

ORDINANCE NO. 25 - 36

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS SOUTHERN COLORADO RAIL PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 3,107.11 ACRES LOCATED SOUTH AND WEST OF THE HIGHWAY 25 AND SOUTH SANTA FE INTERSECTION, ADJACENT TO FORT CARSON.

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 Southern Colorado Rail Park Addition No. 1 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 March 11, 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 Southern Colorado Rail Park Addition No. 1 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

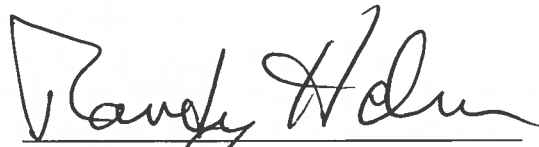
Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with

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 11th day of March 2025.

Finally passed: March 25, 2025

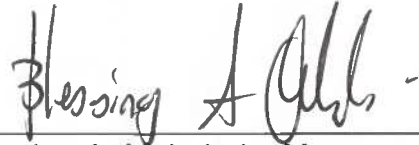


Randy Helms, Council President

Mayor's Action:

☒ Approved on MAR 27 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: 
COS: _____



212 N Wahsatch Ave, Ste 305
 Colorado Springs, CO 80903
 Mail to: PO Box 1360
 Colorado Springs, CO 80901
 719.955.5485

LEGAL DESCRIPTION
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
REVISED JANUARY 27, 2025
3,107.113 ACRES

A PARCEL OF LAND BEING THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 OF SW 1/4) SECTION 19, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) SECTION 30, T16S, R65W, OF THE SIXTH P.M. AND THE SOUTH HALF OF THE SOUTH HALF (S1/2 OF S1/2) SECTION 12, SECTION 13, THE EAST HALF (E 1/2) SECTION 14, THE EAST HALF (E 1/2) SECTION 23, SECTION 24, SECTION 25 AND THE EAST HALF (E 1/2) OF SECTION 26, ALL IN T16S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, EXCEPT THOSE PARTS CONVEYED TO EL PASO COUNTY BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 219042943 AND 219042944, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23, T16S, R66W, SAID POINT BEING A FOUND STONE, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W SAID POINT BEING A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T16S R66W, S11, 1/4 COR, S14, 1999, PE & PLS 13226" ON A NO. 6 REBAR BEARS N01°30'28"W A DISTANCE OF 5,285.06 FEET, BEING THE BASIS OF ALL BEARINGS IN THIS LEGAL DESCRIPTION. (SAID LINE BEING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14.)

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION:

- 1) THENCE N01°30'28"W ALONG THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 14, 5,285.06 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W;
- 2) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,788.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14, T16S, R66W, SAID POINT BEING THE END OF PROJECT, "BOUNDARY RETRACEMENT SURVEY - FORT CARSON, EL PASO COUNTY, COLORADO" RECORDED UNDER RECEPTION NO. 212900048 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- 3) THENCE N00°39'18"W ALONG THE EAST LINE OF AFORESAID SECTION 11 A DISTANCE OF 1,312.70 FEET;
- 4) THENCE N89°11'58"E A DISTANCE OF 1,197.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHARTER OAK RANCH ROAD AS SHOWN ON AFORESAID "BOUNDARY RETRACEMENT SURVEY";

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 38.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13°36'22", THE CHORD OF 37.91 FEET WHICH BEARS S28°08'29"W TO A POINT OF TANGENT;
- 2) THENCE S21°20'19"W A DISTANCE OF 355.09 FEET;

- 3) THENCE S68°39'41"E A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042943 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 646.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 68°33'42", THE CHORD OF 608.31 FEET WHICH BEARS N55°37'10"E TO A POINT OF TANGENT;
- 2) THENCE N89°54'02"E A DISTANCE OF 356.58 FEET;
- 3) THENCE N88°26'46"E A DISTANCE OF 623.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042944 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- 1) THENCE CONTINUING N88°26'46"E A DISTANCE OF 224.24 FEET;
- 2) THENCE N89°38'21"E A DISTANCE OF 293.10 FEET;
- 3) THENCE N89°04'51"E A DISTANCE OF 753.88 FEET;
- 4) THENCE N86°07'34"E A DISTANCE OF 381.70 FEET;
- 5) THENCE N86°06'37"E A DISTANCE OF 476.16 FEET;
- 6) THENCE N86°06'40"E A DISTANCE OF 471.02 FEET TO THE WESTERLY LINE OF LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION" AS RECORDED IN PLAT BOOK O-3 AT PAGE 57 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S00°57'56"E A DISTANCE OF 25.58 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 T16S, R65W AND SECTION 12, T16S, R66W;
- 2) THENCE CONTINUING S00°57'56"E A DISTANCE OF 1,329.72 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, T16S, R65W AND SECTIONS 12 AND 13, T16S, R66W;
- 3) THENCE S00°59'15"E A DISTANCE OF 2,639.23 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 18, T16S, R65W AND SECTION 13, T16S, R66W;
- 4) THENCE S00°59'25"E A DISTANCE OF 2,639.15 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T16S, R65W AND SECTIONS 13 AND 24, T16S, R66W;
- 5) THENCE S00°46'56"E A DISTANCE OF 2,617.07 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 24, T16S, R66W AND SECTION 19, T16S, R65W AND THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION";

THENCE N89°21'33"E ALONG THE SOUTH LINE THEREOF, SAID LINE BEING A PORTION OF EAST-WEST CENTERLINE OF SAID SECTION 19, T16S, R65W 1,171.75 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 19;

THENCE S00°51'32"E A DISTANCE OF 2,637.30 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 19 AND SECTION 30, T16S, R65W;

THENCE S00°20'16"E A DISTANCE OF 1,320.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;

THENCE S89°13'59"W A DISTANCE OF 1,155.32 FEET TO THE NORTH SIXTEENTH CORNER OF THE SECTION LINE COMMON TO SECTION 30, T16S, R65W AND SECTION 25, T16S, R66W;

THENCE S01°04'10"E ALONG SAID SECTION LINE 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS;

THENCE S00°39'21"E ALONG SAID SECTION LINE 2,640.17 FEET TO THE SECTION CORNER COMMON TO SECTIONS 30 AND 31, T16S, R65W AND SECTIONS 25 AND 36, T16S, R66W, SAID POINT LYING ON THE AFORESAID EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION;

THENCE ALONG SAID EASTERLY LINES THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S89°36'51"W ALONG THE SECTION LINE BETWEEN SAID SECTIONS 25 AND 36 A DISTANCE OF 5,275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T16S, R66W;
- 2) THENCE S89°07'11"W ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, A DISTANCE OF 2,637.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 26 AND 35;
- 3) THENCE N01°34'52"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 26, 5,263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T16S, R66W;
- 4) THENCE N00°25'00"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 23, 5,230.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS).

EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

EXCEPTION 'A':

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SW 1/4) OF SECTION 13 AS DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 209137369;

AND

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 DESCRIBED AS "PARCEL B" IN WARRANTY DEED UNDER RECORDED RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24, SAID CORNER BEING MONUMENTED WITH A 3.25" ALUMINUM CAP WITHOUT STAMPS;

THENCE N00°30'22"W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, 659.62 FEET TO A BENT NO. 5 REBAR WITHOUT CAP;

THENCE N88°38'46"E A DISTANCE OF 658.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N88°33'19"E ALONG THE NORTH LINE THEREOF, 658.50 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S00°31'35"E A DISTANCE OF 1,320.88 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S88°39'48"W A DISTANCE OF 1,317.54 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A COMBINED AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS).

EXCEPTION 'B':

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 219082791, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED AS "PARCEL A" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14, SAID QUARTER CORNER BEING MONUMENTED BY A BENT NO. 5 REBAR WITHOUT CAP;
THENCE N88°39'52"E A DISTANCE OF 658.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THE POINT OF BEGINNING;

THENCE N88°40'01"E ALONG THE NORTH LINE THEREOF, 661.09 FEET TO THE NORTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE S00°05'37"E ALONG THE EAST LINE THEREOF, 328.97 FEET TO A NO. 3 REBAR WITHOUT CAP;
THENCE S00°24'52"E A DISTANCE OF 330.21 FEET TO A NO. 3 REBAR WITHOUT CAP, BEING THE SOUTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE S88°36'23"W ALONG THE SOUTH LINE THEREOF, 658.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES COMBINED CONTAINING AN AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS).

GROSS AREA 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS),
LESS EXCEPTION 'A' AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS)
LESS EXCEPTION 'B' AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS)
NET AREA 135,345,833 SQUARE FEET (3,107.113 ACRES MORE OR LESS).

PREPARED BY:

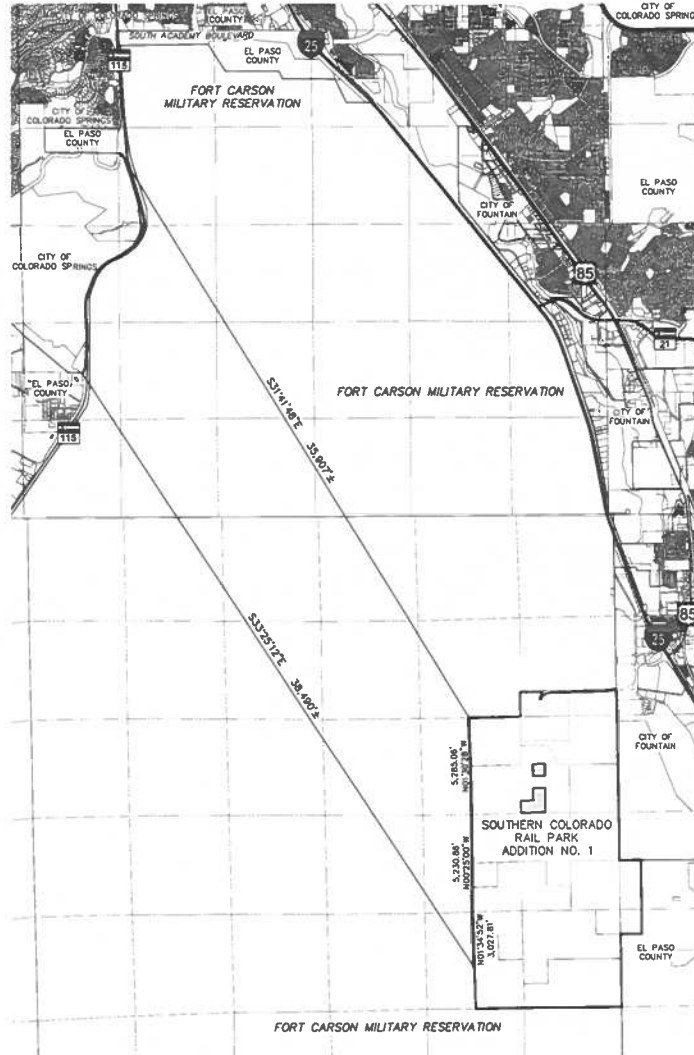
VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

DATE

ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO
CONTIGUOUS BOUNDARY EXHIBIT

SOURCE OF CONTIGUITY - EASTERN BOUNDARY
AS DESCRIBED BY
ANNEXATION PLAT
J.L. RANCH ADDITION
TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
RECORDED IN PLAT BOOK C-4 AT PAGE 127
EASTERN BOUNDARY LENGTH - 13,543.73 FEET



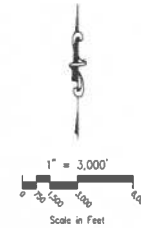
ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 53,102.11'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 8,853.69' (10.87%)
PERIMETER OF THE AREA CONTIGUOUS TO THE
EXISTING CITY LIMITS (WEST LINES OF SITE): 13,543.73' (25.47%)

NOTES:

1. PURSUANT TO C.R.S. SECTION 31-12-104(1)(A) CONTIGUITY SHALL NOT BE AFFECTED BY THE EXISTENCE OF PUBLIC LANDS OWNED BY THE STATE, OR AN AGENCY THEREOF, EXCEPT COUNTY-OWNED OPEN SPACE, BETWEEN THE ANNEXING MUNICIPALITY AND THE LAND PROPOSED TO BE ANNEXED.
2. PURSUANT TO C.R.S. SECTION 31-12-105(1)(E) THE THREE-MILE LIMIT OR EXTENSION OF THE CITY BOUNDARY MAY BE EXCEEDED FOR THE ANNEXATION OF AN ENTERPRISE ZONE. THE ENTIRE PROPERTY BEING ANNEXED IS WITHIN THE Pikes Peak ENTERPRISE ZONE.
3. LENGTH OF CITY LIMITS ALONG THE COMBINED EASTERN BOUNDARIES OF ANNEXATION PLAT J.L. RANCH ADDITION IS 13,543.73 FEET.

SEE BOUNDARY DETAILS SHEET 3.



LEGEND:

- ANNEXATION BOUNDARY LINES
 - ADJACENT/EXISTING PROPERTY AND RIGHTS-OF-WAY LINES
 - SECTION/QUARTER SECTION LINES
 - MUNICIPALITY BOUNDARIES
 - CITY OF COLORADO SPRINGS CONTIGUOUS LIMITATIONS BOUNDARIES
 - BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
 - BOUNDARY CONTIGUOUS TO THE CITY OF FOUNTAIN
 - EXCEPTION AREAS A AND B
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS ANNEXATION PLAT

ANNEXATION PLAT			
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
PROJECT NO.	0-571	DATE OF PREPARATION	AUGUST 30, 2024
CITY	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY
1. 12/27/2024	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY
2. 12/27/2024	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY
3. 12/27/2024	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY
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99. 12/27/2024	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY
100. 12/27/2024	BY: EL PASO COUNTY	DATE	BY: EL PASO COUNTY

211 N. WASHINGTON AVE., STE 300
COLORADO SPRINGS, CO 80902
PHONE: 719.555.5456

MS

CIVIL CONSULTANTS, INC. SHEET 2 OF 6

THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

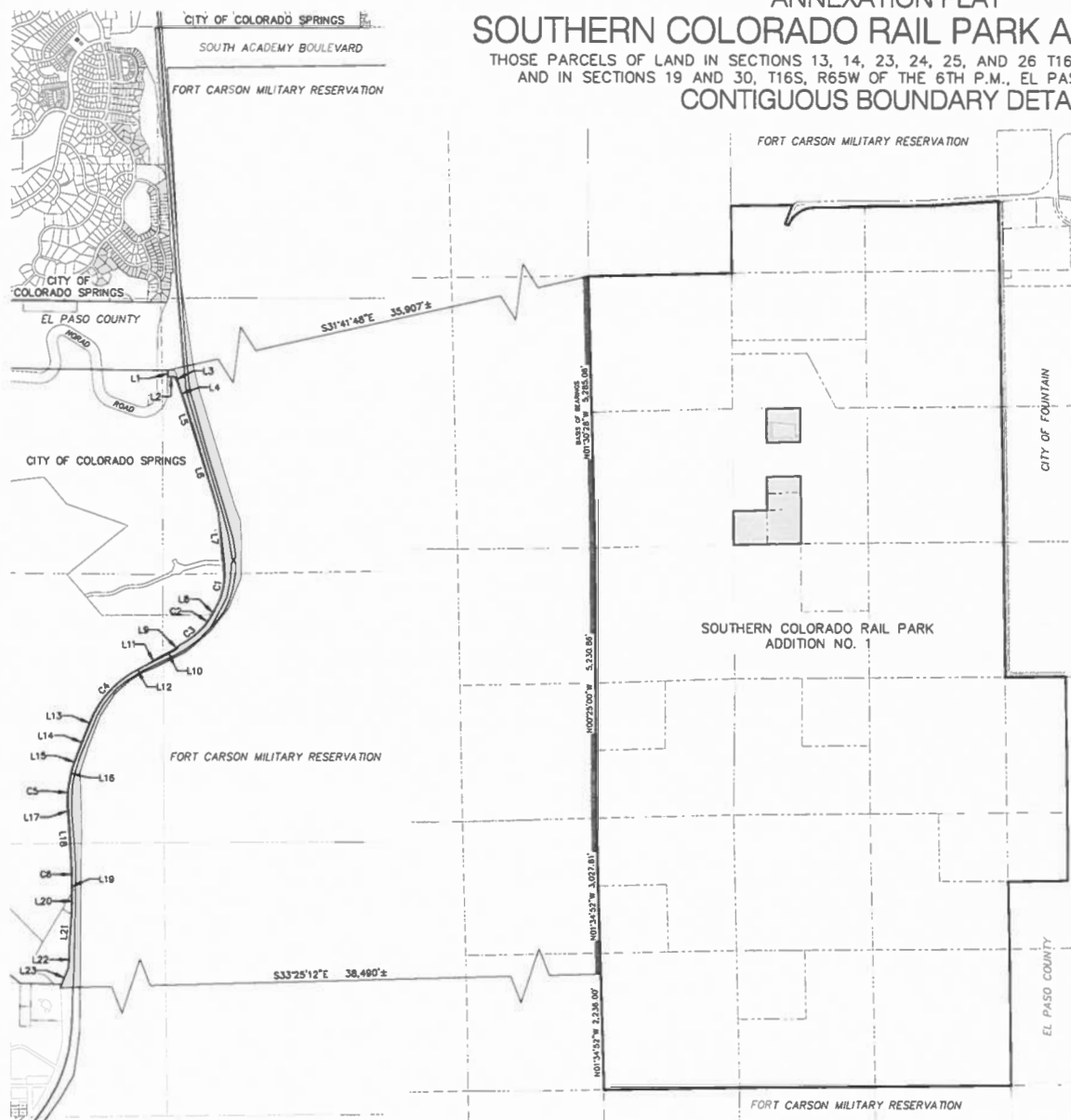
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 53,182.11'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 8,863.69' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE
EXISTING CITY LIMITS (WEST LINES OF SITE): 13,543.73' (25.47%)

1. PURSUANT TO C.R.S. SECTION 31-12-104(1)(A) CONTIGUITY SHALL NOT BE AFFECTED BY THE EXISTENCE OF PUBLIC LANDS OWNED BY THE STATE, OR AN AGENCY THEREOF, EXCEPT COUNTY-OWNED OPEN SPACE, BETWEEN THE ANNEXING MUNICIPALITY AND THE LAND PROPOSED TO BE ANNEXED.

2. PURSUANT TO C.R.S. SECTION 31-12-105(1)(E) THE THREE-MILE LIMIT ON EXTENSION OF THE CITY BOUNDARY MAY BE EXCEEDED FOR THE ANNEXATION OF AN ENTERPRISE ZONE. THE ENTIRE PROPERTY BEING ANNEXED IS WITHIN THE PICES PEAK ENTERPRISE ZONE.
3. LENGTH OF CITY LIMITS ALONG THE EASTERN BOUNDARY OF ANNEXATION PLAT J.L. RANCH ADDITION IS 13,543.73 FEET.

SOURCE OF CONTIGUITY - EASTERN BOUNDARY
AS DESCRIBED BY
ANNEXATION PLAT
J.L. RANCH ADDITION
TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
RECORDED IN PLAT BOOK C-4 AT PAGE 127
EASTERN BOUNDARY LENGTH - 13.543.23 FEET

CONTIGUOUS BOUNDARY SEGMENT TABLE					
LINE #	CURVE #	DISTANCE ARC LENGTH	RADIUS	BEARING DEG	CHORD BEARING
L1		138.35		80°27'30"E	
L2		150.57		58°26'21"E	
L3		178.79		52°17'30"E	
L4		405.15		81°07'47"E	
L5		325.57		81°02'47"E	
L6		1,643.53		14°12'30"E	
L7		1,006.19		58°40'12"E	
C1		638.01	1,332.50	36°10'00"	824.27°
C2		220.60		52°29'48"	
C3		185.40	1,332.50	73°21'30"	185.65°
C4		613.08	1,790.00	11°02'48"	618.95°
L8		143.25		19°10'48"	
L9		519.21		54°10'48"	
L11		400.80		53°17'31"E	
L12		397.88		56°07'31"E	
C5		1,115.58	1,985.00	33°17'00"	1,100.94°
L13		300.21		52°24'48"	
L14		511.40		52°14'28"E	
L15		300.80		51°04'28"E	
L16		128.51		50°14'28"E	
C6		585.50	1,976.00	14°00'00"	580.38°
L17		116.78		14°00'00"	
L18		948.54		52°44'48"E	
L19		51.88		50°20'28"E	
C8		445.78	5,655.00	43°10'00"	443.67°
L20		460.77		51°10'00"	
L21		750.80		50°11'00"	
L22		125.80		51°07'00"	
L23		158.80		52°13'00"	



APPROXIMATION BOUNDARY LINES
ADJACENT/EXISTING PROPERTY AND RIGHTS-OF-WAY LINES
SECTION/QUARTER SECTION LINES
PROPERTY BOUNDARIES
CITY OF COLORADO SPRINGS CONTIGUOUS CALCULATIONS BOUNDARIES
BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
BOUNDARY CONTIGUOUS TO THE CITY OF CLAYTON
EXCEPTION AREAS A AND B

●NOT A PART OF THE PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS AMBULATION PLAT

•NOT A PART• PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS ANNEXATION PLAT



212 N. WABASH AVE., STE 302
COLORADO SPRINGS, CO 80904
PHONE: 719.555.5485

SHEET 3 OF 6

ANNEXATION PLAT

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

PROJECT C. NO. 16-201 DATE OF PREPARATION: AUGUST 30, 2002

NO.	DATE	BY	DESCRIPTION
1	10/27/2004	ELY	ADDITION TO CITY ENGINE COMMENTS (10/27/2004)
2	11/26/2004	ELY	ADDITION TO CITY ENGINE COMMENTS (11/26/2004)
3	12/22/2004	ELY	ADDITION TO CITY ENGINE COMMENTS (12/22/2004)
4	12/22/2004	ELY	ADDITION TO CITY ENGINE COMMENTS (12/22/2004)
5	12/22/2004	ELY	ADDITION TO CITY ENGINE COMMENTS (12/22/2004)

DRAWN BY: ELY CHECKED BY: MPT CITY FILE NO.: AMEX-24-001

DRAWN BY: ELY	CHECKED BY: VPT	CITY FILE No.: ANEX-24-001
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I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS SOUTHERN COLORADO RAIL PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 3,107.11 ACRES LOCATED SOUTH AND WEST OF THE HIGHWAY 25 AND SOUTH SANTA FE INTERSECTION, ADJACENT TO FORT CARSON.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 11, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25th day of March 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, **25th day of March 2025**.


Sarah B. Johnson, City Clerk

1st Publication Date: **March 14, 2025**

2nd Publication Date: **April 2, 2025**

Effective Date: **April 7, 2025**

Initial: 
City Clerk

