

RESOLUTION NO. 4-20

A RESOLUTION AUTHORIZING THE ACQUISITION OF A  
0.089 ACRE PERMANENT EASEMENT AND 0.038 ACRE  
TEMPORARY CONSTRUCTION EASEMENT FROM  
DANABLU, LLC FOR THE SOUTH CASCADE AVENUE  
BRIDGE REPLACEMENT PROJECT

WHEREAS, the City has identified the need to complete the South Cascade Avenue Bridge Replacement Project ("Project");

WHEREAS, the Project is of great benefit to the citizens of the City of Colorado Springs, El Paso County and the State of Colorado and will enhance the safety and quality of life of the citizens of the City of Colorado Springs;

WHEREAS, to accomplish the Project the City must acquire a 0.089 Acre Permanent Easement and a 0.038 Acre Temporary Construction Easement ("Easements");

WHEREAS, the Permanent Easement is legally described on Exhibit A and both Easements are depicted on Exhibit B, both of which are attached hereto and made a part hereof;

WHEREAS, Danablu, LLC, a Colorado limited liability company ("Danablu, LLC") is the owner of the property over which the City requires the Easements for the Project;

WHEREAS, pursuant to the City's Real Estate Manual, the City obtained an appraisal for the Easements which returned a value of \$75,100;

WHEREAS, Danablu, LLC has agreed to convey the Easements to the City for the appraised value of \$75,100, for the benefit of the City, to be used for the Project;

WHEREAS, pursuant to Section 4.1 of the Real Estate Manual and City Code 7.7.1802, City Council approval is required for property acquisitions if the total acquisition amount of the property interest acquired in the transaction exceeds \$50,000; and

WHEREAS, City staff recommends that City Council authorize the acquisition of the Easements.

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

Section 1. That the City Council hereby finds that acquisition of the Easements as a part of the South Cascade Avenue Bridge Replacement Project is in the best interest of the City of Colorado Springs.

Section 2. Pursuant to Section 4.1 of the Real Estate Manual and City Code 7.7.1802, City Council hereby authorizes the acquisition by the City of the Easements from Danablu, LLC for the appraised value of \$75,100.

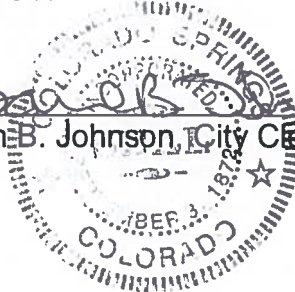
Section 3. The City's Real Estate Services Manager is hereby authorized to execute all documents necessary to acquire the Easements.

DATED at Colorado Springs, Colorado this 28<sup>th</sup> day of January, 2020.

  
\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



**EXHIBIT "A"**

**CITY OF COLORADO SPRINGS  
PERMANENT EASEMENT: PE-3  
DATE: SEPTEMBER 15, 2016**

A Permanent Easement containing 3,875 sq. ft. (0.089 acres), more or less, being a portion of that tract of land described in Deed recorded at Reception No. 01851641 in the El Paso County Clerk and Recorder's Office, said permanent easement being more particularly described as follows:

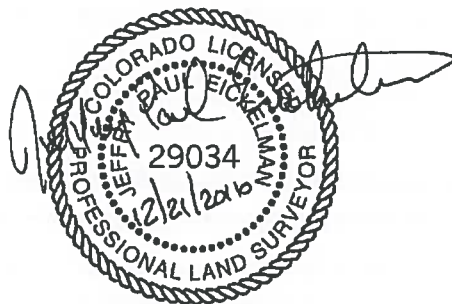
BEGINNING at the Southwest corner of said tract of land, said point also being the TRUE POINT OF BEGINNING;

1. Thence along the West line of said tract of land North 01°46'23" East, a distance of 13.75 feet;
2. Thence North 68°43'04" East, a distance of 80.29 feet;
3. Thence North 78°14'52" East, a distance of 16.96 feet;
4. Thence North 86°47'45" East, a distance of 35.53 feet;
5. Thence South 19°53'31" West, a distance of 43.01 feet;
6. Thence South 79°48'17" West, a distance of 12.20 feet;
7. Thence South 71°22'05" West, a distance of 8.59 feet to the South line of said tract of land;
8. Thence along said South line South 88°09'23" West, a distance of 92.57 feet to the TRUE POINT OF BEGINNING,

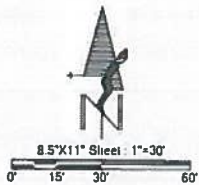
The above described permanent easement contains 3,875 sq. ft. (0.089 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing from Point No. 9000, a FIMS brass washer and plug set in concrete, South 34°59'15" East to Point No. 9001, a no. 6 rebar set in asphalt. Point information can be found on the South Cascade Avenue Bridge Replacement Site Plan provided by Matrix Design Group.

Prepared for the City of Colorado Springs  
Jeffrey Paul Eickelman, PLS 29034  
Farnsworth Group, Inc.  
4655 Forge Road, Suite 150  
Colorado Springs, CO 80907

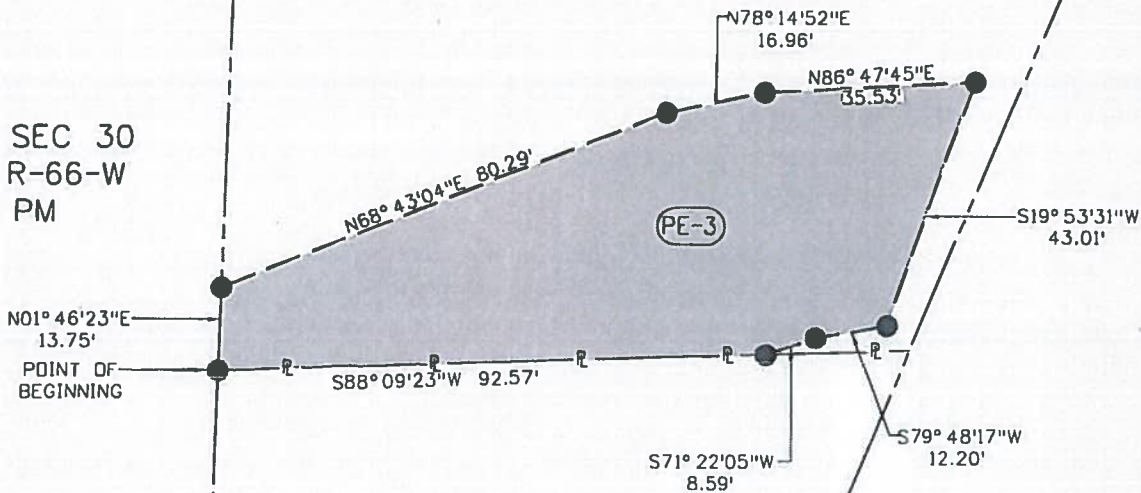


# EXHIBIT "B"



**PE-3**  
 3,875 SQ.FT.  
 0.089 AC  
 PROPERTY ADDRESS: 1626 S. TEJON ST.  
 COLORADO SPRINGS, CO 80905  
 DEED: RECEPTION NO. 210033016

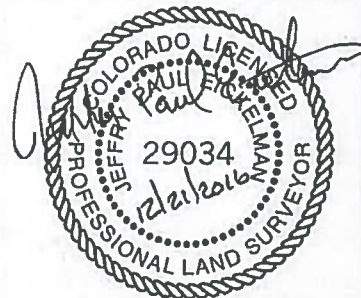
NW 1/4 SEC 30  
 T-14-S R-66-W  
 6th PM





S. CASCADE AVE.

U-HAUL REAL ESTATE COMPANY

S. TEJON STREET



cprblle 11:26:18 AM IFG-COS-FP1\Projects\20150151417.00 - Cheyenne Run, CP&Y19999\FLOW\_Survey\Drawings\999999\Exhibit\_PE-3.dgn

	 4755 FORGE ROAD, SUITE 150 COLORADO SPRINGS, COLORADO 80907 (719) 590-9194 / (719) 590-9111 Fax www.f-w.com	PERMANENT EASEMENT		---
		PE-3		CHEYENNE RUN
Sheet: 1 of 1	Scale: 1" = 30'	Units: U.S. Survey Foot	DANABLU, LLC MAIL: 1604 C. CASCADE AVE. COLORADO SPRINGS, CO 80905	Code: --- Sheet Number: 1

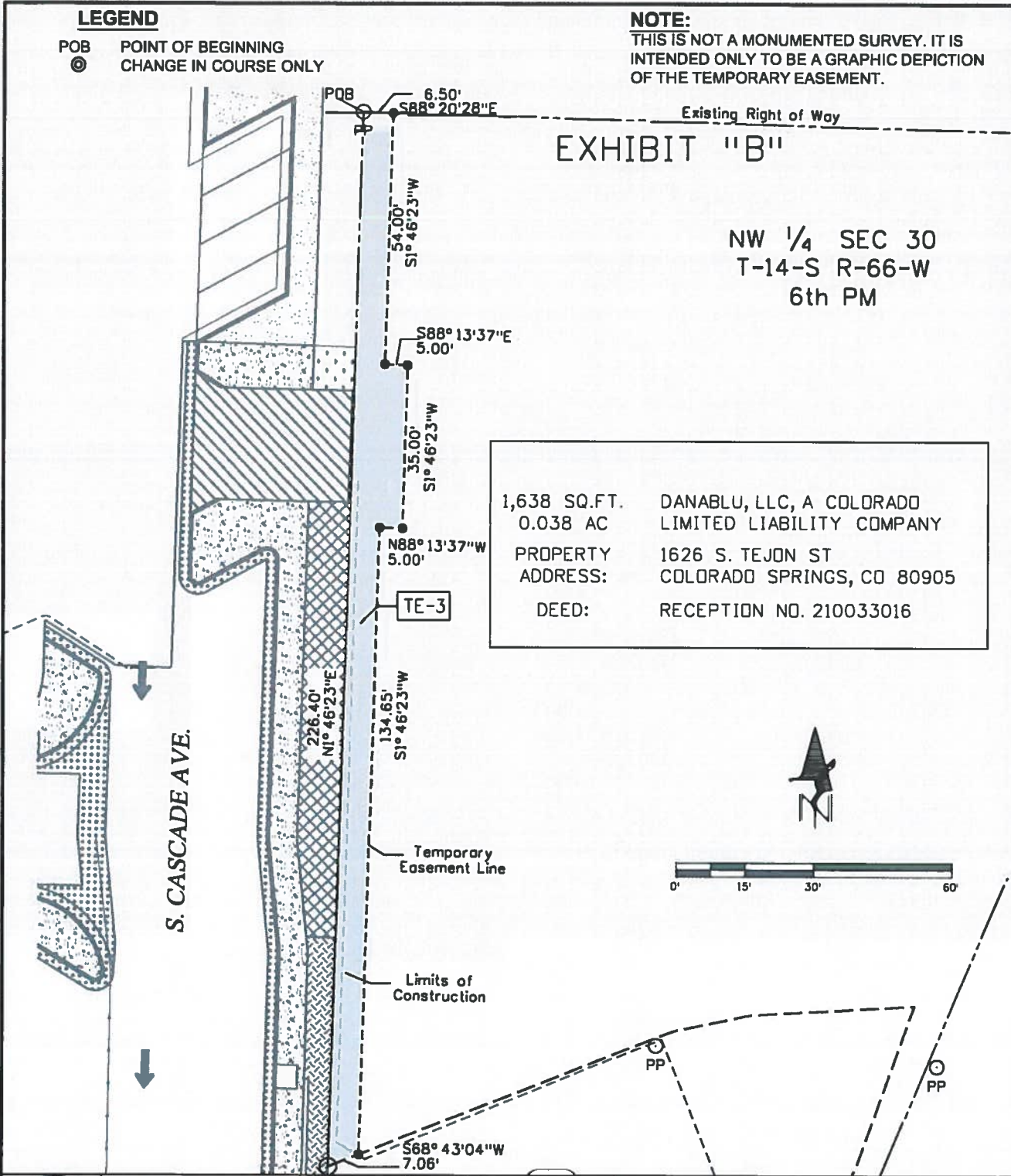
**LEGEND**

- POB POINT OF BEGINNING
- ⊙ CHANGE IN COURSE ONLY

**NOTE:**

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE TEMPORARY EASEMENT.

4/30/2019 08:42:13 AM P:\2015\0151417.00 - Cheyenne Run, CPE\99999\RDW\_Survey\Drawings\14127RDW\_TE -3 Exhibit 3D SCALE.dgn



30 S Nevada, Colorado Springs, CO 80903  
719-385-5918

TEMPORARY EASEMENT  
TE-3

**SOUTH CASCADE  
BRIDGE REPLACEMENT**

ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS



4755 Forge Road, Suite 150  
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6 S Tejon St - Suite 500  
Colorado Springs, CO 80903  
Phone: (719) 452-4292

DANABLU, LLC  
1626 S. TEJON ST  
COLORADO SPRINGS, CO 80905

Project No: 14127.01  
Date: APRIL 24, 2019  
Sheet Number: 1