

ORDINANCE NO. 20-45

AN ORDINANCE ANNEXING TO THE CITY OF  
COLORADO SPRINGS THAT AREA KNOWN AS  
SORPRESA EAST ADDITION NO. 1 CONSISTING OF 8.83  
ACRES

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 Sorpresa East Addition No. 1, 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 June 23, 2020 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 Sorpresa East Addition No. 1 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 23<sup>rd</sup> day of June, 2020.

**Finally passed:** July 14<sup>th</sup>, 2020



---

Council President

**Mayor's Action:**

- Approved on July 16, 2020.
- Disapproved on \_\_\_\_\_, based on the following objections:

---

---

---

---

John W. Suthers  
Mayor

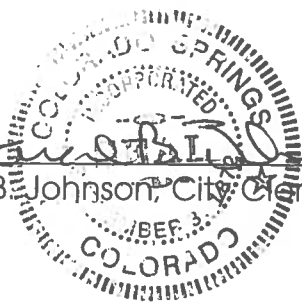
**Council Action After Disapproval:**

- 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.

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

ATTEST:

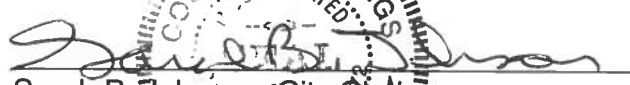
Sarah B. Johnson  
Sarah B. Johnson, City Clerk

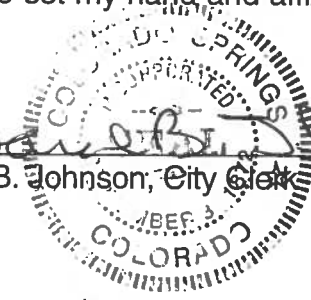


CAO: TJF  
COS: \_\_\_\_\_

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS SORPRESA EAST ADDITION NO. 1 CONSISTING OF 8.83 ACRES” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 23<sup>rd</sup>, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14<sup>th</sup> day of July, 2020, 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 16<sup>th</sup> day of July, 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: June 26<sup>th</sup>, 2020

2<sup>nd</sup> Publication Date: July 22<sup>nd</sup>, 2020

Effective Date: July 27<sup>th</sup>, 2020

Initial: SBJ  
City Clerk



102 E. Pikes Peak Ave, STE 500  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
v 719.955.5485

### ANNEXATION LEGAL DESCRIPTION FROM TITLE COMMITMENT

#### PARCEL A:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., whose locations and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest quarter of the Northeast quarter as measured on said parallel line;

Thence Westerly on said parallel line a distance of 211.8 feet;

Thence angle left  $88^{\circ}16'30''$  Southerly a distance of 1058.8 feet to the Point of Beginning and the Northeast corner of the tract of land to be described hereby;

Thence angle right  $88^{\circ}16'30''$  Westerly a distance of 423.6 feet;

Thence angle left  $88^{\circ}16'30''$  Southerly a distance of 663.78 feet more or less to a point of intersection with the South line of the Northwest quarter of the Southeast quarter of said Section 6, a distance of 843.85 feet Westerly from the Southeast corner thereof;

Thence Easterly on said South line a distance of 423.81 feet

Thence angle left  $87^{\circ}18'$  Northerly a distance of 656.56 feet more or less to the Point of Beginning, County of El Paso, State of Colorado.

#### PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 860 feet on the Easterly line thereof;

Thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left  $88^{\circ}16'30''$  Southerly 1058.8 feet;

Thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left  $88^{\circ}16'30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 344.4 feet to the point of beginning of the tract to be described hereby;

Thence angle right  $88^{\circ}16'30''$  Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 326.93 feet;

Thence angle left  $88^{\circ}16'30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 324.92 feet, more or less, to intersect the South line of the Northwest quarter of the Southeast quarter of said Section 6; Thence angle left  $92^{\circ}42'$  Easterly on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Northwest quarter of the Southeast quarter of said Section 6;

Thence Northerly on said parallel line 319.38 feet, more or less, to the point of beginning, except the Easterly 30.03 feet as measured on the Northerly line thereof.

Together with a non-exclusive right of way for ingress and egress to the above described tract over and across the right of way described in instrument recorded in Book 1587 at Page 149 under Reception No. 10735, in the County of El Paso, State of Colorado.

**EXHIBIT A**

**PARCEL C:**

A portion of that parcel of land described in the Personal Representative's Deed recorded under Reception No. 207119516 of the El Paso County records, lying within the Northwest Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of said Personal Representative's Deed, monumented at the Northeast corner with a #3 rebar and monumented at the Southeast corner with a #4 rebar and red plastic cap (stamping illegible), and assumed to bear S 00°12'01" E, a field measured distance of 663.78 feet.

BEGINNING at the Southeast corner of said Personal Representative's Deed;  
thence S 87°05'31" W along the South line of said Personal Representative's Deed coincident with the South line of the Northwest Quarter of the Southeast Quarter of said Section 6, a distance of 30.06 feet to the Southwest corner of said Personal Representative's Deed;  
thence N 00°12'01" W along the West line of said Personal Representative's Deed, a distance of 320.08 feet to a point of the South line of that parcel of land described under Reception No. 201168820;  
thence N 88°06'16" E along said South line of that parcel of land described under Reception No. 201168820, a distance of 30.04 feet to a point on said East line of said Personal Representative's Deed;  
thence S 00°12'01" E along said East line, a distance of 319.55 feet to the Point of Beginning.

NOTE: THE ABOVE LEGAL DESCRIPTION WAS PROVIDED IN A TITLE COMMITMENT ISSUED BY LEGACY TITLE GROUP, LLC, FILE NO. 22597LTG, DATED 3/09/2020  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE LEGAL DESCRIPTION ACCURATELY DESCRIBES THE LAND BEING ANNEXED.

  
VERNON P. TAYLOR, COLORADO PLS NO. 25966

5/18/2020  
DATE

