

TOWN OF MARBLE, COLORADO
ORDINANCE NO. 4
SERIES OF 1995

**AN ORDINANCE OF THE TOWN OF MARBLE, COLORADO, APPROVING
A SUBDIVISION FINAL PLAT FOR THE NJ PARTNERS SUBDIVISION
WITHIN THE TOWN OF MARBLE**

WHEREAS, on May 24, 1995, there was filed with the Town of Marble an application for approval of a Subdivision Final Plat for Property to be annexed to and located in the Town of Marble and further described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, on August 5, 1995, the Town Board of Trustees passed Ordinance No. 3, Series of 1995, to annex the Property to the Town; and

WHEREAS, the Town of Marble Planning and Zoning Commission, at a duly-noticed public hearing held July 26, 1995, recommended approval of the Subdivision Final Plat for the Property; and

WHEREAS, the Town Board of Trustees on November 4, 1995, completed its review of the NJ Partners Subdivision Final Plat for the Property.

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF MARBLE, COLORADO, ORDAINS THAT:

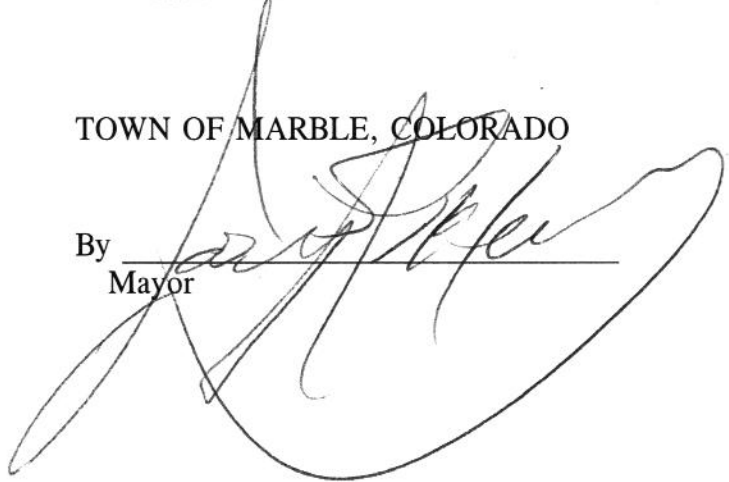
1. The Town Board incorporates the foregoing recitals as findings by the Town Board.
2. That certain Subdivision Final Plat for the Property described on Exhibit A, attached hereto and incorporated herein by this reference, and known as the NJ Partners Subdivision in the Town of Marble, is hereby approved, subject to all terms and conditions of that certain Annexation and Subdivision Improvements Agreement ("Agreement") for the NJ Partners Subdivision, which Agreement the Mayor and Town Clerk are authorized to execute on behalf of the Town. A true and correct copy of such Agreement and the NJ Partners Subdivision Final Plat have been deposited with the Town Clerk and are available for public inspection at the Clerk's office.
3. The Mayor of the Town of Marble and Chair of the Marble Planning and Zoning Commission are hereby authorized to indicate the Town Board of Trustees' approval of the NJ Partners Subdivision Final Plat by signing two reproducible copies of such Final Plat.

4. The Town Clerk is directed to file one copy of the Subdivision Final Plat of the NJ Partners Subdivision, and the original of this Ordinance, in the office of Town Clerk.

5. The Town Clerk is hereby further directed to record this Ordinance, the Subdivision Final Plat, the Agreement and any other associated documents in the office of the Clerk and Recorder of Gunnison County, and to file one certified copy of the Subdivision Final Plat and this Ordinance with the Gunnison County Assessor.

Read, adopted and ordered published by a vote of ___ to ___ this 4th day of November, 1995.

TOWN OF MARBLE, COLORADO

By 
Mayor

ATTEST:


Town Clerk

EXHIBIT A

A PARCEL OF LAND IN TRACT NO. 4, SITUATED IN THE NE1/4NW1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO, LYING EASTERLY OF THE CENTERLINE OF A 15 FOOT ROAD EASEMENT AND WESTERLY OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP FOUND IN PLACE AND PROPERLY MARKED FOR THE NORTHERLY QUARTER CORNER OF SAID SECTION 26 BEARS: N 04°43'14" E 431.89 FEET; THENCE N 02°07'24" E 36.68 FEET; THENCE N 42°18'00" E 9.31 FEET; THENCE 38.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 379.77 FEET, THE CHORD OF WHICH BEARS: N 46°10'22" E 38.07 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26; THENCE S 00°00'09" E 595.25 FEET ALONG SAID CENTERLINE; THENCE N 89°31'02" W 645.78 FEET ALONG THE NORTHERLY BOUNDARY OF THE TOWN OF MARBLE, TO A POINT IN THE CENTER OF SAID 15 FOOT ROAD EASEMENT; THENCE N 41°11'53" W 24.91 FEET ALONG SAID CENTERLINE; THENCE N 21°38'33" W 117.27 FEET ALONG SAID CENTERLINE; THENCE N 03°53'24" E 79.18 FEET ALONG SAID CENTERLINE; THENCE N 18°32'36" E 69.89 FEET ALONG SAID CENTERLINE; THENCE S 65°56'00" E 143.43 FEET; THENCE 346.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 276.46 FEET, THE CHORD OF WHICH BEARS: N 78°11'00" E 324.09 FEET; THENCE N 42°18'00" E 288.32 FEET; THENCE N 02°07'24" E 25.32 FEET, TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 4.583 ACRES, MORE OR LESS.