

RESOLUTION NO. 112 - 23

A RESOLUTION AUTHORIZING THE ACQUISITION OF A PERMENANT EASEMENT ON PROPERTY LOCATED AT 2660 ASTROZON BOULEVARD TO BE USED FOR THE KELKER TO SOUTH PLANT TRANSMISSION PROJECT

WHEREAS, certain real property located at 2660 Astrozon Boulevard, Colorado Springs, Colorado, also known as El Paso County Tax Schedule Number 6434111012 (the "Property") has been identified as necessary for the Kelker to South Plant Transmission Project ("Project"); and

WHEREAS, the City of Colorado Springs on behalf of its enterprise Colorado Springs Utilities ("Utilities") desires to purchase a permanent easement which is approximately 0.427 acres (the "Easement") and the property owner desires to sell the Easement to the City for a purchase price of \$139,500, which is supported by a real estate appraisal conducted by an independent real estate appraiser; and

WHEREAS, the acquisition of the Easement is in the public interest and is necessary for the Project; and

WHEREAS, pursuant to 9.6 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* ("Real Estate Manual"), City Council approval is required for acquisition of real property interests if the purchase price exceeds \$100,000; and

WHEREAS, Utilities requests the approval of City Council to purchase the Easement for a purchase price of \$139,500.

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

Section 1. That the City Council finds the acquisition of the Easement to be in compliance with the Real Estate Manual, the City Charter, City Code, and all other applicable laws.

Section 2. That in accord with the Real Estate Manual, the City Council hereby authorizes the acquisition of the Easement for the purchase price of \$139,500.

Section 3. That the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the acquisition of the Property as contemplated herein.

DATED at Colorado Springs, Colorado, this 8th day of August 2023.

ATTEST:


Randy Helms, Council President


Sarah B. Johnson, City Clerk



EXHIBIT A

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS LOT 3 HANCOCK PLAZA SUB. FILING NO. 3, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 221714666.

EXHIBIT B

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS A PART OF LOT 3 HANCOCK PLAZA SUB. FILING NO. 3, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 221714666, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 HANCOCK PLAZA SUB. FILING NO. 3;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 NORTH 89 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 336.01 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.00 FEET ALONG THE EAST LINE OF SAID LOT 3;

THENCE DEPARTING SAID LINE SOUTH 89 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 340.15 FEET TO THE WEST LINE OF LOT 3;

THENCE NORTH 03 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.16 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 18,594 SQ. FEET, OR 0.427 ACRES, OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE



BUCKLEY D. BLEW
LICENSED PROFESSIONAL LAND SURVEYOR NO. 38540
STATE OF COLORADO

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE BEARING OF THE LINE BETWEEN NGS PID JK0841 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "Y 395 1983") AND NGS PID JK0839 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "S 393 1983") IS S 44°54'47" E. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. COMBINED PROJECT SCALE FACTOR (GRID TO GROUND) IS 1.00018917943.

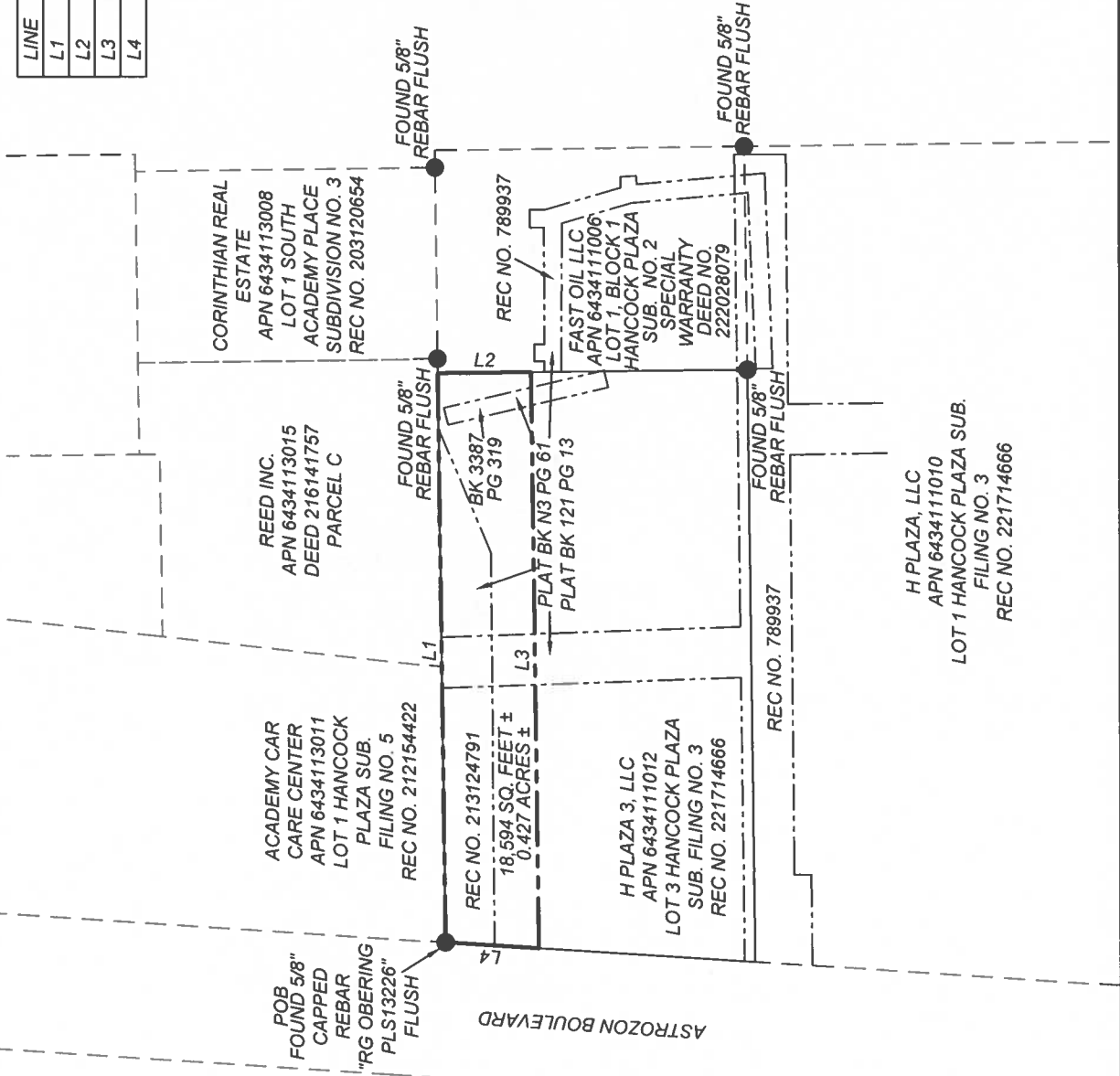
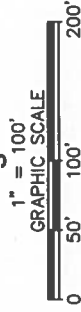
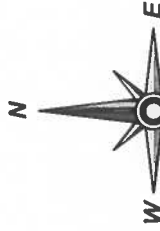
SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM



EXHIBIT C

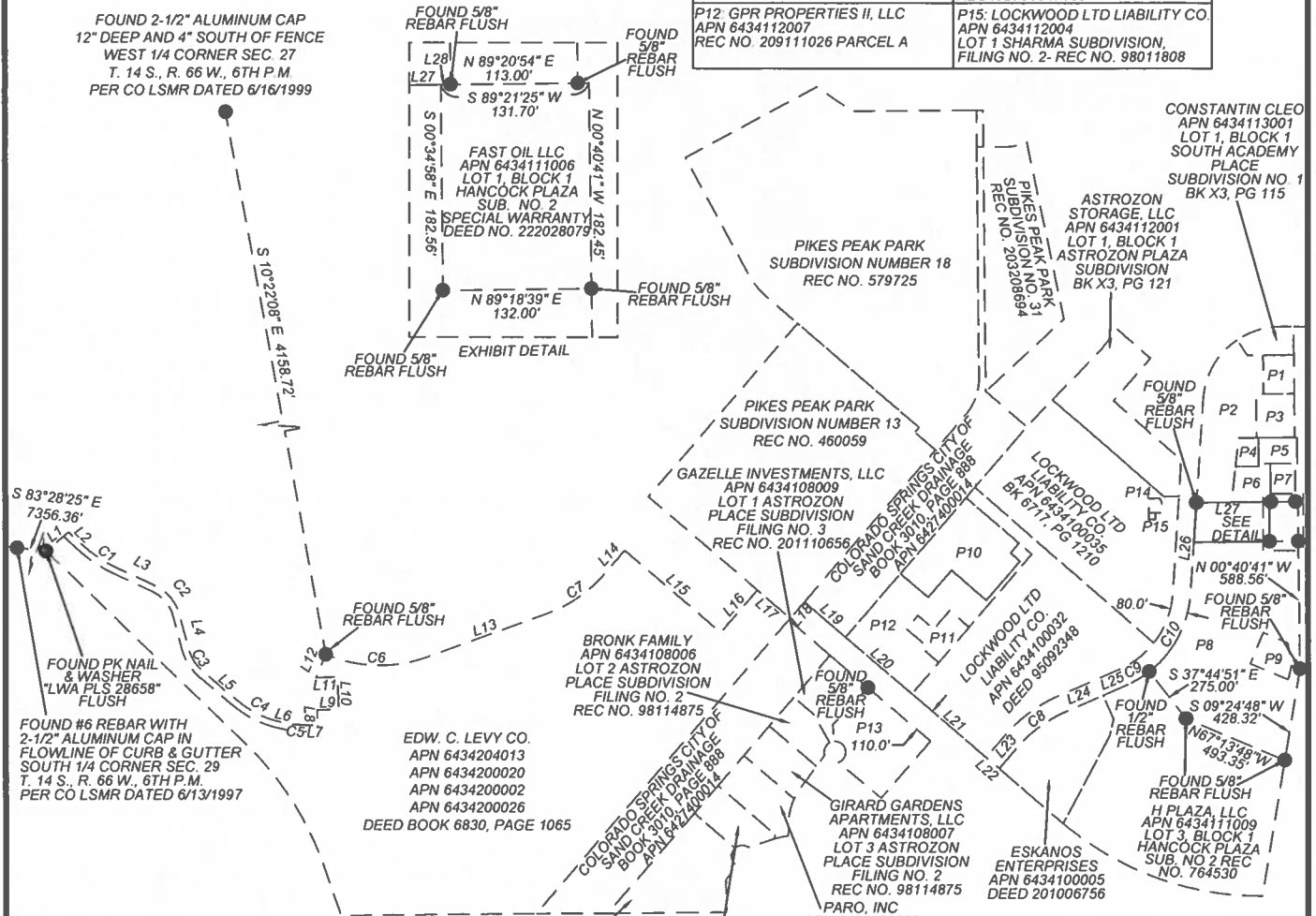
● FOUND MONUMENT AS NOTED
 POB POINT OF BEGINNING
 --- BOUNDARY LINE
 - - - PUBLIC UTILITY EASEMENT LINE
 - - - PLATTED EASEMENT LINE
 PER REC NO. 221714666

LINE	BEARING	DISTANCE
L1	N 89°21'25" E	336.01'
L2	S 00°34'58" E	55.00'
L3	S 89°21'25" W	340.15'
L4	N 03°43'03" E	55.16'



MONUMENTATION DETAIL

P10: GPR PROPERTIES III, LLC APN 6434100038 REC NO. 219021746	P13: GAZELLE INVESTMENTS, LLC APN 6434108010 LOT 2 ASTROZON PLACE SUBDIVISION FILING NO. 3 REC NO. 201110656
P11: GPR PROPERTIES II, LLC APN 6434112008 DEED 209111026 PARCEL B	P14: LOCKWOOD LTD LIABILITY CO APN 6434112004 LOT 1 SHARMA SUBDIVISION REC NO. 96047188
P12: GPR PROPERTIES II, LLC APN 6434112007 REC NO. 209111026 PARCEL A	P15: LOCKWOOD LTD LIABILITY CO APN 6434112004 LOT 1 SHARMA SUBDIVISION, FILING NO. 2- REC NO. 98011808



LINE	BEARING	DISTANCE
L1	N 50°06'01" E	134.56'
L2	S 47°41'21" E	93.89'
L3	S 65°16'31" E	194.91'
L4	S 14°40'01" E	155.17'
L5	S 49°50'03" E	206.89'
L6	S 77°33'00" E	20.15'
L7	N 89°58'39" E	41.61'
L8	N 01°53'41" W	69.53'
L9	N 88°06'19" E	100.00'
L10	N 01°53'41" W	150.00'
L11	S 88°06'19" W	100.00'
L12	N 23°01'19" E	116.72'
L13	N 69°58'39" E	590.00'
L14	N 40°40'39" E	140.00'
L15	S 49°19'21" E	580.00'
L16	N 40°48'47" E	258.62'
L17	S 49°17'30" E	200.00'
L18	N 40°42'30" E	100.00'
L19	S 49°17'30" E	250.00'
L20	N 49°17'27" W	399.99'
L21	N 49°17'27" W	450.00'
L22	S 49°17'27" E	80.00'
L23	N 40°42'33" E	130.21'
L24	N 66°17'03" E	188.00'
L25	N 66°17'03" E	120.78'
L26	N 03°43'03" E	425.13'
L27	N 89°21'25" E	336.01'
L28	N 89°20'54" E	8.53'

HENDRICKS L SCOTT
APN 6434204014
LOT 1, BLOCK 1
HANCOCK PARK
NINTH FILING
REC NO. D1708452

DOBRY PRITEL, INC
APN 6434204012
LOT 1, BLOCK 1
HANCOCK PARK
EIGHTH FILING
REC NO. 1290226

P1: BFS RETAIL & COMMERCIAL APN 6434113012 LOT 2 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 REC NO. 01590201	P4: REED INC. APN 6434113013 LOT 3 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 - REC NO. 01590201	P7: CORINTHIAN REAL ESTATE APN 6434113008 LOT 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 3 PLAT BK B-4, PG 7
P2: ACADEMY CAR CARE CENTER APN 6434113011 LOT 1 SOUTH ACADEMY PLACE SUB NO. 5 REC NO. 01590201	P5: REED INC. APN 6434113006 DEED 216141757 PARCEL A	P8: H PLAZA, LLC APN 6434111010 & 6434111012 LOT 1 & 3 HANCOCK PLAZA SUB FILING NO. 3 - REC NO. 221714666
P3: REED INC APN 6434113005 LOT 1, BLOCK 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 2 REC NO. 1320890	P6: REED INC. APN 6434113015 DEED 216141757 PARCEL C	P9: H PLAZA, LLC APN 6434111011 LOT 2 HANCOCK PLAZA SUB FILING NO. 3 - REC NO. 221714666

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	605.74'	184.27'	17°25'47"	S 56°33'38" E	183.56'
C2	206.00'	181.95'	50°36'24"	S 39°58'19" E	176.09'
C3	232.25'	142.55'	35°09'58"	S 32°15'02" E	140.32'
C4	426.40'	206.26'	27°42'55"	S 63°41'31" E	204.25'
C5	545.42'	118.73'	12°28'21"	S 83°47'11" E	118.50'
C6	640.00'	480.81'	43°02'39"	S 88°30'01" E	469.58'
C7	640.00'	327.28'	29°17'59"	N 55°19'39" E	323.73'

