

ORDINANCE NO. 25 - 14

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO
SPRINGS THAT AREA KNOWN AS KARMAN LINE
ADDITION NO. 4 ANNEXATION CONSISTING OF 11.60
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. 4 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. 4 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

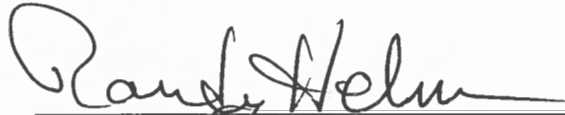
Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which 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

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: _____

LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 4

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 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the Northwest 1/4 of Section 7, 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 six (6) courses:

1. N77°01'21"E, a distance of 5882.93 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
3. S89°26'07"E, a distance of 1563.73 feet;
4. S89°08'51"W, a distance of 1682.73 feet;
5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
6. S75°21'00"W, a distance of 5783.37 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, N74°07'00"E, a distance of 2912.83 feet; thence S78°17'07"W, a distance of 2861.87 feet, to the POINT OF BEGINNING.

Containing 505,111 Sq. Ft. or 11.596 acres, more or less.

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

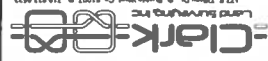


ANNEXATION PLAT

KARMAN LINE ADDITION NO. 4

A PORTION OF THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1



No.	Description	By	Date
1	ADDITIONAL CLIENT COMMENTS		
			9/28/2024
			SRC

Project No. 230709
Drawn By: EJC
Checked By: SLK
Date: 9/22/2023
Sheet 3 of 3

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W, NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M., COUNTY OF EL PASO, COLORADO

Maple: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification shown hereon.

Any correction based upon any defect in this survey shall be made by the surveyor and shall not be made by the court.

BOUNDARY LINE CITY LIMITS

ALC ALUMINUM CAP

BLF.D BASE FLOOD ELEVATION

FOUND MONUMENT

REMARKS: SEE PLAT FOR DETAILS

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

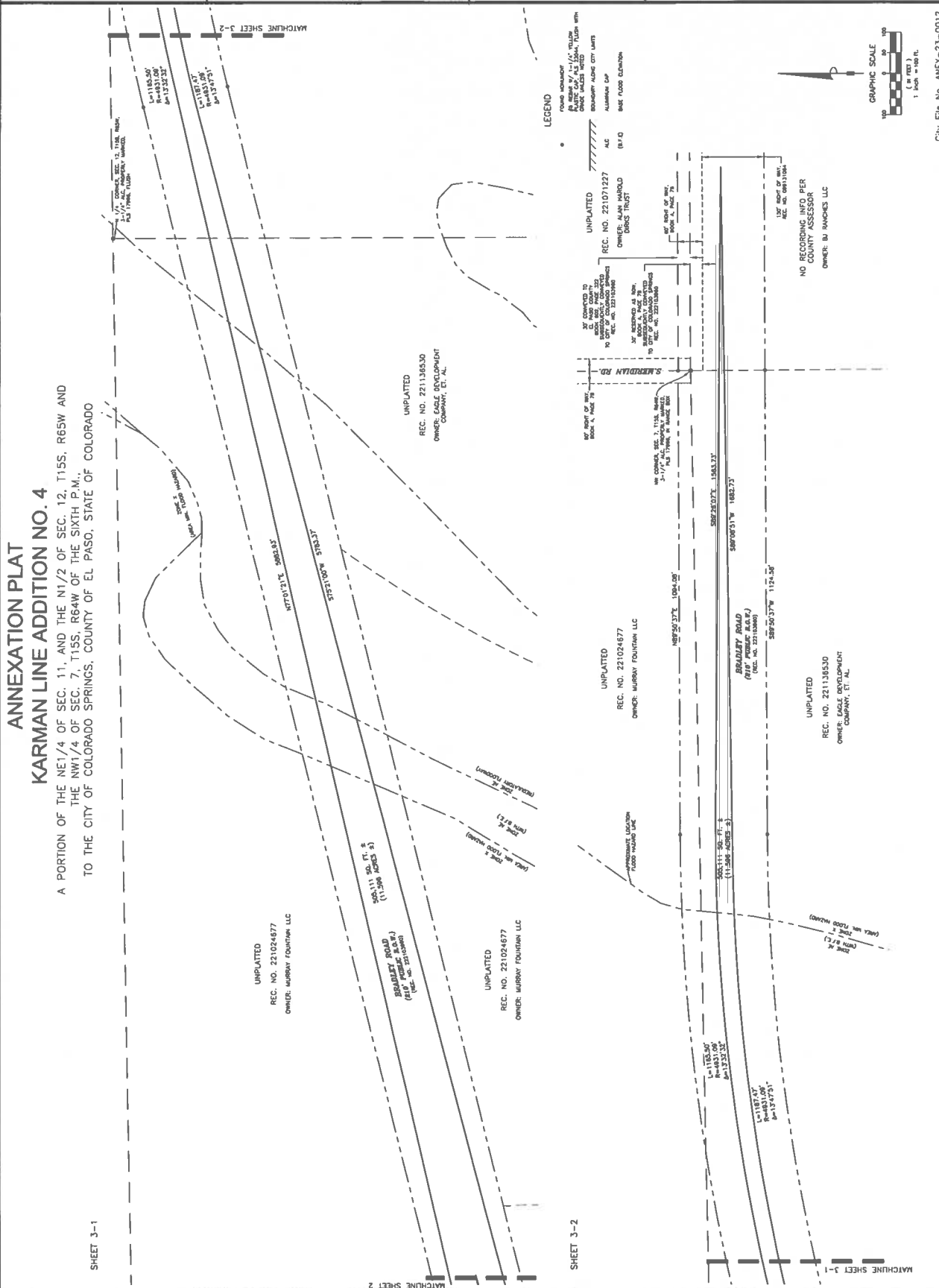
REC. NO. 221071227

OWNER: ALAN HANCOCK

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HANCOCK



City File No. ANEX-23-0012

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. 4 ANNEXATION CONSISTING OF 11.60 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

