

RESOLUTION NO. 15-17

A RESOLUTION AUTHORIZING THE ACQUISITION OF
PROPERTY OWNED BY AMERICAN NUMISMATIC
ASSOCIATION TO BE USED FOR ROCK ISLAND TRAIL –
LEGACY LOOP

WHEREAS, certain real property owned by American Numismatic Association, a District of Columbia nonprofit corporation (the "Property Owner"), consisting of 35,000 square feet of land with a warehouse of 6,744 square feet, which is located at 2415 Beacon Street, Colorado Springs, Colorado 80907 and is known as El Paso County Tax Schedule Number 6331338011 ("Property"), has been identified as necessary for the completion of the Rock Island Trail – Legacy Loop; and

WHEREAS, the Property is legally described on Exhibit A attached hereto and depicted on Exhibit B attached hereto; and

WHEREAS, the acquisition of the Property is in the public interest and is necessary for the connection of the Rock Island Trail – Legacy Loop; and

WHEREAS, pursuant to section 4.1 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests* ("Real Estate Manual"), City Council approval is required for acquisition of real property interests if the purchase price exceeds \$50,000.00; and

WHEREAS, the fair market value for the Property was determined to be \$424,900.00 based on a real estate appraisal conducted by an independent real estate appraiser; and

WHEREAS, the City desires to offer and the Property Owner desires to accept a purchase price of \$424,900.00 for the Property; and

WHEREAS, City Parks, Recreation & Cultural Services requests the approval of City Council to purchase the Property for a purchase price of \$424,900.00.

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 is in compliance with the City's Real Estate Manual, the City Charter, City Code, and all other applicable laws.

Section 2. That in accord with the Real Estate Manual, the City Council hereby authorizes the acquisition of the Property from the Property Owner for the purchase price of \$424,900.00 to be used in connection with the Rock Island Trail – Legacy Loop.


Section 3. That the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the acquisition of the Property contemplated herein.

DATED at Colorado Springs, Colorado, this 14th day of February, 2017.

ATTEST:


Sarah B. Johnson, City Clerk





Council President

EXHIBIT A
LEGAL DESCRIPTION

February 10, 2017

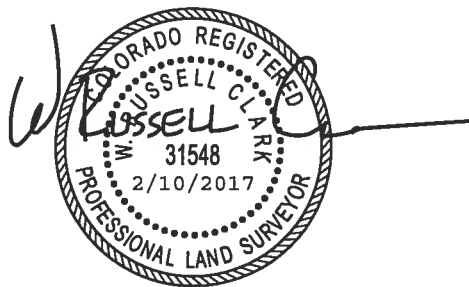
A portion of Plat of A Portion Of C.R.I.&P. RR. Right-Of-Way, recorded November 4, 1970, in Plat Book 02, Page 71 in the El Paso County Clerk and Recorder's Office, Colorado, being more particularly described as follows:

BEGINNING at the most westerly corner of said plat (Basis of bearings is the northwesterly line of the property, monumented at the most westerly corner with a No. 5 rebar with a 1 1/4 plastic cap stamped PLS 31548 and at the most northerly corner with a No. 5 rebar with a 2" aluminum cap stamped Farnsworth Group and assumed to bear N62°23'53"E, a distance of 500.84 feet); thence along the northerly, easterly, and southerly lines of said plat the following three (3) courses:

1. N62°23'53", a distance of 500.84 feet;
2. S27°36'07"E, a distance of 70.00 feet;
3. S62°23'53"W, a distance of 470.87 feet;

Thence leaving said southerly line, N71°39'43"W, a distance of 43.10 feet to a point on the westerly line of said plat; thence N27°36'07"W, a distance of 39.03 feet to the **POINT OF BEGINNING**.

Said parcel contains 34,595 S.F. or 0.794 acres, more or less.

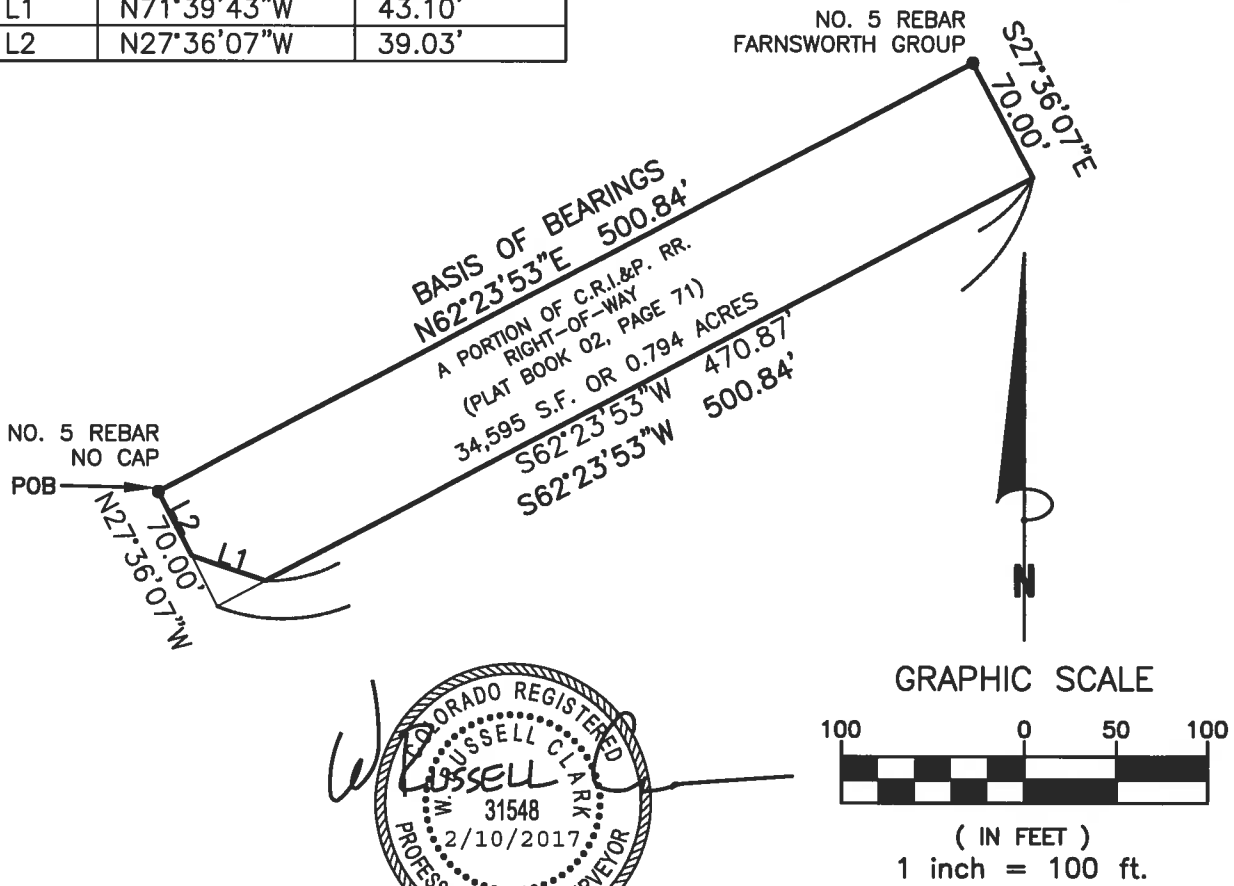


W. Russel Clark
Colorado Professional Land Surveyor No. 31548
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT B LEGAL DESCRIPTION

NOTE:
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

LINE	BEARING	DISTANCE
L1	N71°39'43"W	43.10'
L2	N27°36'07"W	39.03'



Sheet of 2

Revisions			
No.	Description	Date	By

Project No:
170043



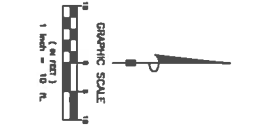
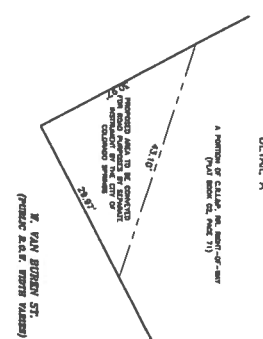
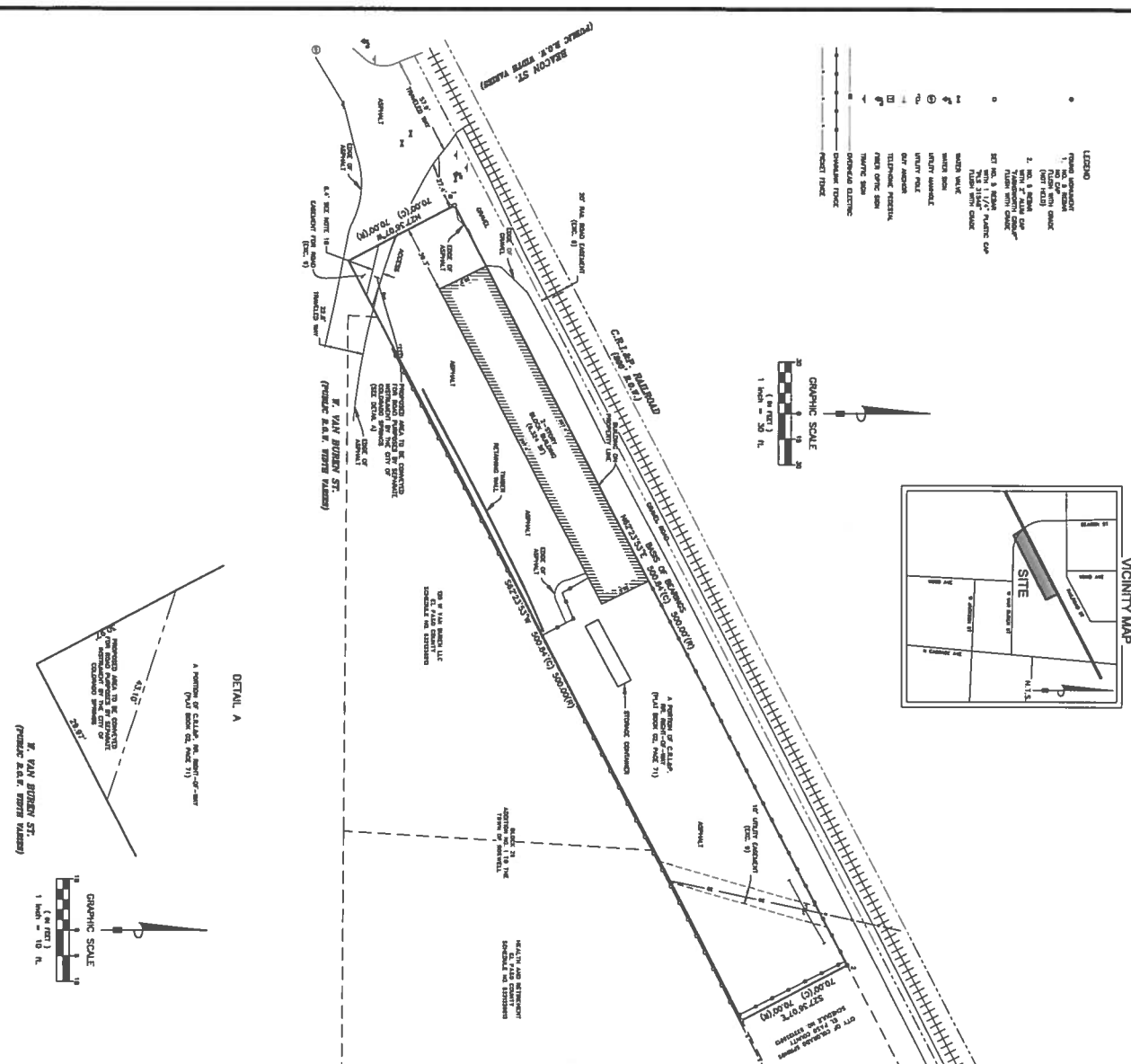
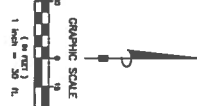
www.clarkis.com
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

Drawn: AMF

Check: WRC

Date: 2/10/2017

- LEGEND**
- 1. FEDERAL HIGHWAY
 - 2. STATE HIGHWAY
 - 3. COUNTY ROAD
 - 4. LOCAL ROAD
 - 5. RAILROAD
 - 6. AIRPORT
 - 7. WATER BODY
 - 8. UNDEVELOPED LAND
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 - 100. UNDEVELOPED LAND



LEGAL DESCRIPTION:
 All of Part of a Parcel of CLARK St. 66' x 100' - 0" - 0", City of Colorado Springs, County of El Paso, State of Colorado.

NOTES:

1. This plat is subject to all laws, ordinances, rules and regulations of the City of Colorado Springs, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the County of El Paso, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the United States of America.
2. The plat is subject to all laws, ordinances, rules and regulations of the City of Colorado Springs, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the County of El Paso, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the United States of America.
3. FEDERAL EASEMENT: The easement is for the use of the City of Colorado Springs, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the United States of America.
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SCHEDULE B-2 EXCEPTIONS:

1. The easement is for the use of the City of Colorado Springs, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the United States of America.
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20. The easement is for the use of the City of Colorado Springs, Colorado, and the State of Colorado, and to all laws, ordinances, rules and regulations of the United States of America.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being duly qualified and sworn as a Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Public Records Office of El Paso County, Colorado, on this 21st day of February, 2017.



DEPOSITING CERTIFICATE:
 Dated this _____ day of _____ A.D. 2017 at _____ Colorado.
 By _____ Surveyor

ALTA/NPS LAND TITLE SURVEY
 A PORTION OF THE SW1/4, SECTION 31
 TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Project No. 170043 Drawn By: AMF Date: 2/10/2017
 Checked By: WRC Sheet 1 of 1

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within the time you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than one year from the date of the certification shown hereon.

Revisions			
No.	Description	By	Date

Clark St. Land Surveying, Inc.
 www.clarkst.com
 177 & Tully Dr., Unit 1 • Pueblo West, CO 81007 • 719.562.1279