

## ORDINANCE 1244

**AN ORDINANCE ADOPTED BY THE CITY OF BROKEN BOW, NEBRASKA TO APPROVE THE REPLAT OF SARGENT'S THIRD ADDITION BLOCK 1 TO BROKEN BOW, CUSTER COUNTY NEBRASKA, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE, AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BROKEN BOW, NEBRASKA, AS FOLLOWS:


Section 1. That the Replat of Sargent's Third Addition Block 1 to Broken Bow, Custer County Nebraska is hereby recommended by Zoning Administrator, and all corners of the Sargent's Third Addition Block 1 to Broken Bow, Custer County Nebraska are set or found as described on the Official Plat; hereafter made part of this description by this reference and on file at the Custer County Courthouse.

Section 2. That upon approval and passage of this ordinance, all roads, right of ways, and easements indicated on the plat are dedicated as such.

Section 3. That all ordinances and part of ordinances passed and approved prior to this passage and approval of this ordinance and in conflict therewith are hereby repealed.

Section 4. That this ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

Passed and approved this 24<sup>th</sup> day of August, 2021

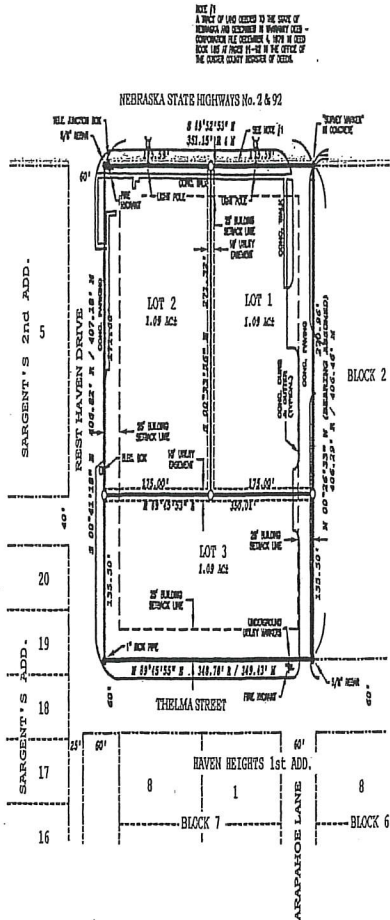
  
\_\_\_\_\_  
Jacob Holcomb, Council President

ATTEST:

  
\_\_\_\_\_  
Kandi K. Peters



PRELIMINARY PLAT  
**OPPORTUNITY LAND INVESTMENTS ADDITION**  
AN ADDITION BEING PART OF BLOCK ONE (1), REPLAT OF SARGENT'S THIRD ADDITION TO BROKEN BOW, CUSTER COUNTY, NEBRASKA



NOTE (1)  
A PORTION OF LAND DEEDED TO THE STATE OF NEBRASKA AND DESCRIBED IN PARAGRAPH 223 - SUPPLEMENTAL ACT DECEMBER 4, 1975 IN 223 HAS BEEN RE-PLATED HEREIN IN THE OFFICE OF THE CUSTER COUNTY REGISTER OF DEEDS.

**ACKNOWLEDGEMENTS**

The foregoing Opportunity Land Investments Addition being part of Block One (1), Replat of Sargent's Third Addition to Broken Bow, Custer County, Nebraska as shown on the above plat is created with the free consent and in accordance with the desires of Opportunity Land Investments, LLC, Chris Myers, Manager, who is the sole owner and proprietor of the land included therein.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

Opportunity Land Investments, LLC  
Chris Myers, Manager

State of Nebraska  
County of Custer

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Chris Myers, Manager, Opportunity Land Investments, LLC.

(SEAL)

Notary Public

My commission expires \_\_\_\_\_

**APPROVAL OF THE BROKEN BOW, NEBRASKA, PLANNING COMMISSION**

The undersigned Chairperson or Member of the Broken Bow, Nebraska, Planning Commission does hereby certify that the foregoing Opportunity Land Investments Addition was submitted to the Broken Bow Planning Commission on the 2nd day of August, 2021, and was approved on that date by the members of said planning commission.

Chairperson or Member

Printed Name and Title

**LEGAL DESCRIPTION OF RECORD**

Block One (1), Replat of Sargent's Third Addition to Broken Bow, Custer County, Nebraska, EXCEPT that part deeded to the State of Nebraska for road purposes filed in Book 185 at Page 91 of the records of Custer County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Block 1; thence Easterly a distance of 351.62 feet along the North line of said Block 1; thence Southerly deflecting 90 degrees 00 minutes right, a distance of 4.0 feet along the East line of said Block 1; thence Westerly deflecting 90 degrees 00 minutes right a distance of 351.63 feet; thence Northerly deflecting 90 degrees 00 minutes right, a distance of 4.03 feet along the West line of said Block 1 to the point of beginning.

**SURVEYOR'S CERTIFICATE**

I, Jay D. Gornaley, a duly Registered Land Surveyor in the State of Nebraska, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey. Survey completed on the 2nd day of August, 2021.

(SEAL)

Nebraska Land Surveying, LLC

Jay D. Gornaley, Manager  
Nebraska Registered Land Surveyor No. 717  
Date \_\_\_\_\_

**APPROVAL OF THE BROKEN BOW, NEBRASKA, CITY COUNCIL**

The undersigned, Rod Sonnichsen, Mayor of the City of Broken Bow, Nebraska, does hereby certify that the foregoing Opportunity Land Investments Addition was submitted to the Broken Bow City Council on the 2nd day of August, 2021, and was approved on that date by a majority vote of the members of said city council.

Rod Sonnichsen, Mayor

State of Nebraska  
County of Custer

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Rod Sonnichsen, Mayor of the City of Broken Bow, Nebraska.

(SEAL)

Notary Public

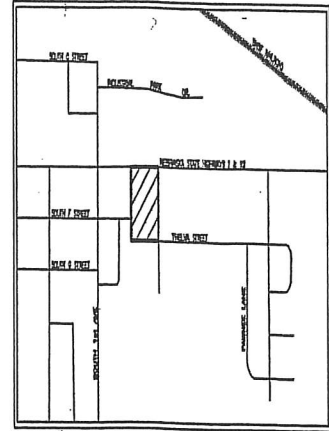
My commission expires \_\_\_\_\_

**CUSTER COUNTY, NEBRASKA, REGISTER OF DEEDS**

This is to certify that the foregoing Opportunity Land Investments Addition has been accepted and filed for record in the Office of the Custer County Register of Deeds this \_\_\_\_ day of \_\_\_\_\_, 2021, in Book \_\_\_\_ on page \_\_\_\_ (Slide No. \_\_\_\_)

Christie Trumbull  
Custer County Register of Deeds

**VICINITY MAP**  
NOT TO SCALE



- ⊕ = FOUND SECTION CORNER
- ⊕⊕⊕ = FOUND QUARTER SECTION CORNER
- ⊙ = SET 5/8" x 3/4" NEBRASKA N/L CAP STAMPED "GORNLEY NEBR 717"
- ⊕ = FOUND CORNER MONUMENT AS LOCATED
- ⊕ = CALCULATED POINT
- ⊕ = PLATTED DISTANCE
- ⊕ = REPRO DISTANCE
- ⊕ = MEASURED DISTANCE
- ⊕ = GENERAL LAND OFFICE