

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.,
COUNTY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF



BE IT KNOWN BY THESE PRESENTS:

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 be w/e:

A portion of the Northwest 1/4 of Section 11, Township 15 South, Range 80 West of the Sixth Principal Meridian, being more particularly described as follows:

[illegible]

OWNER: The International City of Colorado Service, Colorado, a home rule city and Colorado Municipal Corporation, has

The undersigned, City of Colorado Springs, Colorado, a home rule municipality, do hereby certify that the information furnished on this instrument is true and correct to the best of our knowledge and belief, and that we are duly authorized to sign the same.

ATTEST:

City Clerk

STATE OF COLORADO } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, A.D. by _____, Mayor of the City of _____, Colorado Springs, a name not city and Colorado Municipal Corporation.

Wash my hand and sing _____

My Compassion engine _____

Answer: Public

CITY APPROVAL:
On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying annexation map of
7/14/2011 1:07:00 PM

RESEARCH ARTICLE

City Planning Director _____ 1965
City Engineer _____ 1965

The acquisition of the real property shown on this plat is approved pursuant to an ordinance made and adopted by The City of Colorado Springs, O. Pecos County, Colorado, by action of The City Council of The City of Colorado Springs at its meeting on _____ day of _____ 20____ A.D.

100

RECORDING:

STATE OF COLORADO } 123

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 19____.

Reception No. _____ of the records of O. P. Press County, Colorado.

Source: _____
 Identity: _____
 Date: _____

SURVEYOR'S CERTIFICATION:

1. Stewart L. Waples, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation and herein shown is a correct subdivision of the above described parcel of land and that at least one-fourth (1/4) of the particular boundary of said parcel is contiguous with the present boundary of the City of Colorado Springs, ☐ Pikes County, Colorado.

Edward L. Mogen, Jr.
Colorado Professional Land Surveyor No. 38243
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

STATE OF COLORADO } 123

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 19____.

Reception No. _____ of the records of O. P. Press County, Colorado.

Source: _____
 Identity: _____
 Date: _____

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2	A PORTION OF THE NE1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, COLORADO	Drawn By: EJC Checked By: EJM Date: 5/12/2013 Sheet 1 of 2	Project 220058
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ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2	A PORTION OF THE NE1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, COLORADO	Drawn By: EJC Checked By: EJM Date: 5/12/2013 Sheet 1 of 2	Project 220058
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[illegible]

NOTES.

- [illegible]

Clark
Land Surveying, Inc.
177 S. Tibbety Dr. • Pueblo West, Co. 81007 • 719.633.6630
www.clarkls.com

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

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

BRADLEY ROAD
(210' PUBLIC R.O.W.)
(1952. NO. 22103000)

5797.62
5797.62

57°10'57"W
5848.61'

LEGEND

● POUND WEIGHT
 1/2 REBAR w/ 1-1/2" YELLOW
 PLASTIC CAP, PLS 23044, 0.2 BELOW GROUND
 BOUNDARY ALONG CITY LIMITS
 ALC ALUMINUM CAP

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLM NO 2 LLC

—C 1/4 CORNER, SEC. 11, T13S, R36W,
3-1/4" N.E. PROBABLY MISSED

GRAPHIC SCALE
[IN FEET]
1 inch = 100 ft.

City File No. ANEX-23-0010

Project No.	230708	Drawn By: EJC	Checked By: SLA	Sheet 2 of 2
Date: 5/22/2023				

COUNTY OF EL PASO, COLORADO

TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,

A PORTION OF THE NE1/4 OF SECTION 11,

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2

Drawn By: EJC	Checked By: SLA
Date:	Sheet:

Date: 5/22/2023
Sheet 2 of 2

-Clark-
Land Surveying Inc.
177 E. Tibbety Dr. • Pueblo West, Co. 81007 • 719.633.8553
www.clarkls.com

Mayor's Action:

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



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, 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 **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

