
OWNER:	SSS EDUCATION CORP		

EXHIBIT B

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-16A

A portion of that parcel of land as described in Reception Number 223088006 of the records of El Paso County, said parcel is located in Lot 1 of the Canty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Northwest Corner of said Section 21 (being a 3 ¼" Aluminum cap "LS 17946), thence S. 9°34'53" E., a distance of 667.73 feet, to a point being on the northerly property line of said property described by Reception Number 223088006 from which the northwest corner of said property bears S. 89°09'00" W., a distance of 44.38 feet, said point also being the **POINT OF BEGINNING**;

1. Thence S. 2°18'09" E., a distance of 37.54 feet;
2. Thence S. 0°35'18" E., to the southerly property line of said property described by Reception Number 223088006, a distance of 440.16 feet;
3. Thence along said southerly property line, N. 89°09'00" E., a distance of 50.00 feet,
4. Thence N. 0°35'18" W., a distance of 440.68 feet:
5. Thence N. 2°18'09" W., to the said northerly line, a distance of 37.02 feet;
6. Thence along said northerly line, S. 89°09'00" W., a distance of 50.02 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 23,885 square feet or 0.548 acres, more or less.

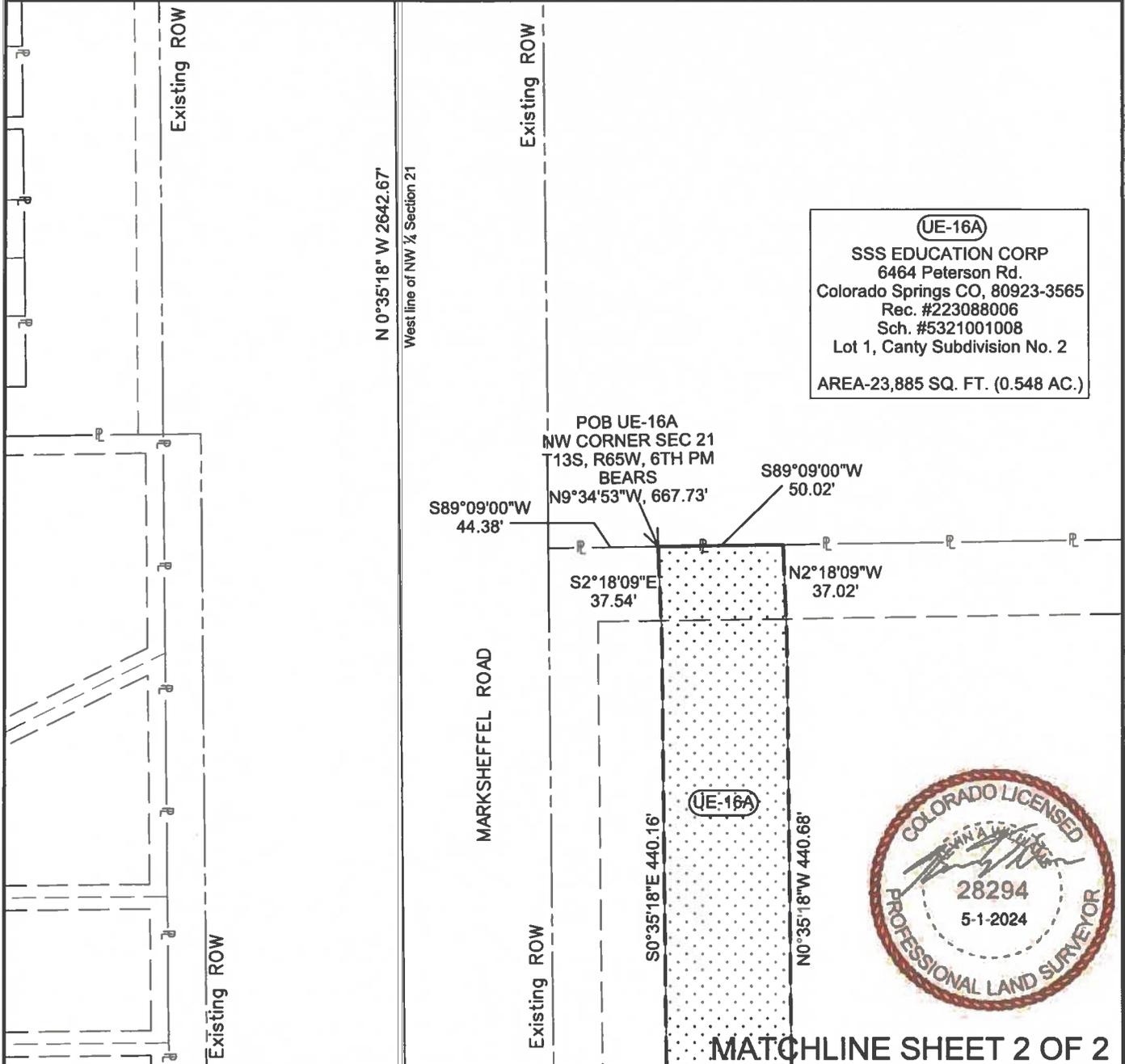
EXHIBIT C SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.

This description was prepared by:
 Kevin Williams, P.L.S. 28294
 On behalf of Wilson & Co.
 990 S. Broadway, Ste. 220
 Denver, CO 80209

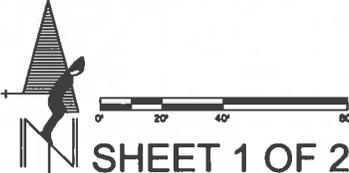


DATE: 1-MAY-2024	EXHIBIT C SKETCH UTILITY EASEMENT UE-16A PARCEL 5321001008 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_UE-16A_Exhibit_1-2.dgn		



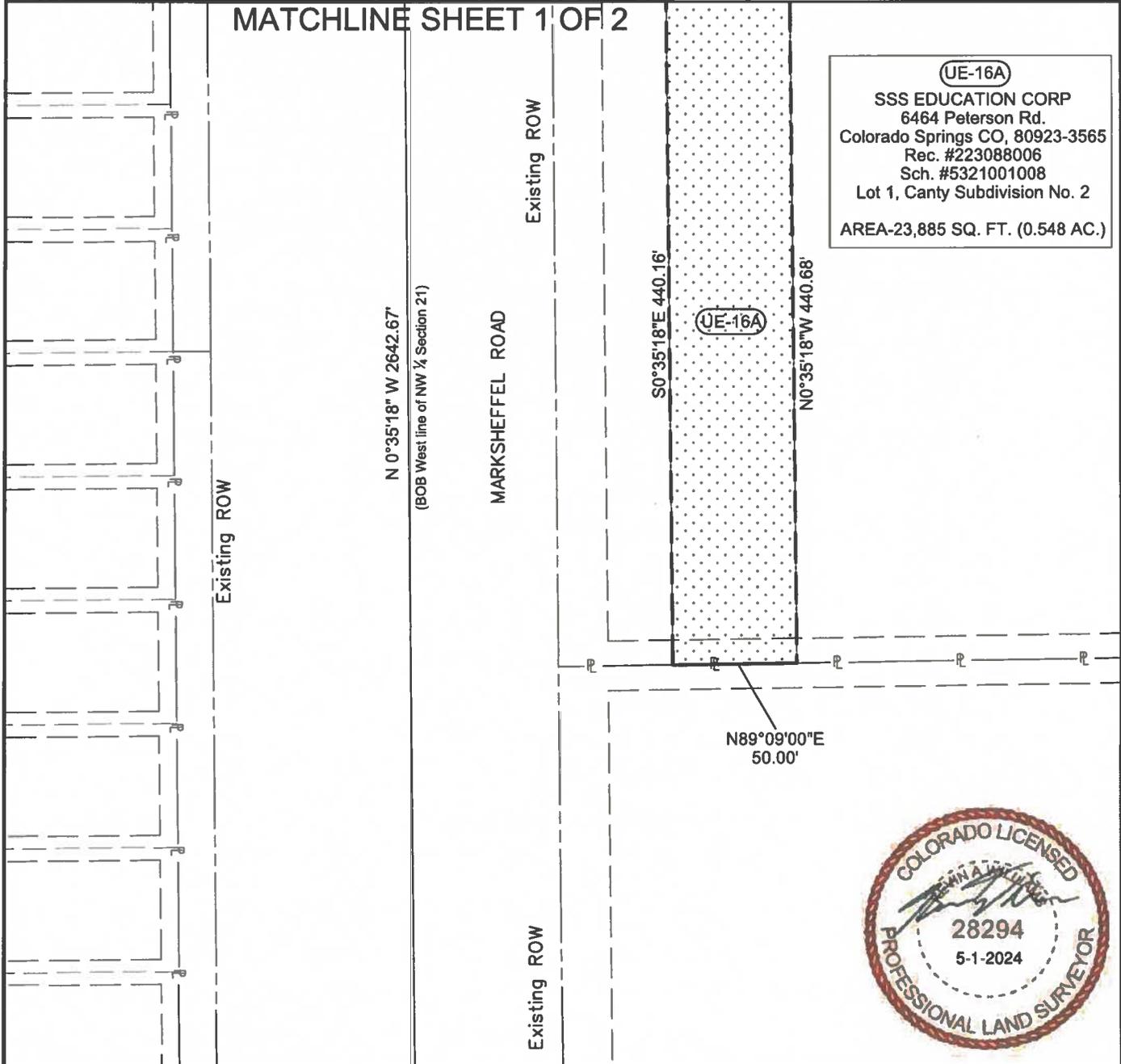
NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit C is inconsistent with Exhibit B, Exhibit B shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. The line between stations DOT1 (a EPC Brass Cap) and E_24 (a USCGS Brass Cap) bears N 48°53'48" E a distance of 40,950.79 ft.



SHEET 1 OF 2

DATE: 1-MAY-2024	EXHIBIT C SKETCH UTILITY EASEMENT UE-16A PARCEL 5321001008 SECTION 21 T 13 S, R 65 W, 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	 COLORADO SPRINGS OLYMPIC CITY USA
APPROVED BY: K. WILLIAMS		
18300ROW_UE-16A_Exhibit_2-2.dgn		

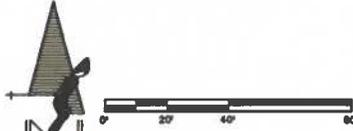


(UE-16A)

SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Canty Subdivision No. 2
 AREA-23,885 SQ. FT. (0.548 AC.)



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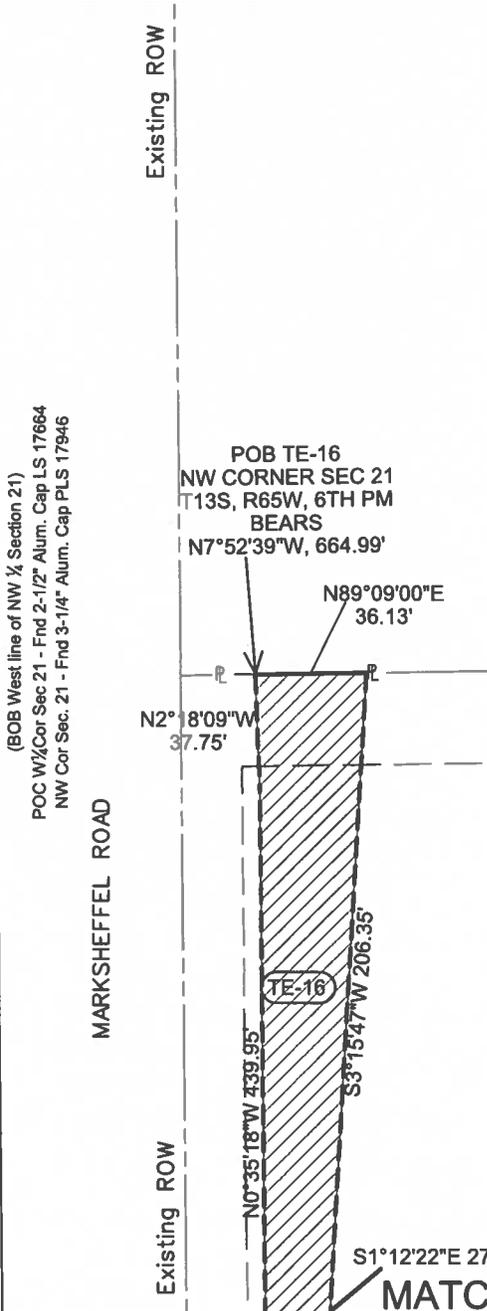
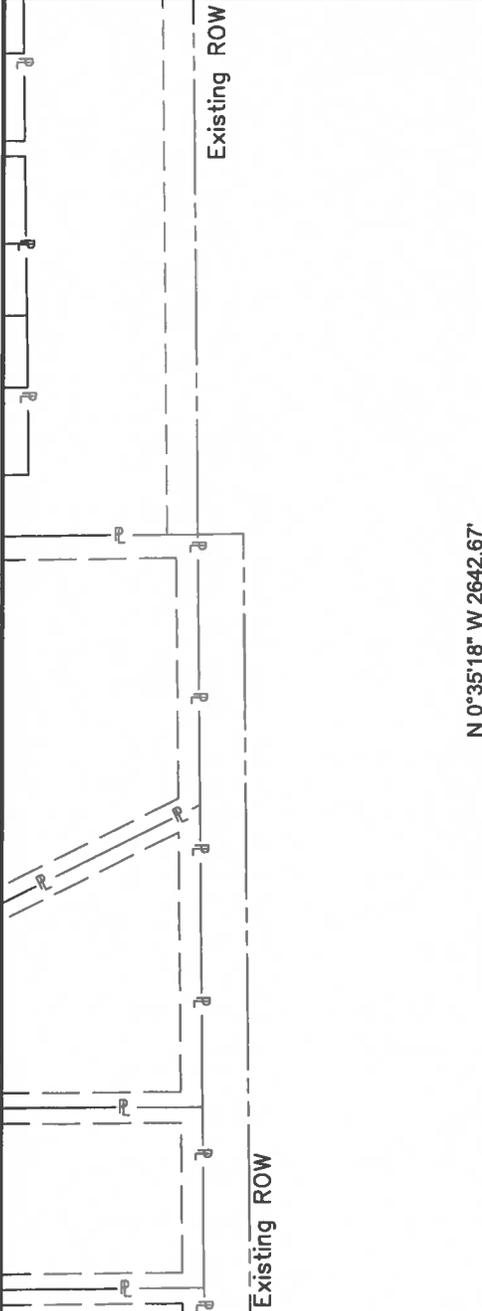
SHEET 2 OF 2

DATE: 29-DEC-2023

APPROVED BY: K. WILLIAMS

18300ROW_TE-16_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-16
 PARCEL 5321001008
 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO

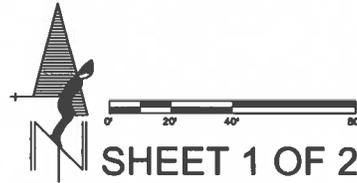


TE-16
 SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
 Lot 1, Cnty Subdivision No. 2
 AREA-11,945 SQ. FT. (0.274 AC.)



MATCHLINE SHEET 2 OF 2

- NOTES:**
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DATE: 29-DEC-2023

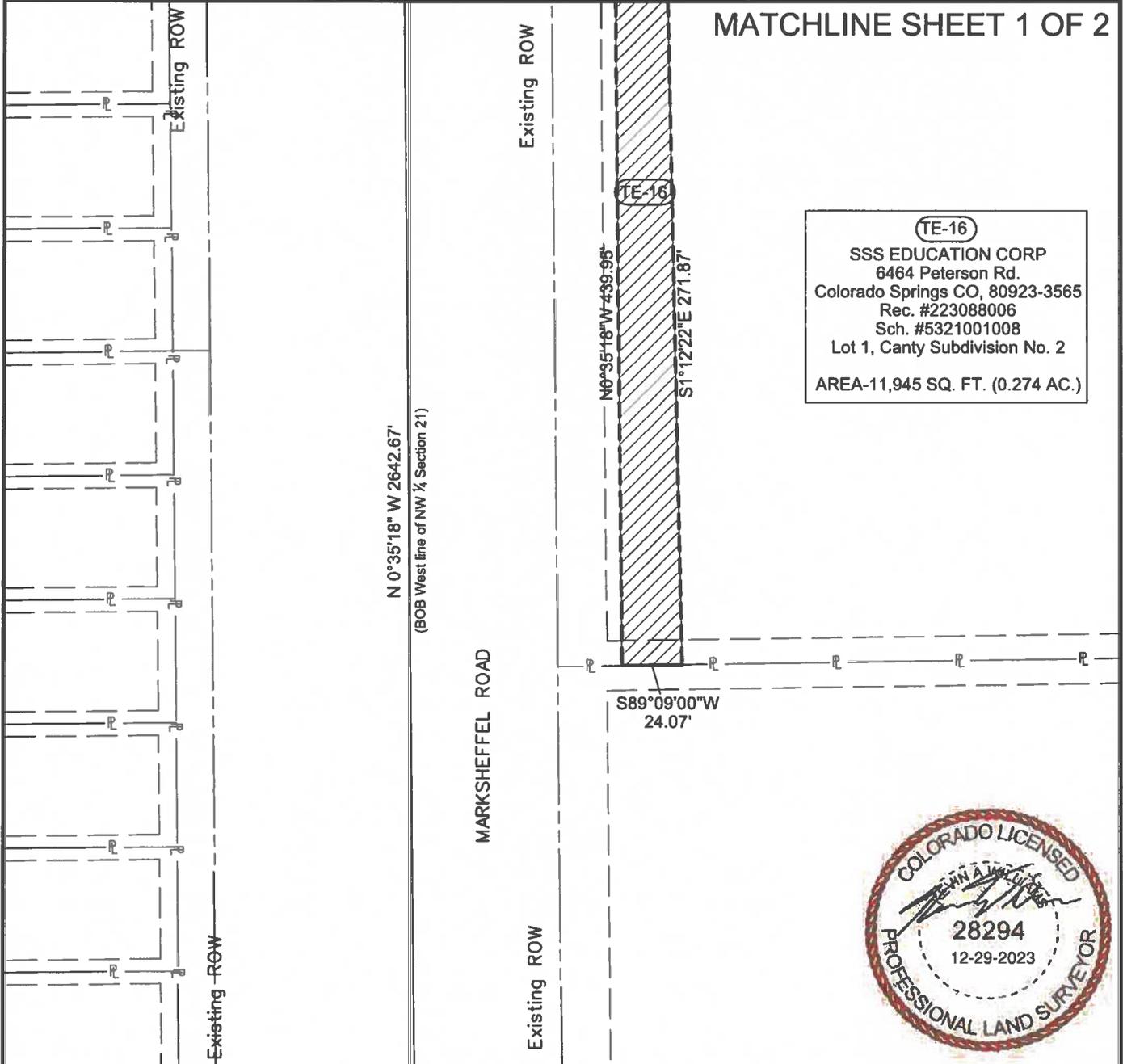
APPROVED BY: K. WILLIAMS

18300ROW_TE-16_Exhibit.dgn

EXHIBIT B SKETCH
 TEMPORARY EASEMENT TE-16
 PARCEL 5321001008
 SECTION 21
 T 13 S, R 65 W, 6TH P.M.
 CITY OF COLORADO SPRINGS,
 EL PASO COUNTY, COLORADO



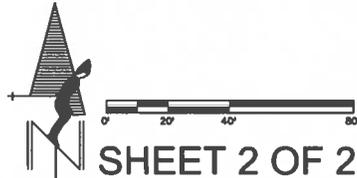
MATCHLINE SHEET 1 OF 2



TE-16
 SSS EDUCATION CORP
 6464 Peterson Rd.
 Colorado Springs CO, 80923-3565
 Rec. #223088006
 Sch. #5321001008
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 AREA-11,945 SQ. FT. (0.274 AC.)



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SHEET 2 OF 2