

RESOLUTION NO. 60 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY, PERMANENT EASEMENTS, AND TEMPORARY EASEMENTS USING PPRTA FUNDS FOR THE MARKSHEFFEL ROAD – NORTH CAREFREE TO DUBLIN PROJECT

WHEREAS, in connection with the Marksheffel Road – North Carefree to Dublin Project (“Project”), the City of Colorado Springs Public Works Department has identified the need to acquire permanent utility easements to be used as an extension of the Marksheffel Road right-of-way, from Stetson Hills Property Owner, LLC (the “Property Owner”); and

WHEREAS, the acquisition of the permanent utility easement, on behalf of Colorado Springs Utilities, will allow for the widening of the Marksheffel Road right-of way and the construction of its improvements for the Project; and

WHEREAS, the permanent utility easement is further described in the attached exhibits and identified in the table below,

Property Owner	TSN	Acquisition Amount	Exhibit
Stetson Hills Property Owner, LLC	5321001005	\$167,800.00	A
	<b>TOTAL</b>	<b>\$167,800.00</b>	

hereinafter referred to as (the “Properties”); and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department desires to purchase, and the Property Owners desire to sell, the Properties to the City for a total purchase price of \$167,800.00 as shown above; and

WHEREAS, the total purchase price of \$167,800.00 is supported by real estate appraisals conducted by an independent real estate appraiser; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds the acquisition of the Properties to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (“Real Estate

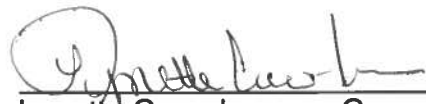
Manual”), City Council hereby authorizes the acquisition of the Properties for the amount of \$167,800.00.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into Real Estate Purchase and Sale Agreements with the Property Owners and to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the Purchase by the Pikes Peak Rural Transportation Authority (“PPRTA”).

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 13<sup>th</sup> day of May 2025.



Lynette Crow-Iverson, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk

PARCEL DESIGNATION	5321001005	DATE:	October 16, 2023
OWNER:	STETSON HILLS PROPERTY OWNER LLC		

## EXHIBIT A

### LEGAL DESCRIPTION

#### UTILITY EASEMENT – UE-15A

A portion of that parcel of land as described in Reception Number 217045733 of the records of El Paso County, said parcel is located in Lot 3 of the Cnty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

**Commencing** at the West Quarter Corner of said Section 21 (being a 2 ½" Aluminum cap "LS 17664), thence N. 6°21'20" E., a distance of 872.66 feet, to a point being on the southerly property line of said property described by Reception Number 217045733, said point also being the **POINT OF BEGINNING**;

1. Thence N. 0°35'18" W., to the north line of said property described in Reception Number 217045733, a distance of 639.21 feet;
2. Thence along said north line, N. 89°09'00" E., a distance of 50.00 feet;
3. Thence S. 0°35'18" E., to the said southerly property line, a distance of 639.46 feet;
4. Thence along said southerly property line, S. 89°26'19" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 31,967 square feet or 0.734 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.

This description was prepared by:  
Kevin Williams, P.L.S. 28294  
On behalf of Wilson & Co.  
990 S. Broadway, Ste. 220  
Denver, CO 80209



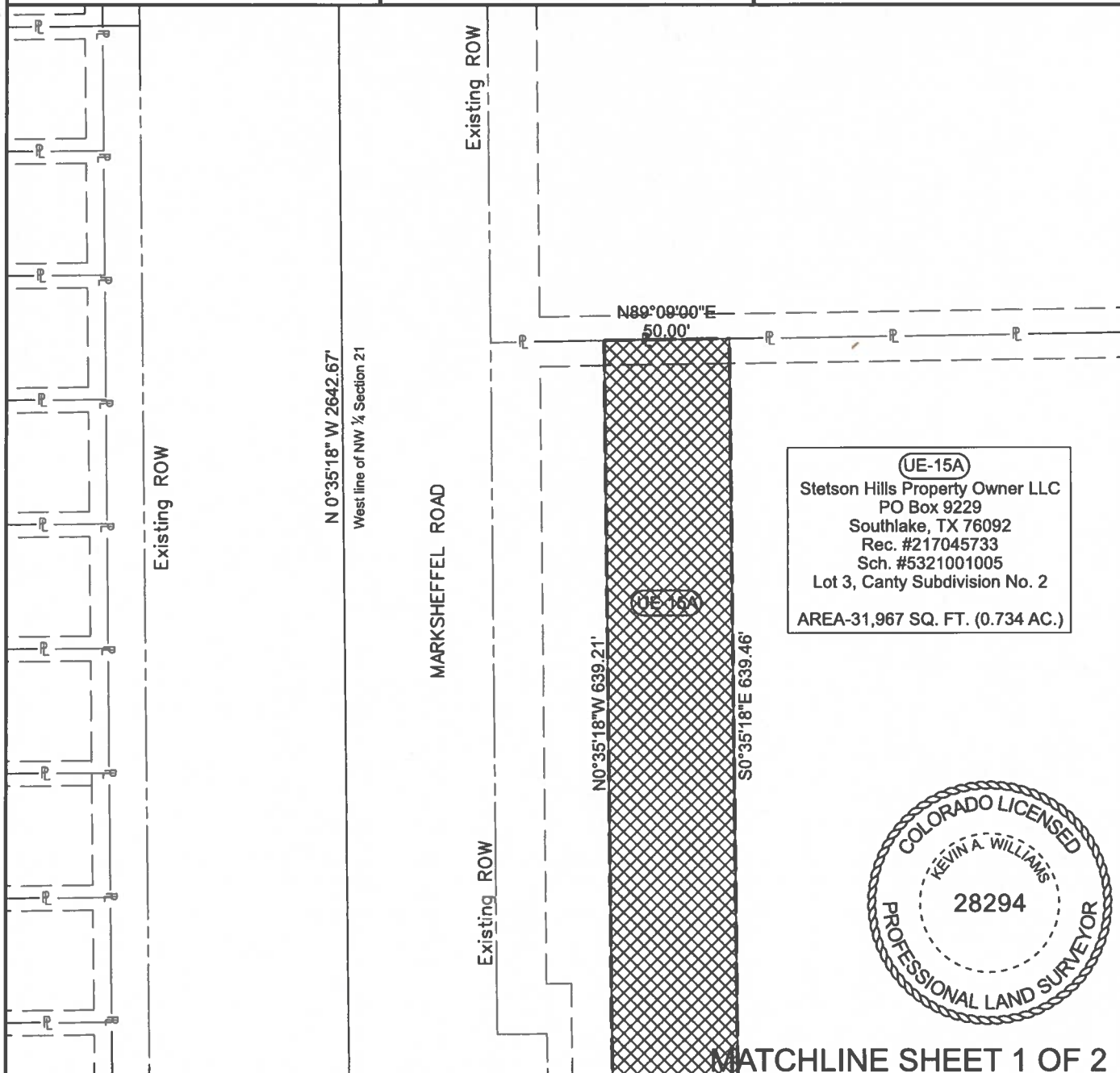


DATE: 16-OCT-2023

APPROVED BY: K. WILLIAMS

18300ROW\_UE-15A\_Exhibit.dgn

**EXHIBIT B SKETCH**  
UTILITY EASEMENT UE-15A  
PARCEL 5321001005  
SECTION 21  
T 13 S, R 65 W, 6TH P.M.  
CITY OF COLORADO SPRINGS,  
EL PASO COUNTY, COLORADO



**(UE-15A)**  
Stetson Hills Property Owner LLC  
PO Box 9229  
Southlake, TX 76092  
Rec. #217045733  
Sch. #5321001005  
Lot 3, Cnty Subdivision No. 2  
AREA-31,967 SQ. FT. (0.734 AC.)



**NOTES:**

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A, Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.



**SHEET 2 OF 2**