

## **ORDINANCE NO. 1035**

**AN ORDINANCE OF THE CITY OF BRIDGEPORT, NEBRASKA, ACCEPTING THE SUBDIVISION OF A TRACT OF LAND IDENTIFIED AS PARCEL 1 OF STEER REPLAT, A PARCEL LOCATED WITHIN THE 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**, Mark A. Steer and Sara E. Steer are the owners of a tract of land that was previously replatted to become Parcel 1 of Steer Replat, which is more thoroughly described as set forth in Exhibit A which is attached hereto and incorporated herein by reference the same as if fully set forth. Said Parcel 1 was a replat of Lots A and B, Nichols Replat, and a portion of tax lot 9 lying in the southwest quarter (SW1/4) of Section 33, Township 20 North, Range 50 West of the 6<sup>th</sup> P.M., Morrill County, Nebraska as more thoroughly set forth in Exhibit A.

**WHEREAS**, The owners desire to subdivide the above-referenced parcel into three (3) separate parcels which shall be known as Parcel 1 and Parcel 2, as well as a reversion of the previous parcels known as Lots A and B, Nichols Replat (a Replat of Lots 3, 4, and 5, Block 7 Meadow View Addition to the City of Bridgeport, Morrill County, Nebraska, 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 owners have completed a survey setting forth the parcels to be subdivided, a copy of said survey is attached hereto as Exhibit C and incorporated herein by reference the same as if fully set forth.

**WHEREAS**, pursuant to the powers and duties granted to it under Neb. Rev. Stat. § 17-1003 and/or Neb. Rev. Stat. § 19-2402, 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 extent required by Neb. Rev. Stat. § 17-1002, that Parcels A and B, as well as Lots A and B, Nichols Replat (a Replat of Lots 3, 4, and 5, Block 7 Meadow View Addition to the City of Bridgeport, Morrill County, Nebraska), 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 9<sup>th</sup> DAY OF APRIL, 2026.**

**ATTEST:**

\_\_\_\_\_  
**GAIL BEYER  
MAYOR**

\_\_\_\_\_  
**DORETTA J. HUCK  
CITY CLERK/TREASURER**

# Exhibit A

## STEER REPLAT

FINAL PLAT

BEING A CONSOLIDATION OF PORTIONS OF LOTS A & B OF NICHOLS REPLAT AND A PORTION OF TAX LOT 9  
 LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 50 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 MORRILL COUNTY, NEBRASKA

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM V.R.S. NETWORK SOLUTION, NEBRASKA SPCS ZONE 2600 NAD83 (2011)

### SURVEYOR'S CERTIFICATE:

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' REGULATION ACT. I CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA.



### PROPERTY DESCRIPTION:

#### PARCEL 1

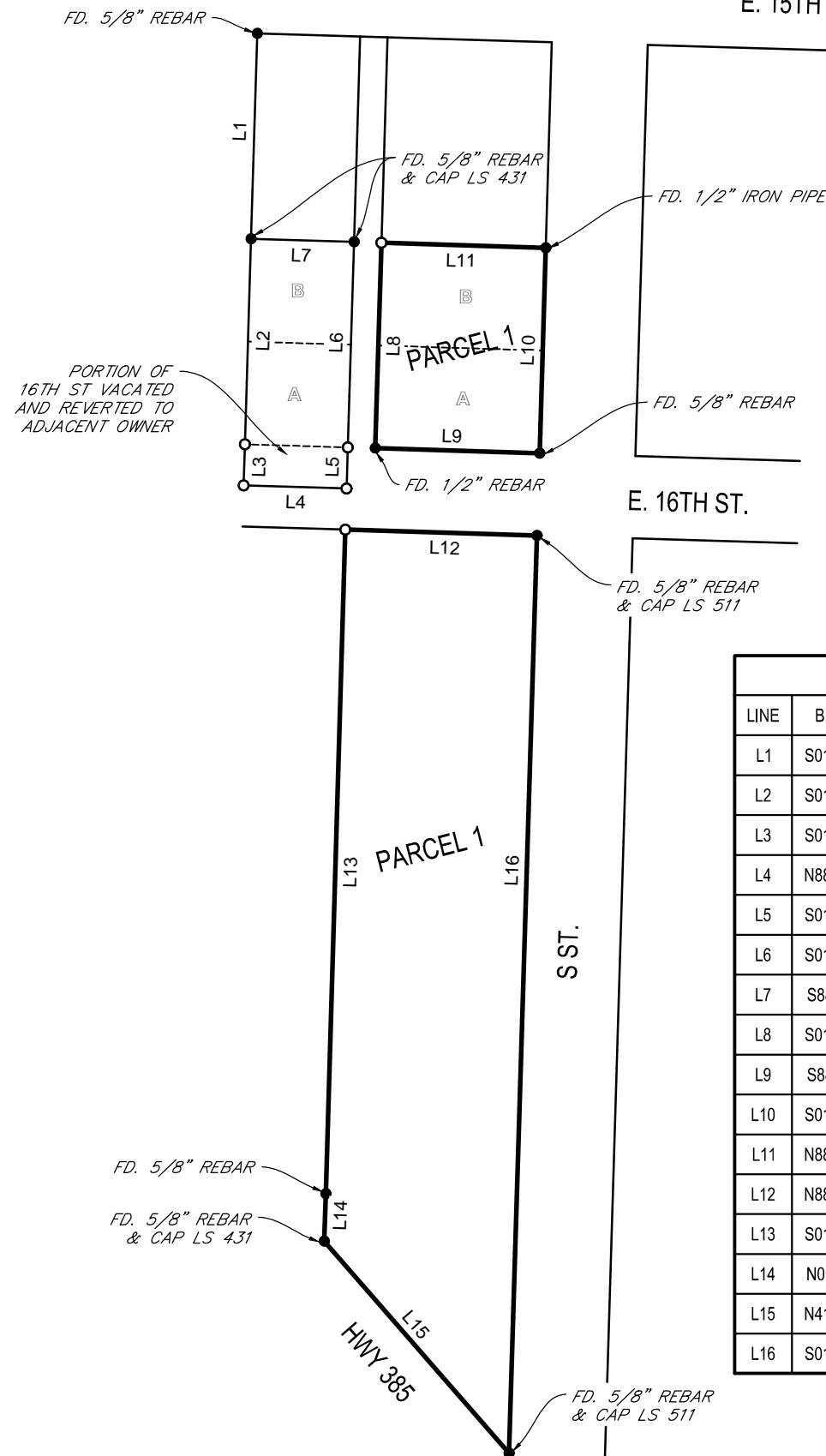
THAT PART OF THE SW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 50 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 120 FEET OF LOTS "A" AND "B" OF NICHOLS REPLAT AS SURVEYED, PLATTED AND RECORDED JANUARY 26, 2005 IN THE RECORDS OF MORRILL COUNTY, NEBRASKA, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

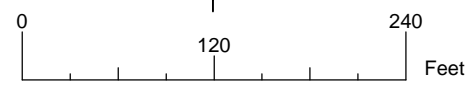
THAT PART OF THE SW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 50 WEST OF THE 6TH P.M. BEING A PORTION OF TAX LOT 9, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT "A" OF NICHOLS REPLAT AS SURVEYED, PLATTED AND RECORDED JANUARY 26, 2005 IN THE RECORDS OF MORRILL COUNTY, NEBRASKA; THENCE S1°41'58"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S1°44'24"W ALONG THE WESTERLY RIGHT OF WAY LINE OF "S" STREET A DISTANCE OF 669.57 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY 385; THENCE N41°04'53"W, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 205.09 FEET; THENCE N1°58'08"E A DISTANCE OF 34.63 FEET; THENCE N1°40'48"E A DISTANCE OF 484.51 FEET TO THE SOUTHERLY RIGHT OF WAY OF E. 16TH ST. AS SHOWN ON THE PLAT OF MEADOW VIEW ADDITION, MORRILL COUNTY RECORDS; THENCE S88°15'53"E A DISTANCE OF 139.96 FEET TO THE POINT OF BEGINNING.

BOTH DESCRIBED PARTS CONTAIN A TOTAL OF 2.32 ACRES MORE OR LESS.



| LINE TABLE |             |          |             |             |             |
|------------|-------------|----------|-------------|-------------|-------------|
| LINE       | BEARING     | DISTANCE | DISTANCE R1 | DISTANCE R2 | DISTANCE R3 |
| L1         | S01°44'00"W | 149.93'  | 150.00'     | 150.00'     | 150.00'     |
| L2         | S01°44'00"W | 149.91'  | 150.00'     | 150.00'     | 150.00'     |
| L3         | S01°44'00"W | 30.00'   |             |             |             |
| L4         | N88°15'53"W | 75.10'   | 75.00'      | 75.00'      | 75.00'      |
| L5         | S01°43'26"W | 30.00'   | 30.00'      |             |             |
| L6         | S01°43'26"W | 149.96'  | 150.00'     | 150.00'     | 150.00'     |
| L7         | S88°18'06"E | 75.07'   | 75.00'      | 75.00'      | 75.00'      |
| L8         | S01°43'26"W | 149.93'  |             | 150.00'     | 150.00'     |
| L9         | S88°15'53"E | 119.97'  |             | 120.00'     | 120.00'     |
| L10        | S01°41'58"W | 149.81'  |             | 150.00'     | 150.00'     |
| L11        | N88°12'19"W | 119.91'  |             | 120.00'     | 120.00'     |
| L12        | N88°15'53"W | 139.96'  | 139.64'     |             |             |
| L13        | S01°40'48"W | 484.51'  | 484.39'     |             |             |
| L14        | N01°58'08"E | 34.63'   | 34.62'      |             |             |
| L15        | N41°04'53"W | 205.09'  | 205.19'     |             |             |
| L16        | S01°44'24"W | 669.57'  | 669.66'     |             |             |



- = FOUND MONUMENT AS NOTED.
- = SET 5/8" REBAR & CAP RLS 796.
- R1 = RECORD DATA PER S.R.R. INDEX 872-679 1/2.
- R2 = RECORD DATA PER S.R.R. INDEX 704-617.
- R3 = RECORD DATA PER MEADOW VIEW ADDITION.

CLIENT: **STEER**

SITE: 1517 S ST.  
BRIDGEPORT, NE

COUNTY: MORRILL

DATE: 03/06/2023

SHEET: 1 OF 2

**O'MALLEY**  
GEOMATICS  
LAND SURVEYORS

## Exhibit B

### New Descriptions

#### **Parcel A**

Part of Tax Lot 9 in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 20 North, Range 50 West of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska, more particularly described as follows:

With reference to the Southeast corner of said SW1/4 of said Section 33; thence N89°44'32"W on the south line of said SE1/4 SW1/4 a distance of 12.43 feet; thence N00°17'40"W a distance of 32.68 feet to a found 5/8" Rebar, said point being on the northerly Right-of-Way (ROW) line of U.S. Highway 385; thence N43°05'25"W on said northerly ROW line a distance of 647.59 feet to the intersection of said northerly ROW line with the westerly ROW line of "S" Street, said point being the POINT OF BEGINNING of this description; thence continuing N43°05'25"W on said northerly ROW line a distance of 205.19 feet to a found 5/8" Rebar with a 2" aluminum cap marked LS 431; thence N00°19'53"W a distance of 519.01 feet to a found 5/8" Rebar, said point being on the southerly ROW line of 16th Street; thence N89°40'07"E on said southerly ROW line a distance of 139.64 feet to the intersection of said southerly ROW line with said westerly ROW line of "S" Street; thence S00°18'08"E on said westerly ROW line of "S" Street a distance of 669.66 feet to the point of beginning, containing 1.903 acres, more or less.

#### **Parcel B**

Part of Tax Lot 9 in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 20 North, Range 50 West of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska, more particularly described as follows:

With reference to the Southeast corner of said SW1/4 of said Section 33; thence N89°44'32"W on the south line of said SE1/4 SW1/4 a distance of 12.43 feet; thence N00°17'40"W a distance of 32.68 feet to a found 5/8" Rebar, said point being on the northerly Right-of-Way (ROW) line of U.S. Highway 385, said point being the southeast corner of a tract of land described in Deed Book 69, pages 368-369 (Tower Tract); thence continuing N00°16'04"W on the easterly line of said Tower Tract, a distance of 306.90 feet to a found 5/8" Rebar with a orange plastic cap marked LS568, said point being the northeast corner of said Tower Tract, and being the POINT OF BEGINNING of this description; thence S89°43'14"W on the north line of said Tower Tract, a distance of 284.36 feet to a found 5/8" Rebar with a orange plastic cap marked LS568, said point being the northwest corner of said Tower Tract, and being on said northerly ROW line of U.S. Highway 385; thence N43°09'25"W on said northerly ROW line a distance of 126.20 feet to the intersection of said northerly ROW line with the easterly ROW line of "S" Street as described in Deed Book 69, pages 525-526; thence N00°18'08"W on said easterly ROW line, a distance of 435.27 feet to a found 5/8" Rebar, said point being the southwest corner of a tract of land described in Deed Book 65, pages 122-123 (Apartment Tract); thence N89°41'35"E on the south line of said Apartment Tract, a distance of 370.06 feet to a found 5/8" Rebar, said point being the southeast corner of said Apartment Tract; thence S00°18'10"E a distance of 267.97 feet to a found 5/8"

Rebar; thence S00°18'29"E a distance of 260.06 feet to the point of beginning, containing 4.394 acres, more or less.

**Original House Parcel to Revert**

Lots "A" and "B" of Nichols Replat as surveyed, platted, and recorded January 26, 2005 in the records of Morrill County, Nebraska.



# Record of Survey

Part of Tax Lot 9 in the Southeast Quarter of the Southwest Quarter of Section 33, Township 20 North, Range 50 West of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska.

## LEGAL DESCRIPTIONS:

### Parcel A

Part of Tax Lot 9 in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 20 North, Range 50 West of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska, more particularly described as follows:

With reference to the Southeast corner of said SW1/4 of said Section 33; thence N89°44'32"W on the south line of said SE1/4 SW1/4 a distance of 12.43 feet; thence N00°17'40"W a distance of 32.68 feet to a found 5/8" Rebar, said point being on the northerly Right-of-Way (ROW) line of U.S. Highway 385; thence N43°05'25"W on said northerly ROW line a distance of 647.59 feet to the intersection of said northerly ROW line with the westerly ROW line of "S" Street, said point being the POINT OF BEGINNING of this description; thence continuing N43°05'25"W on said northerly ROW line a distance of 205.19 feet to a found 5/8" Rebar with a 2" aluminium cap marked LS 431; thence N00°19'53"W a distance of 519.01 feet to a found 5/8" Rebar, said point being on the southerly ROW line of 16th Street; thence N89°40'07"E on said southerly ROW line a distance of 139.64 feet to the intersection of said southerly ROW line with said westerly ROW line of "S" Street; thence S00°18'08"E on said westerly ROW line of "S" Street a distance of 669.66 feet to the point of beginning, containing 1.903 acres, more or less.

### Parcel B

Part of Tax Lot 9 in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 33, Township 20 North, Range 50 West of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska, more particularly described as follows:

With reference to the Southeast corner of said SW1/4 of said Section 33; thence N89°44'32"W on the south line of said SE1/4 SW1/4 a distance of 12.43 feet; thence N00°17'40"W a distance of 32.68 feet to a found 5/8" Rebar, said point being on the northerly Right-of-Way (ROW) line of U.S. Highway 385, said point being the southeast corner of a tract of land described in Deed Book 69, pages 368-369 (Tower Tract); thence continuing N00°16'04"W on the easterly line of said Tower Tract, a distance of 306.90 feet to a found 5/8" Rebar with an orange plastic cap marked LS568, said point being the northeast corner of said Tower Tract, and being the POINT OF BEGINNING of this description; thence S89°43'14"W on the north line of said Tower Tract, a distance of 284.36 feet to a found 5/8" Rebar with an orange plastic cap marked LS568, said point being the northwest corner of said Tower Tract, and being on said northerly ROW line of U.S. Highway 385; thence N43°05'25"W on said northerly ROW line a distance of 126.20 feet to the intersection of said northerly ROW line with the easterly ROW line of "S" Street as described in Deed Book 69, pages 525-526; thence N00°18'08"W on said easterly ROW line, a distance of 435.27 feet to a found 5/8" Rebar, said point being the southwest corner of a tract of land described in Deed Book 65, pages 122-123 (Apartment Tract); thence N89°41'35"E on the south line of said Apartment Tract, a distance of 370.06 feet to a found 5/8" Rebar, said point being the southeast corner of said Apartment Tract; thence S00°18'10"E a distance of 267.97 feet to a found 5/8" Rebar; thence S00°18'29"E a distance of 260.06 feet to the point of beginning, containing 4.394 acres, more or less.

## SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between June 11, 2007 and December 23, 2007, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are true north bearings based on GPS RTK measurements; that the areas are as shown; and that all monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 18th day of March, 2008.  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



Job No.: 2007-06-030 Drawn by: DPO / Checked by: DAB Drawing File Name:

072-680 3/2

Date: MAR. 2007

Sheet No.: 2 of 2

## Panhandle Land Surveying

Donald A. Brush, Registered Land Surveyor  
870 SB Road, Morrill, Nebraska, 69358  
Phone: (308) 247-2602

Mark Steer - Record of Survey

Part of Tax Lot 9 in the SE1/4 of the SW1/4 of Section 33, T20N, R50W,  
of the 6th Principal Meridian, City of Bridgeport, Morrill County, Nebraska.