

ORDINANCE NO. 25 - 12

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS KARMAN LINE ADDITION NO. 2 ANNEXATION CONSISTING OF 1.57 ACRES LOCATED ALONG EXISTING BRADLEY ROAD.

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 the Karman Line Addition No. 2 Annexation, 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 January 14, 2025, 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 the Karman Line Addition No. 2 Annexation 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 14th day of January 2025.

Finally passed: January 28, 2025


Randy Helms, Council President

LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 2

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line, N82°36'33"E, a distance of 938.09 feet; thence S70°05'12"W, a distance of 988.78 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence leaving said Center line, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 298.20 feet, to the POINT OF BEGINNING.

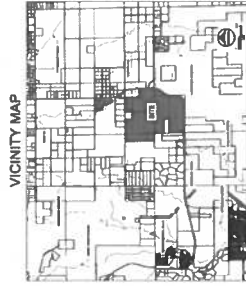
Containing 68,575 Sq. Ft. or 1.574 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245



ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

A portion of the northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

... (Detailed description of the land parcel, including bearings and distances) ...

OWNER:

The aforementioned City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has submitted this instrument for recording on this day of _____, A.D. _____.

ATTEST:

City Clerk }
STATE OF COLORADO }
COUNTY OF EL PASO }

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. _____, by _____, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____
My Commission expires _____
Notary Public

CITY APPROVAL:

The Mayor of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying annexation plat of _____.

CITY CLERK _____
CITY MANAGER _____
The annexation of the land parcels shown on this plat is approved pursuant to an ordinance made and adopted by the City of Colorado Springs, Colorado, by action of the City Council of the City of Colorado Springs of its meeting on _____ day of _____, A.D. _____.

NOTES:

1. Dates of bearings to the North-South Corner of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, with bearings and distances to the Center 1/2 Corner of said Section 11, are as follows: 230°04' 48" N, 100.000' E to the Center 1/2 Corner of said Section 11, a distance of 100.000' feet.
2. The bearings and distances to the Center 1/2 Corner of said Section 11, are as follows: 230°04' 48" N, 100.000' E to the Center 1/2 Corner of said Section 11, a distance of 100.000' feet.
3. The bearings and distances to the Center 1/2 Corner of said Section 11, are as follows: 230°04' 48" N, 100.000' E to the Center 1/2 Corner of said Section 11, a distance of 100.000' feet.
4. The bearings and distances to the Center 1/2 Corner of said Section 11, are as follows: 230°04' 48" N, 100.000' E to the Center 1/2 Corner of said Section 11, a distance of 100.000' feet.
5. The bearings and distances to the Center 1/2 Corner of said Section 11, are as follows: 230°04' 48" N, 100.000' E to the Center 1/2 Corner of said Section 11, a distance of 100.000' feet.
6. FEDERAL CADASTRIC SURVEYING ACT, 1928, (Public Law 700, 39 Stat. 253) with amendments thereto.

SURVEYOR'S CERTIFICATION:

I, _____, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the annexation plat herein shown is a correct and true representation of the data furnished to me and that I have not been furnished with any false or incorrect information.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }
I hereby certify that this instrument was filed for record in my office on _____ day of _____, A.D. _____, and is duly received under the provisions of the laws of the State of Colorado.



No.	Description	By	Date

ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE 1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



Clark Land Surveying Inc.

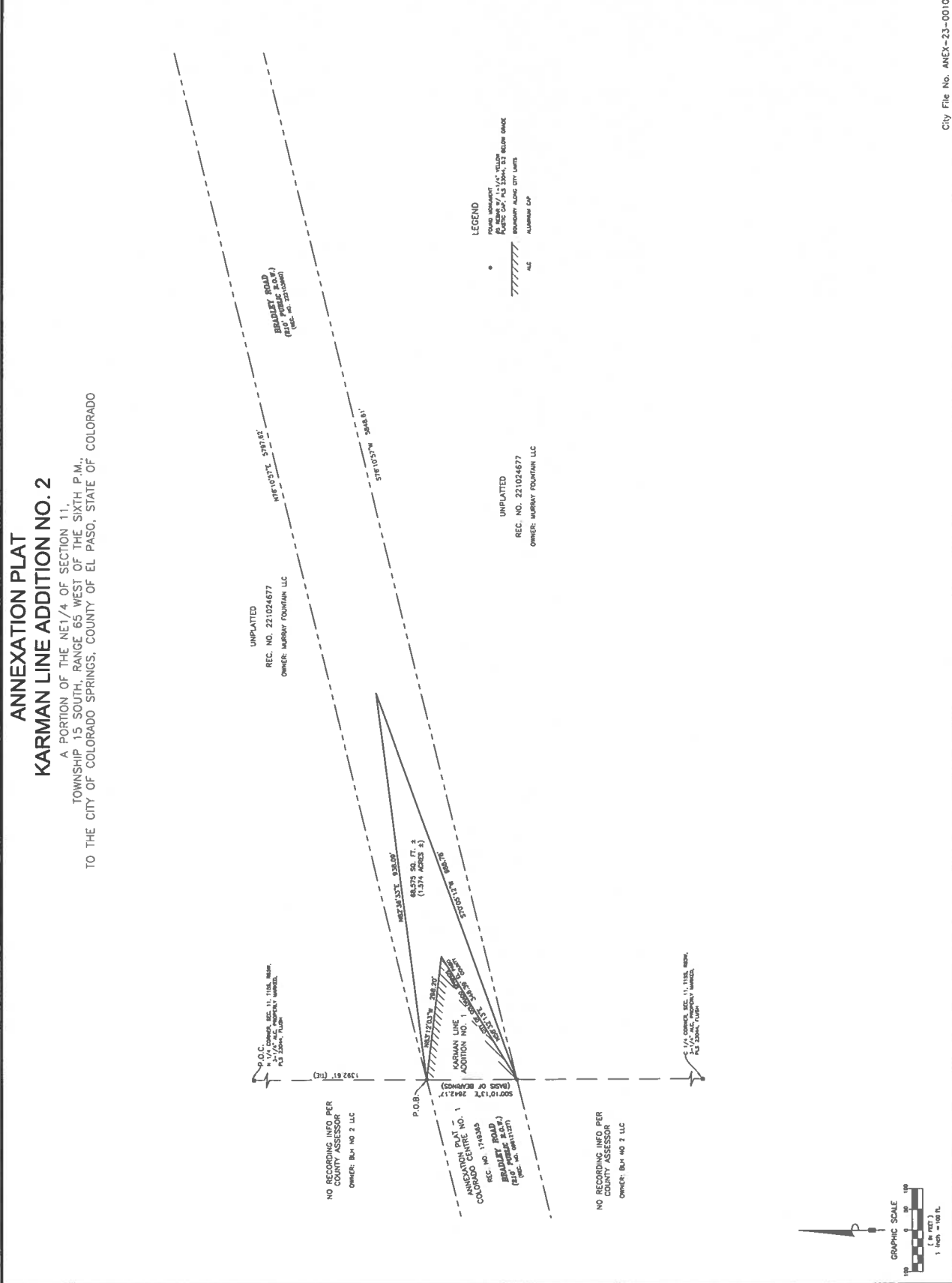
 177 S. Trinity Dr. • P.O. Box 1000 • Colorado Springs, CO 80907 • 719.523.2423

No.	Description	By	Date

Note: According to Colorado law you must
 determine any defect in the survey
 before you file. However, each defect in the survey
 will determine which defect in the survey
 any action based upon any defect in the survey
 date of the certification shown hereon.

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2
 A PORTION OF THE NE 1/4 OF SECTION 11,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
 COUNTY OF EL PASO, COLORADO
 Drawn By: EPC
 Checked By: SLM
 Date: 5/22/2023
 Project No: 230709
 Sheet 2 of 2

City File No. ANEX-23-0010



UNPLATTED
 REC. NO. 221024677
 OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
 REC. NO. 221024677
 OWNER: MURRAY FOUNTAIN LLC

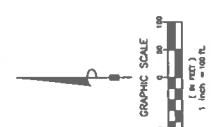
LEGEND
 FOUND MONUMENT
 P. 1/4 SECTION 11, T. 15N, R. 65W
 SECTION 11, T. 15N, R. 65W
 SECTION 11, T. 15N, R. 65W
 SECTION 11, T. 15N, R. 65W
 SECTION 11, T. 15N, R. 65W

P.O.B.
 1/4 CORNER, SEC. 11, T. 15N, R. 65W,
 P. 1/4 CORNER, T. 15N, R. 65W,
 P. 1/4 CORNER, T. 15N, R. 65W

1/4 CORNER, SEC. 11, T. 15N, R. 65W,
 P. 1/4 CORNER, T. 15N, R. 65W,
 P. 1/4 CORNER, T. 15N, R. 65W

NO RECORDING INFO. PER
 COUNTY ASSESSOR
 OWNER: B.M. NO 2 LLC

NO RECORDING INFO. PER
 COUNTY ASSESSOR
 OWNER: B.M. NO 2 LLC



Mayor's Action:

- Approved on JAN 29 2025.
- Disapproved on _____, based on the following objections:

Blessing A. Mobolade

Blessing A. Mobolade, 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.

Randy Helms, Council President

ATTEST:

Sarah B. Johnson

Sarah B. Johnson, City Clerk



CAO: MS
COS: _____

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS KARMAN LINE ADDITION NO. 2 ANNEXATION CONSISTING OF 1.57 ACRES LOCATED ALONG EXISTING BRADLEY ROAD.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 14, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28thth day of January 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **28th day of January 2025**.


Sarah B. Johnson, City Clerk

1st Publication Date: **January 17, 2025**
2nd Publication Date: **February 3, 2025**

Effective Date: **February 8, 2025**

Initial: 
City Clerk

