ORDINANCE NO. 1039

AN ORDINANCE OF THE CITY OF BRIDGEPORT, NEBRASKA, ACCEPTING THE SUBDIVISION OF A TRACT OF LAND IN GOVERNMET LOT 1, SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6th P.M., MORRILL COUNTY, NEBRASKA, A PARCEL LOCATED WITHIN THE EXTRATERRITORIAL ZONING JURISDICTION OF THE CITY OF BRIDGEPORT; PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR PUBLICATION OR POSTING AS REQUIRED BY LAW.

WHEREAS, LAUREN L KOPE IS THE OWNER OF A TRACT OF LAND LOCATED WITHIN THE EXTRATERRITORIAL ZONING JURISDICTION OF THE CITY OF BRIDGEPORT, NEBRASKA, MORE THOUROUGHLY DESCRIBED AS SET FORTH IN EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THE SAME AS IF FULLY SET FORTH;

WHEREAS, THE OWNER(S) DESIRE TO SUBDIVIDE THE ABOVE-REFERENCED PARCEL INTO TWO (2) SEPARATE PARCELS WHICH SHALL BE KNOWN AS PARCEL 1 AND PARCEL 2, AND MORE SPECIFICALLY DESCRIBED AS SET FORTH IN EXHIBIT B WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THE SAME AS IF FULLY SET FORTH.

WHEREAS, THE OWNER(S) HAVE COMPLETED A SURVEY AND RECEIVED APPROVAL FROM THE COUNTY BOARD OF MORRILL COUNTY FOR THIS SUBDIVISION, A COPY OF SAID SURVEY IS ATTACHED HERETO AS EXHIBIT C AND INCORPORATED HEREIN BY REFERENCE THE SAME AS IF FULLY SET FORTH.

WHEREAS, TO THE EXTENT THAT THIS PARCEL TO BE SUBDIVIDED HAS BEEN DESIGNATED BY PRIOR ORDINANCE BY THE CITY OF BRIDGEPORT PURSUANT TO NEB. REV. STAT. § 17-1002 AS A PARCEL AND/OR AREA WHERE THE CITY WILL EXERCISE THE POWERS AND DUTIES GRANTED TO IT UNDER NEB. REV. STAT. § 17-1003 OR NEB. REV. STAT. § 19-2402, THAT THE CITY SHALL APPROVE THE SUBDIVISION AS SET FORTH HEREIN.

THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BRIDGEPORT, NEBRASKA:

Section 1. That the City of Bridgeport authorizes the parcel of property described in Exhibit A to be subdivided as set forth in Exhibits B and C, more particularly described as set forth in those respective attachments.

And that to the extend required by Neb. Rev. Stat. § 17-1002, that Parcels One (1) and Two (2) as set forth more particularly in Exhibits B and C, shall be accepted as part of the replat of the Zoning Jurisdiction of the City of Bridgeport, Morrill County, Nebraska.

Section 2. Any ordinance or part of any ordinance in conflict with this ordinance is hereby

repealed to the extent of such conflict. Should any part or section of this ordinance be declared void, invalid, and unenforceable, such declaration shall not affect any other part of this ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER, 2026.

ATTEST:

GAIL BEYER
MAYOR

DORETTA J HUCK
CITY CLERK / TREASURER

EXHIBIT A

PARENT- PARCEL

DEED BOOK 59, PAGE 303

GOVERNMENT LOT 1
SECTION 5, T19N-R50W
MORRILL COUNTY, NEBRASKA

EXHIBIT B

LEGAL DESCRIPTION - PARCEL 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6TH P.M., MORRILL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

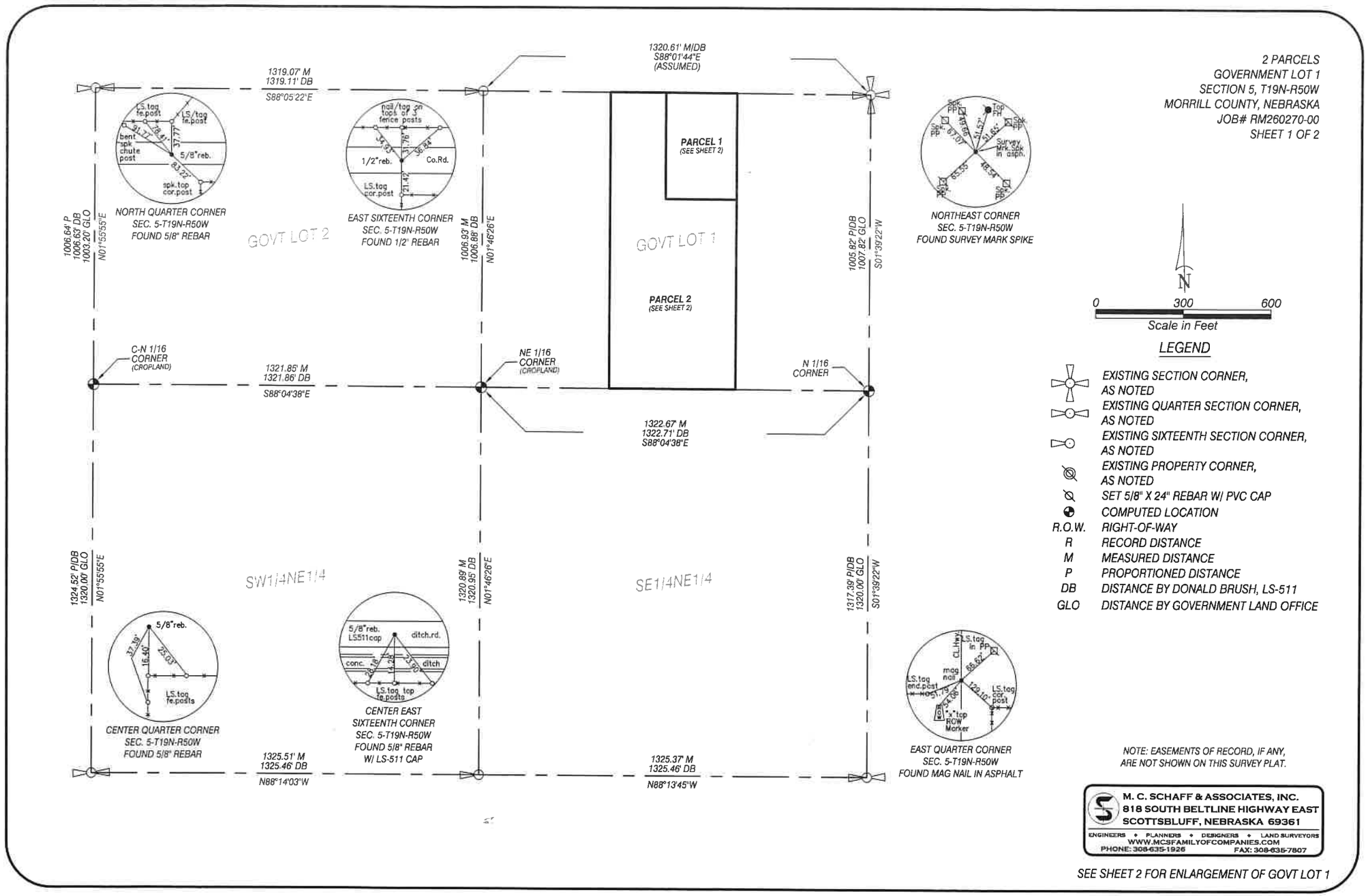
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE EASTERLY ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, ON AN ASSUMED BEARING OF S88°01'44"E, A DISTANCE OF 623.63 FEET, TO THE POINT OF BEGINNING; THENCE BEARING S01°38'53"W, A DISTANCE OF 360.10 FEET; THENCE BEARING S88°03'05"E, A DISTANCE OF 241.91 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 69, PAGE 554, IN THE MORRILL COUNTY REGISTER OF DEEDS OFFICE; THENCE BEARING N01°39'23"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 360.01 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE BEARING N88°01'44"W, ON THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 241.97 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.00 ACRES, MORE OR LESS.

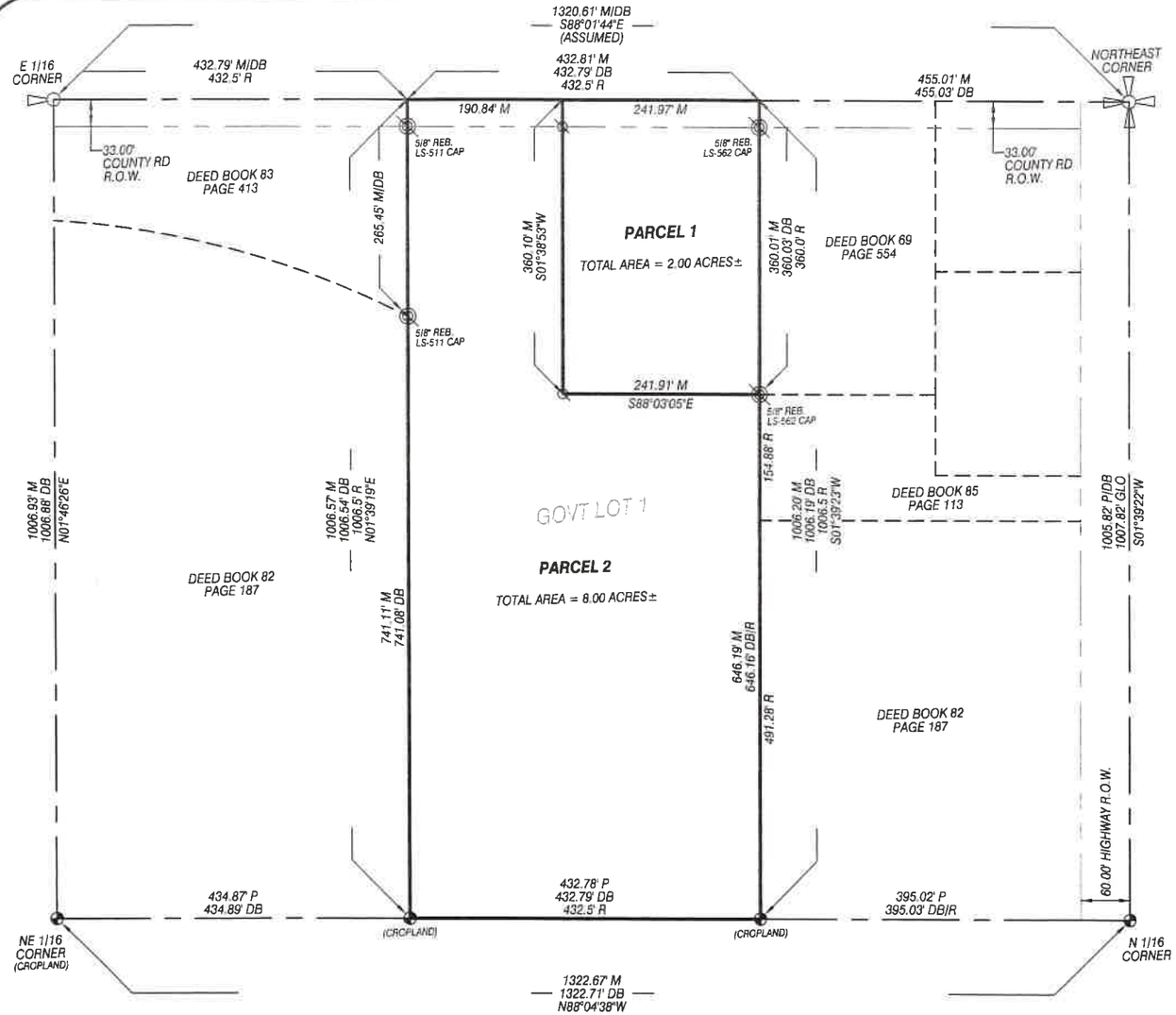
LEGAL DESCRIPTION - PARCEL 2

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6TH P.M., MORRILL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE EASTERLY ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, ON AN ASSUMED BEARING OF S88°01'44"E, A DISTANCE OF 432.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ON BEARING S88°01'44"E, ON SAID NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 190.84 FEET; THENCE BEARING S01°38'53"W, A DISTANCE OF 360.10 FEET; THENCE BEARING S88°03'05"E, A DISTANCE OF 241.91 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 69, PAGE 554, IN THE MORRILL COUNTY REGISTER OF DEEDS OFFICE; THENCE BEARING S01°39'23"W, ON THE WEST LINE OF TWO TRACTS OF LAND AS DESCRIBED IN DEED BOOK 85, PAGE 113, AND DEED BOOK 82, PAGE 187, A DISTANCE OF 646.19 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE BEARING N88°04'38"W, ON SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 432.79 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 82, PAGE 187; THENCE BEARING N01°39'19"E, ON THE EAST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1006.57 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6.00 ACRES, MORE OR LESS.

EXHIBIT C


1319.07' M
1319.11' DB
S88°05'22"E
1320.61' M/DB
S88°01'44"E
(ASSUMED)
1006.64' P
1006.63' DB
1003.20' GLO
N01°55'55"E
GOVT LOT 2
1006.93' M
1006.88' DB
N01°46'26"E
GOVT LOT 1
1005.82' P/DB
1007.82' GLO
S01°39'22"W
PARCEL 1
(SEE SHEET 2)
PARCEL 2
(SEE SHEET 2)
NORTH QUARTER CORNER
SEC. 5-T19N-R50W
FOUND 5/8" REBAR
EAST SIXTEENTH CORNER
SEC. 5-T19N-R50W
FOUND 1/2" REBAR
NORTHEAST CORNER
SEC. 5-T19N-R50W
FOUND SURVEY MARK SPIKE
C-N 1/16
CORNER
(CROPLAND)
1321.85' M
1321.86' DB
S88°04'38"E
NE 1/16
CORNER
(CROPLAND)
N 1/16
CORNER
1322.67' M
1322.71' DB
S88°04'38"E
1324.52' P/DB
1320.00' GLO
N01°55'55"E
SW1/4NE1/4
1320.89' M
1320.95' DB
N01°46'26"E
SE1/4NE1/4
1317.39' P/DB
1320.00' GLO
S01°39'22"W
CENTER QUARTER CORNER
SEC. 5-T19N-R50W
FOUND 5/8" REBAR
CENTER EAST
SIXTEENTH CORNER
SEC. 5-T19N-R50W
FOUND 5/8" REBAR
W/ LS-511 CAP
EAST QUARTER CORNER
SEC. 5-T19N-R50W
FOUND MAG NAIL IN ASPHALT
1325.51' M
1325.46' DB
N88°14'03"W
1325.37' M
1325.46' DB
N88°13'45"W
2 PARCELS
GOVERNMENT LOT 1
SECTION 5, T19N-R50W
MORRILL COUNTY, NEBRASKA
JOB# RM260270-00
SHEET 1 OF 2
0
300
600
Scale in Feet
LEGEND
EXISTING SECTION CORNER, AS NOTED
EXISTING QUARTER SECTION CORNER, AS NOTED
EXISTING SIXTEENTH SECTION CORNER, AS NOTED
EXISTING PROPERTY CORNER, AS NOTED
SET 5/8" X 24" REBAR W/ PVC CAP
COMPUTED LOCATION
R.O.W. RIGHT-OF-WAY
R RECORD DISTANCE
M MEASURED DISTANCE
P PROPORTIONED DISTANCE
DB DISTANCE BY DONALD BRUSH, LS-511
GLO DISTANCE BY GOVERNMENT LAND OFFICE
NOTE: EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN ON THIS SURVEY PLAT.
M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS
WWW.MCSFAMILYOFCOMPANIES.COM
PHONE: 308-635-1926
FAX: 308-635-7807
SEE SHEET 2 FOR ENLARGEMENT OF GOVT LOT 1



LEGEND

EXISTING SECTION CORNER, AS NOTED	R.O.W.	RIGHT-OF-WAY
EXISTING SIXTEENTH SECTION CORNER, AS NOTED	R	RECORD DISTANCE
EXISTING PROPERTY CORNER, AS NOTED	M	MEASURED DISTANCE
SET 5/8" X 24" REBAR W/ PVC CAP	P	PROPORTIONED DISTANCE
COMPUTED LOCATION	DB	DISTANCE BY DONALD BRUSH, LS-511
	GLO	DISTANCE BY GOVERNMENT LAND OFFICE

2 PARCELS
GOVERNMENT LOT 1
SECTION 5, T19N-R50W
MORRILL COUNTY, NEBRASKA
JOB# RM260270-00
SHEET 2 OF 2

PARENT- PARCEL

DEED BOOK 59, PAGE 303

LEGAL DESCRIPTION - PARCEL 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6TH P.M., MORRILL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE EASTERLY ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, ON AN ASSUMED BEARING OF S88°01'44"E, A DISTANCE OF 623.63 FEET, TO THE POINT OF BEGINNING; THENCE BEARING S01°38'53"W, A DISTANCE OF 360.10 FEET; THENCE BEARING S88°03'05"E, A DISTANCE OF 241.91 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 69, PAGE 554, IN THE MORRILL COUNTY REGISTER OF DEEDS OFFICE; THENCE BEARING N01°39'23"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 360.01 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE BEARING N88°01'44"W, ON THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 241.97 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.00 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - PARCEL 2

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6TH P.M., MORRILL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE EASTERLY ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, ON AN ASSUMED BEARING OF S88°01'44"E, A DISTANCE OF 432.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ON BEARING S88°01'44"E, ON SAID NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 190.84 FEET; THENCE BEARING S01°38'53"W, A DISTANCE OF 360.10 FEET; THENCE BEARING S88°03'05"E, A DISTANCE OF 241.91 FEET, TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 69, PAGE 554, IN THE MORRILL COUNTY REGISTER OF DEEDS OFFICE; THENCE BEARING S01°39'23"W, ON THE WEST LINE OF TWO TRACTS OF LAND AS DESCRIBED IN DEED BOOK 85, PAGE 113, AND DEED BOOK 82, PAGE 187, A DISTANCE OF 646.19 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE BEARING N88°04'38"W, ON SAID SOUTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 432.78 FEET, TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 82, PAGE 187; THENCE BEARING N01°39'19"E, ON THE EAST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1006.57 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.00 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED TWO PARCELS IN GOVERNMENT LOT 1, OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 50 WEST OF THE 6TH P.M., MORRILL COUNTY, NEBRASKA.

THAT THE ACCOMPANYING PLATS ARE A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 300 FEET AND 150 FEET TO THE INCH. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF AUGUST, 2026.

FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

NEBRASKA PROFESSIONAL LAND SURVEYOR PLS-799 8/21/26 DUSTIN L. BEAUDETTE

DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799

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