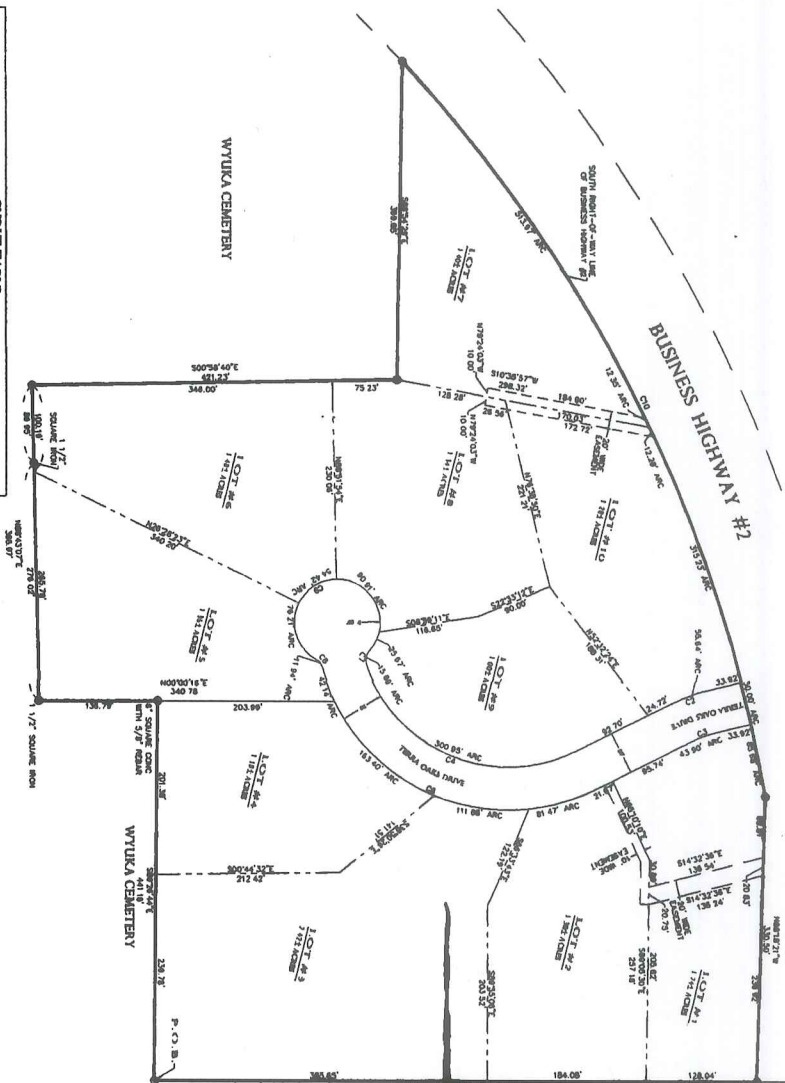
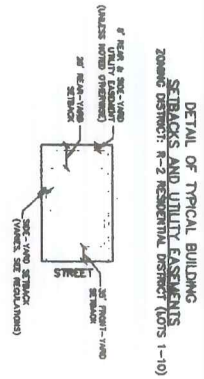


FINAL PLAT

TERRA OAKS ESTATES

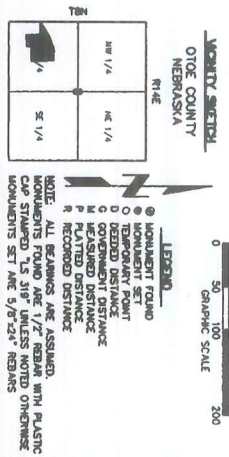
A SUBDIVISION IN THE SW 1/4 SECTION 8, T 8 N, R 14 E OF THE 6TH P.M.
 OTOE COUNTY, NEBRASKA
 A REPLAT OF TRACT 8A



CURVE	BETA	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	132.72°	238.88	53.64	27.89	55.51	S80°02.31'E
C2	132.72°	196.80	43.96	22.65	46.96	S20°05.31'E
C3	102.34°	225.00	386.87	278.73	348.63	N23°37.90'E
C4	80.74°	15.00	11.84	6.31	11.83	S77°35.81'E
C5	48.38°	15.00	11.84	6.31	11.83	S21°54.19'E
C6	28.71°	50.00	47.13	23.52	52.13	S87°17.31'E
C7	35.73°	100.00	94.24	48.32	104.33	S53°17.31'E

SURVEYOR'S CERTIFICATE:
 I, Jeffrey J. Spearin, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that the plat correctly represents a survey conducted by me or under my direct supervision on 04/26/2003. I declare that any changes from the description appearing on this plat have been duly noted and approved by the State of Nebraska. I further certify that all dimensions and geometric data are correct.

- 200306342



OWNER'S CERTIFICATE:

I, the undersigned, being the owner of the real estate shown and described hereon, do hereby certify that the same is the same as shown on the attached plat and subdivision, said real estate in accordance with the plat. This subdivision shall be known and designated as Terra Oaks Estates, on addition to the City of Nebraska City, Nebraska. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public use and shall be subject to public utility easements shown hereon and not to be used for any other purpose. The subdivision is subject to the provisions of the plat of property within the subdivision unless specifically noted hereon. There are strips of land shown on this plat and marked assessment, reserved for the use of public utilities or other entities as indicated and such easements are subject to the paramount right of the utility or other entity so indicated to install, repair, replace and maintain its installations. Witness my hand on this 30 day of Dec 2003.

John Stebbins
 John Stebbins

STATE OF NEBRASKA COUNTY OF OTOE

Notary Public
Robert D. [Signature]
 Notary Public

PLANNING COMMISSION CERTIFICATE:

The foregoing plat was reviewed at public hearing by the Planning Commission of Nebraska City, Nebraska on the 26th day of December 2003. This plat is void unless recorded before the commission expires.

Kathy [Signature]
 Kathy [Signature]
 Planning Commission Chairperson

ACCEPTANCE CERTIFICATE:

The foregoing plat and dedications are approved and accepted by the Mayor and City Council of the City of Nebraska City, Nebraska on this 26th day of December 2003.

[Signature]
 Mayor

OTOE COUNTY TREASURER CERTIFICATE:

I, the undersigned, County Treasurer of Otoe County, Nebraska, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown by the recording of the same in the public records of this county on the 26th day of December 2003.

[Signature]
 County Treasurer

REGISTRAR OF DEEDS CERTIFICATE:

This instrument was filed for record on the 26th day of December 2003 at [Time] o'clock A.M. and duly recorded and will be held in full force and effect on the 26th day of December 2003.

[Signature]
 Registrar of Deeds

LEGAL DESCRIPTION:

THESE TRACTS CONTAIN 14.80 ACRES WHICH ARE SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY NOW ON RECORD OR INDICATED ON THIS PLAT.

2003
TERRA OAKS ESTATE
 A SUBDIVISION IN THE SW 1/4 SECTION 8,
 T 8 N R 14 E OF THE 6TH P.M.
 OTOE COUNTY, NEBRASKA

JEO Consulting Group, Inc.
 4022443-4881 P.O. BOX 207 WAHOO, NEBRASKA 68086

DATE: 01/16/04
 SCALE: 1" = 80'
 DRAWN BY: JLM
 PROJECT NO: 03030309
 SHEET: 1 OF 1

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 SCALE: 1" = 80'
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