

ORDINANCE NO. 25 - 15

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS KARMAN LINE ADDITION NO. 5 ANNEXATION CONSISTING OF 17.83 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. 5 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. 5 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. 5

December 12, 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 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; 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 along the following three (3) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
3. N89°59'29"E, a distance of 3913.56 feet, to a point on the east line of Bradley Road as described in Reception Number 222103960;

thence leaving said east line, N89°59'29"E, a distance of 12202.94 feet; thence S89°42'25"W, a distance of 12202.32 feet to a point on said east line of Bradley Road; thence leaving said east line along the following three (3) courses:

1. S89°42'25"W, a distance of 3930.14 feet;
2. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said center line of Section 11;

thence leaving said center line along the following six (6) courses:

1. N75°21'00"E, a distance of 5783.37 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
3. N89°08'51"E, a distance of 1682.73 feet;
4. N89°26'07"W, a distance of 1563.73 feet;

-
-
5. Along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
 6. S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING.

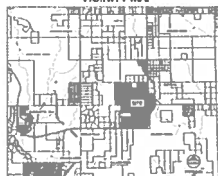
Containing 776,725 Sq. Ft. or 17.831 acres, more or less.

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

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a Home Rule City and General Purpose Corporation, being the petitioner of the following described lots:

1. A portion of the North 1/2 of Section 11 and the North 1/2 of Section 12, Township 15 North, Range 64 East and the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 North, Range 64 East of the Sixth Principal Meridian, said lots as more particularly described as follows:

1. 100,000 sq. ft., a portion of 100,000 sq. ft.
2. 100,000 sq. ft., a portion of 100,000 sq. ft.
3. 100,000 sq. ft., a portion of 100,000 sq. ft.
4. 100,000 sq. ft., a portion of 100,000 sq. ft.

Survey monuments and lines are shown as follows:

1. 100,000 sq. ft., a portion of 100,000 sq. ft.
2. 100,000 sq. ft., a portion of 100,000 sq. ft.

OWNER

The undersigned City of Colorado Springs, Colorado, a Home Rule City and General Purpose Corporation, has caused the following to be attested:

Mayor _____
City Clerk _____

ATTEST:

City Clerk
City of Colorado Springs
County of El Paso

The foregoing instrument was acknowledged before me this _____ day of _____ 20___, by _____ Mayor of the City of Colorado Springs, a Home Rule City and General Purpose Corporation.

In presence of _____

No. _____

CITY APPROVAL:

The Board of the City of Colorado Springs, Colorado, has approved the annexation plat for the following described portion of the City of Colorado Springs:

City of Colorado Springs, Colorado
City Clerk _____
Mayor _____

NOTES:

1. The lots described in this plat are bounded by the North 1/2 of Section 11, Township 15 North, Range 64 East of the Sixth Principal Meridian, said lots as more particularly described as follows:
2. The lots described in this plat are bounded by the North 1/2 of Section 12, Township 15 North, Range 64 East of the Sixth Principal Meridian, said lots as more particularly described as follows:
3. The lots described in this plat are bounded by the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 North, Range 64 East of the Sixth Principal Meridian, said lots as more particularly described as follows:

SURVEYOR'S CERTIFICATION

I, _____, a duly Licensed and Registered Professional Surveyor in the State of Colorado, do hereby certify that the foregoing plat of the City of Colorado Springs, Colorado, was prepared and established in accordance with the provisions of the Surveying Act of the State of Colorado, and that the same is a true and correct copy of the original as the same exists in the records of the Surveying Board of the State of Colorado.

Surveyor _____
County of El Paso, Colorado

Recorded _____

Notary _____
County of El Paso, Colorado

RECORDING

FILED _____
COUNTY OF EL PASO
I hereby certify that this instrument was filed for record in the office of _____ Clerk of the County of _____, Colorado, and is a true and correct copy of the original as the same exists in the records of the County Clerk.

Notary _____
County of El Paso, Colorado

File No. 2005-0013

Clark & Associates, Inc.
10715 North Academy Avenue
Suite 100
Denver, CO 80231
Phone: 303.733.8888
Fax: 303.733.8889
www.clarkandassociates.com

NO.	DESCRIPTION	DATE
1	ANNEXATION PLAT - COLORADO SPRINGS, COLORADO	12/17/2005

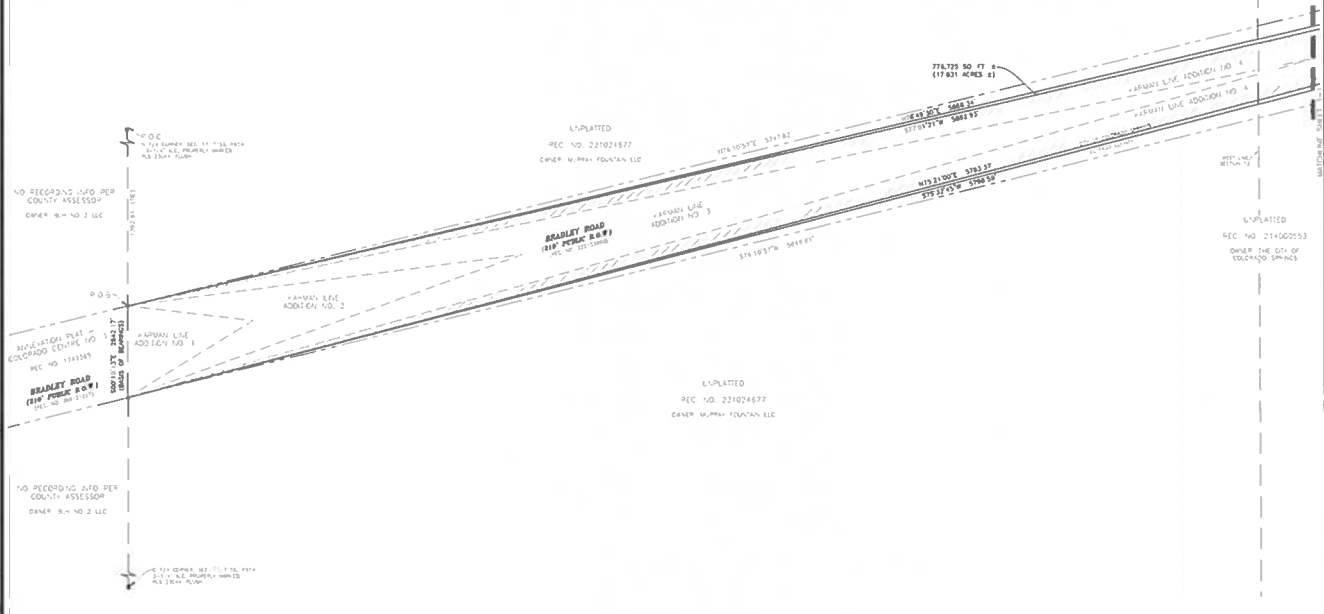
ANNEXATION PLAT - KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W,
N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
COUNTY OF EL PASO, COLORADO

Surveyor: _____
Date: _____

2005058
City - File No. 2005-0013

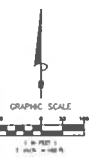
ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

SHEET 2



LEGEND

LINE	BEARING	APX. LENGTH	CURVE ANGLE	POINT BEARING
1	S 71° 03' 00\"/>			



Clark
LAND SURVEYING, INC.
1176 1/2 Hwy 10
Colorado Springs, CO 80901
Phone: 719-593-8888

Project: 230709
Drawn By: SJP
Checked By: SJP
Date: 5/22/2023
Sheet 2 of 4

No.	Description	By	Date
1	APPROVED CITY COMMENTS		

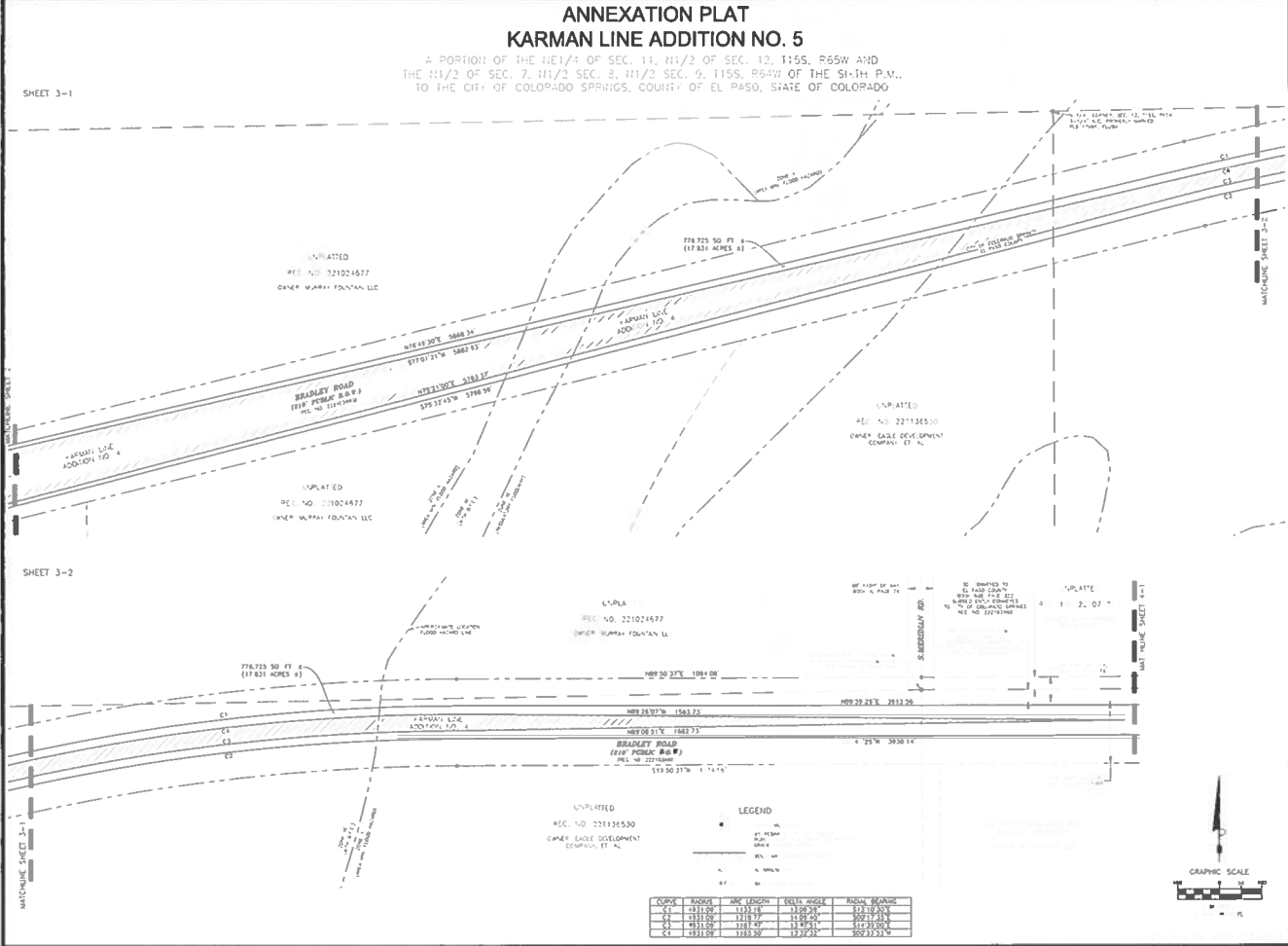
Notes: According to Colorado law, any plat which is not recorded in the public records of the county in which it is located, and which is not recorded in the public records of the county in which it is located, is void. This plat is subject to the provisions of the Colorado Plat Act, C.R.S. 24-60-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 24-60-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 24-60-101, et seq.

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

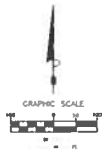
SHEET 3-2



LEGEND

SYMBOL	DESCRIPTION
—	Survey Line
- - -	Approximate Boundary
▭	Right of Way
▨	Unplatted
▩	Platted
○	Corner
●	Center of Circle
▲	Point of Beginning
△	Point of Intersection
□	Point of Curvature
⊙	Point of Tangency
⊘	Point of Intersection of Curves
⊙	Point of Intersection of Lines
⊙	Point of Intersection of Curves and Lines
⊙	Point of Intersection of Curves and Curves

CURVE	ARC LENGTH	BEARING	CHORD BEARING
C1	1133.18'	31°02'30"	51°10'30"
C2	1133.18'	11°02'30"	50°10'30"
C3	1133.18'	11°02'30"	51°10'30"
C4	1133.18'	11°02'30"	50°10'30"
C5	1133.18'	11°02'30"	51°10'30"



ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 SEC. 12, T15S, R65W AND
N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
COUNTY OF EL PASO, COLORADO

Project: 230708
Drawn By: SAS
Checked By: SSM
Date: 5/22/2023
Sheet: 3 of 4

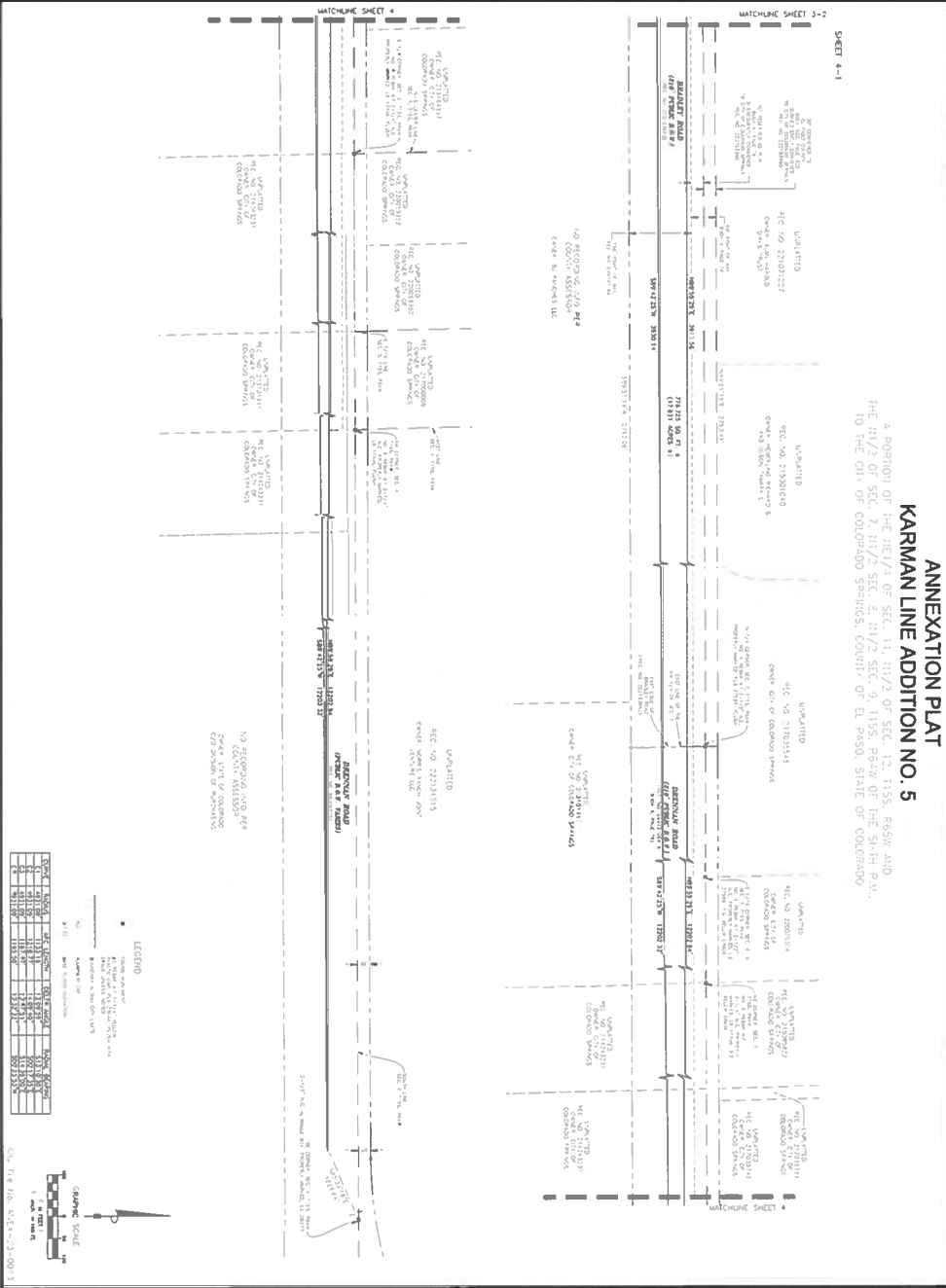
NO.	DESCRIPTION	DATE
1	APPROVED CITY COMMENTS	5/22/2024

Notes: According to Colorado law, this plat must be filed with the County Clerk and the State Engineer. The State Engineer will issue a certificate of approval if the plat is found to be correct. The County Clerk will issue a certificate of approval if the plat is found to be correct. The City Engineer will issue a certificate of approval if the plat is found to be correct. The City Engineer will issue a certificate of approval if the plat is found to be correct.

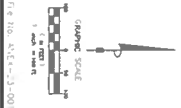
ANNEXATION PLAT

KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R65W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SECTION	ACRES	SECTION	ACRES	SECTION	ACRES
7	160.000	11	160.000	12	160.000
8	160.000	10	160.000	13	160.000
9	160.000	9	160.000	14	160.000
10	160.000	8	160.000	15	160.000
11	160.000	7	160.000	16	160.000
12	160.000	6	160.000	17	160.000
13	160.000	5	160.000	18	160.000
14	160.000	4	160.000	19	160.000
15	160.000	3	160.000	20	160.000
16	160.000	2	160.000	21	160.000
17	160.000	1	160.000	22	160.000
18	160.000	0	160.000	23	160.000
19	160.000	24	160.000	24	160.000
20	160.000	25	160.000	25	160.000



ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5		REVISIONS	
A PORTION OF THE NE1/4 SEC 11, N1/2 12, T15S, R65W, N1/2 SEC 7, N1/2 8, N1/2 9, T15S, R65W, 6TH P.M., COUNTY OF EL PASO, COLORADO.		No.	Description
		By	Date
Project No. 230709 Drawn By: SAC Date: 5/22/2024 Checked By: SLW Sheet 4 of 4		1	ADOPTED CITY CODE #11

Clark
 LAND SURVEYORS, INC.
 17 & Third St. • Pueblo, CO 81001 • 719.233.6333
 www.clarkco.com

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. 5 ANNEXATION CONSISTING OF 17.83 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 **28th 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

