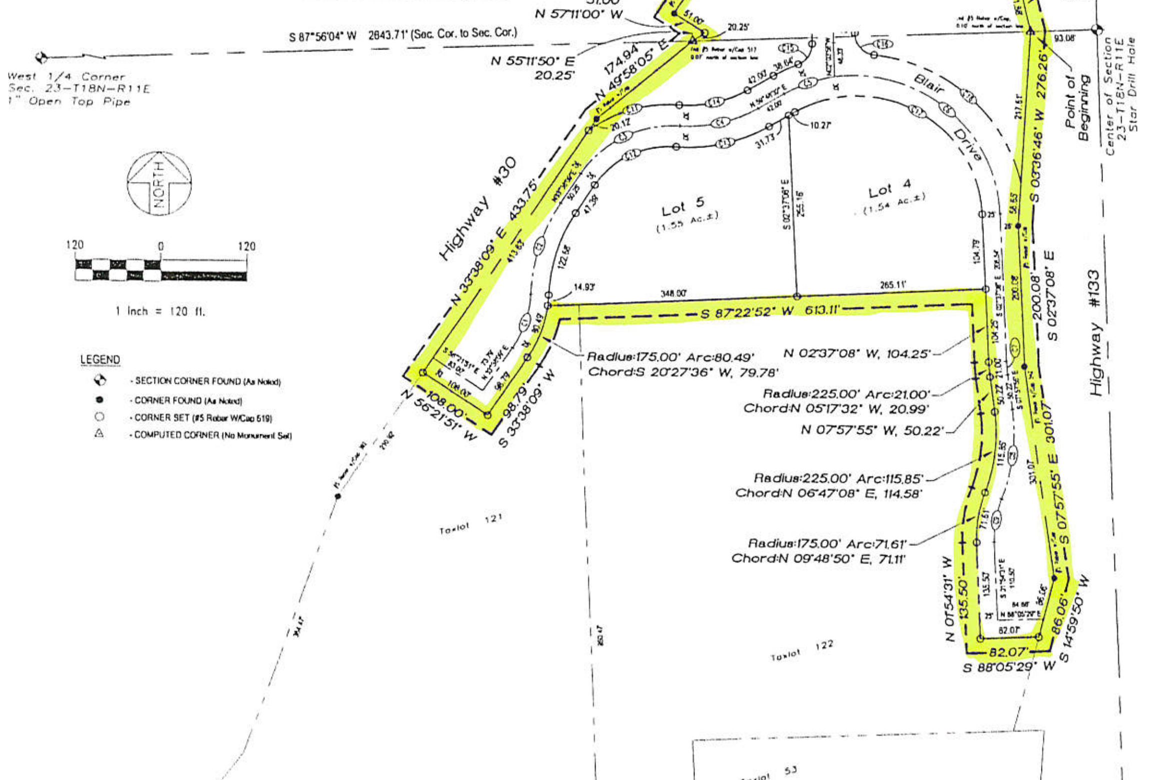
GUTSCHOW PLAZA

Being a platting of part of Taxlots 121 and 122 and all of Taxlot 117, located in the West One-Half of Section 23, Township 18 North, Range 11 East of the 6th. P.M., Washington County, Nebraska

LOTS 1 THRU 5

CURVE DATA

NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CH. DIST.
C1	150'	81.79'	31°14'25"	N 18°00'50" E	80.78'
C2	250'	136.31'	31°14'25"	N 18°00'50" E	134.63'
C3	155'	161.81'	59°44'19"	N 63°30'18" E	154.39'
C4	195'	114.24'	33°33'55"	N 76°35'30" E	112.61'
C5	205'	75.59'	21°07'34"	N 70°22'19" E	75.16'
C6	205'	340.05'	95°02'30"	S 50°08'23" E	302.38'
C7	200'	18.60'	05°20'49"	S 05°17'32" E	18.60'
C8	250'	128.73'	29°30'00"	S 06°47'08" W	127.31'
C9	150'	61.38'	23°26'42"	S 09°48'50" W	60.95'
C10	200'	102.59'	29°23'28"	N 12°37'48" E	101.47'
C11	185'	134.83'	41°45'25"	N 73°28'20" E	131.86'
C12	125'	132.39	60°40'54"	N 83°58'38" E	126.29'
C13	225'	135.51'	34°30'30"	N 77°03'47" E	133.48'
C14	165'	99.38'	34°30'30"	N 77°03'47" E	97.88'
C15	30'	37.42'	71°28'19"	N 33°29'40" E	35.04'
C16	30'	45.47'	86°44'40"	S 41°00'27" E	41.20'
C17	175'	359.10'	117°34'20"	S 61°24'18" E	299.33'
C18	235'	293.97'	71°40'22"	S 48°32'39" E	275.17'



Taxlot 53

APPROVAL OF THE BLAIR CITY COUNCIL
THIS PLAT OF GUTSCHOW PLAZA WAS APPROVED BY THE CITY COUNCIL OF BLAIR, NEBRASKA.

JAMES REALPH, MAYOR ______ DATE

ATTEST: CITY CLERK ______ DATE

APPROVAL OF THE CITY PLANNING COMMISSION
THIS PLAT OF GUTSCHOW PLAZA HAS BEEN REVIEWED BY THE BLAIR CITY PLANNING COMMISION

CHAIRPERSON, CITY PLANNING COMMISSION ______ DATE

Taxlot 88 Taxlot 105

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE WITHIN SAID SUBDIVISION TO BE KNOWN AS GUTSCHOW PLAZA, BEING A PLATTING OF PART OF TAXLOTS 121 AND 122 AND ALL OF TAXLOT 117, LOCATED IN THE WEST ONE-HALF OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6th. P.M., WASHINGTON COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 23, THENCE SOUTH 87°56'04" WEST (ASSUMED BEARING) FOR 93.08 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WESTERLY LINE OF HIGHWAY #133 RIGHT-OF-WAY: (1) SOUTH 03°36'46" WEST FOR 276.26 FEET (2)SOUTH 02°37'08" EAST FOR 200.08 FEET (3) SOUTH 07°57'55" EAST FOR 301.07 FEET (4) SOUTH 14°59'50" WEST FOR 86.06 FEET; THENCE SOUTH 88°05'29" WEST FOR 82.07 FEET; THENCE NORTH 01°54'31" WEST FOR 135.50 FEET; THENCE NORTHEASTERLY ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT FOR 71.61 FEET WITH A LONG CHORD BEARING NORTH 09°48'50" EAST FOR 71.11 FEET; THENCE CONTINUING NORTHEASTERLY ALONG 225.00 FOOT RADIUS REVERSE CURVE FOR 115.85 FEET WITH A LONG CHORD BEARING NORTH 06°47'08" EAST FOR 114.58 FEET; THENCE NORTH 07°57'55" WEST FOR 50.22 FEET BEING TANGENT TO LAST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT FOR 21.00 FEET WITH A LONG CHORD BEARING NORTH 05°17'32" WEST FOR 20.99 FEET; THENCE NORTH 02°37'08" WEST FOR 104.25 FEET BEING TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTH 87°22'52" WEST FOR 613.11 FEET; THENCE SOUTHWESTERLY ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT FOR 80.49 FEET WITH A LONG CHORD BEARING SOUTH 20°27'36" WEST FOR 79.78 FEET; THENCE SOUTH 33°38'09" WEST FOR 98.79 FEET BEING TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 56°21'51" WEST FOR 108.00 FEET; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE EASTERLY LINE OF HIGHWAY #30 RIGHT-OF-WAY: (1) NORTH 33°38'09" EAST FOR 433.75 FEET (2) NORTH 49°58'05" EAST FOR 174.94 FEET (3) NORTH 55°11'50" EAST FOR 20.25 FEET (4) NORTH 57°11'00" WEST FOR 51.00 FEET (5) NORTH 34°14'08" EAST FOR 404.38 FEET (6) NORTH 41°19'21" EAST FOR 202.29 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WESTERLY LINE OF HIGHWAY #133 RIGHT-OF-WAY: (1) NORTH 89°06'40" EAST FOR 72.06 FEET (2) SOUTH 45°05'59" EAST FOR 53.68 FEET (3) SOUTH 01°32'18" EAST FOR 391.99 FEET (4) SOUTH 13°12'05" EAST FOR 81.88 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 10.31 ACRES, MORE OR LESS.

[Signature] CORY J. GROSS, R.L.S. 619

NEBRASKA REGISTERED LS-619 LAND SURVEYOR CORY J. GROSS

02/19/2008 DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, CHAD GUTSCHOW AUTO GROUP L.L.C., TROY AND ELIZABETH SODERBERG AND GORDON AND BEVERLY J. SODERBERG BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO STREETS AND LOTS AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "GUTSCHOW PLAZA", AND WE HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, HUNTEL SYSTEMS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN FOOT (16') EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, IT WILL ALSO BE REDUCED IF SAID SIXTEEN FOOT (16') IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. PERPETUAL EASEMENTS ARE GRANTED TO AQUILA, INC. (NATURAL GAS) AND THE CITY OF BLAIR (WATER), THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, TREES, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES.

CHAD GUTSCHOW ______ DATE
CHAD GUTSCHOW AUTO GROUP L.L.C.

TROY SODERBERG ______ DATE ELIZABETH SODERBERG ______ DATE

GORDON SODERBERG ______ DATE BEVERLY J. SODERBERG ______ DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF ______)
COUNTY OF ______)

ON THIS ___ DAY OF ______ 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD GUTSCHOW, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY STAMP ______ NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF ______)
COUNTY OF ______)

ON THIS ___ DAY OF ______ 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TROY & ELIZABETH SODERBERG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY STAMP ______ NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF ______)
COUNTY OF ______)

ON THIS ___ DAY OF ______ 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GORDON & BEVERLY J. SODERBERG, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY STAMP ______ NOTARY PUBLIC

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER ______ DATE

Prepared by: The Schemmer Associates
1044 North 115th. Street, Suite 300
Omaha, NE 68154-4436
402.493.4800

DATE	BY	APP	REVISIONS

DESIGNED ___ DRAWN CJG CHECKED MWF BY

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BOOK 2006-7
DATE 02/15/2008

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

GUTSCHOW PLAZA
LOCATED IN THE WEST ONE-HALF
OF SECTION 23, T18N, R11E OF THE 6th. P.M.
WASHINGTON COUNTY, NEBRASKA

FINAL PLAT

JOB NO. 05315.001

SHEET 1 of 1