ORDINANCE NO. 16-48

AN ORDINANCE VACATING PORTIONS OF PUBLIC RIGHTS-OF-WAY

CONSISTING OF 1.213 LOCATED SOUTHWEST OF NORTH MARKSHEFFEL

ROAD AND DUBLIN BOULEVARD, ALSO KNOWN AS

RIPPY DRIVE AND EMILY LOOP

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

**COLORADO SPRINGS:** 

Section 1. City Council hereby finds, determines and declares that it is in the

best interest of the City and its citizens to vacate and hereby vacates portions of public

rights-of-way consisting of 1.213 acres located southwest of North Marksheffel Road and

Dublin Boulevard, also known as Rippy Drive and Emily Loop, as described and

depicted on Exhibit A, which is attached hereto and made a part hereof.

Section 2. This ordinance shall be in full force and effect from and after its

passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by

title and summary prepared by the City Clerk and that this ordinance shall be available

for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 12th day of

April, 2016.

Finally passed: April 26, 2016

ouncil President

1

Mayor's Action:	
Approved on	 , based on the following objections:
ncil Action After Disapproval:	Mayor W. Suthers
Council did not act to override the finally adopted on a vote of Council action on	•
ST:  SEAL  SEAL  SEAL  COLORADO  MILITARIO  COLORADO  MILITARIO  COLORADO  MILITARIO  MI	Council President
	Approved on



VACATING PORTIONS OF PUBLIC RIGHTS-OF-WAY CONSISTING OF 1.213

ACRES LOCATED SOUTHWEST OF NORTH MARKSHEFFEL ROAD AND DUBLIN

BOULEVARD, ALSO KNOWN AS RIPPY DRIVE AND EMILY LOOP" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 12, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26<sup>th</sup> day of April, 2016, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

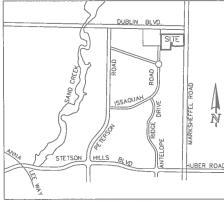
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 27<sup>th</sup> day of April, 2016.

Sarah B. Johnson.

1<sup>st</sup> Publication Date: April 15, 2016 2<sup>nd</sup> Publication Date: May 4, 2016

Effective Date: May 9, 2016 Initial: \_

City Clerk



## LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING SOUTH, RANGE 65 WEST DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF TRACT J AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR NO0'57'47"E, A DISTANCE OF 530.85 FEET.

ALL THAT PORTION OF RIPPY DRIVE, PLATTED AS RIPPY DRIVE, ACCORDING TO THE PLAT OF THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LYING NORTH AND SOUTH OF THE RIGHT OF WAY LINE OF EMILY LOOP AS SHOWN ON SAID PLAT OF THE RESERVE AT INDIGO NORTH FILING NO.

CONTAINING A CALCULATED AREA OF 0.701 ACRES

TOGETHER WITH

THAT PORTION OF EMILY LOOP AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 45 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP; THENCE S89'58'31"E, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45 A DISTANCE OF 23.31 FEET TO A POINT OF CURVE SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF B9'D3'42", A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;

89°03'42", A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;
THENCE NOVOST'47"E, ON THE WESTERLY RIGHT OF WAY LINE SAID EMILY LOOP, BEING ALSO THE
EASTERLY BOUNDARY LINE OF SAID LOTS 45 AND 46 AS PLATTED SAID THE RESERVE AT INDIGO
RANCH FILING NO.1, A DISTANCE OF 88.52 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT ON THE WESTERLY, NORTHERLY AND EASTERLY RIGHT
OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOTS 46 AND 47,
THE SOUTHERLY BOUNDARY LINE OF TRACT I AND THE WESTERLY BOUNDARY LINE OF LOT 48, ALL AS
PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS NOO'57'47"E,
HAVING A DELTA OF 270'00'00", A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A
POINT OF TANGENT. POINT OF TANGENT;

POINT OF (ANGENT);
THENCE SOD'57'47"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE
WESTERLY BOUNDARY LINE OF LOTS 48 THROUGH 51, A DISTANCE OF 139.52 FEET TO A POINT OF

WESTERLY BOUNDARY LINE OF LOTS 48 THROUGH 51, A DISTANCE OF 139.52 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID LOT 51, HAVING A DELTA OF 1216'32", A RADIUS OF 90.00 FEET AND A DISTANCE OF 19.28 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY AND SOLITHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 51 AND 52, THE NORTHERLY BOUNDARY LINE OF LOTS 51 AND 52, THE NORTHERLY BOUNDARY LINE OF LOTS 51 AND 52, THE NORTHERLY BOUNDARY LINE OF LOTS 51 AND 54, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO FANCH FILING NO. 1, WHOSE CENTER BEARS \$29'21'59''W, HAVING A DELTA OF 212TS'19", A RADIUS OF \$0.00 FEET AND A DISTANCE OF 185.23 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE NORTHERLY BOUNDARY LINE OF LOTS 54 AND 55, WHOSE CENTER BEARS NIZTS'03'W, HAVING A DELTA OF 1276'33". A RADIUS OF 9.00 FEET AND A DISTANCE OF 19.28 FEET

N1275'03'W, HAVING A DELTA OF 1276'33", A RADIUS OF 90.00 FEET AND A DISTANCE OF 19.28 FEET TO A POINT ON CURVE

THENCE NOO'01'29"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.512 ACRES

