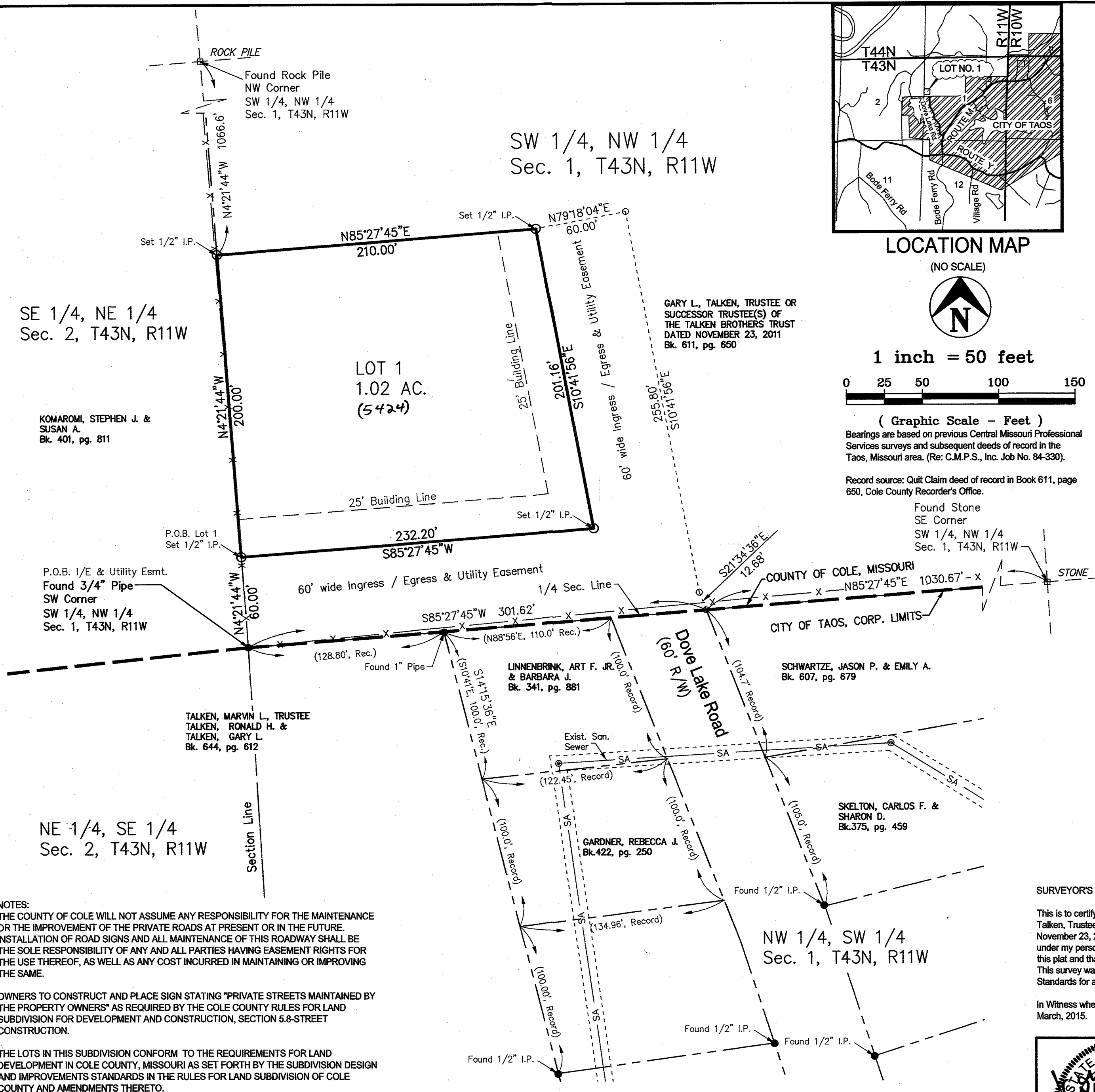
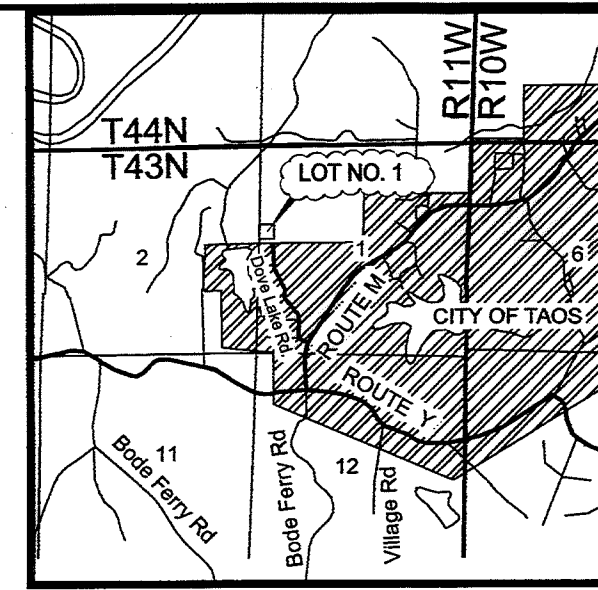


TALKEN'S RIDGE SUBDIVISION - SECTION ONE -

Situated in the SW 1/4, NW 1/4, Sec. 1, T43N, R11W
Cole County, Missouri
1.02 Acre Minor Subdivision
(Medium Density Residential)



SE 1/4, NE 1/4
Sec. 2, T43N, R11W

KOMAROMI, STEPHEN J. &
SUSAN A.
Bk. 401, pg. 811

LOT 1
1.02 AC.
(5424)

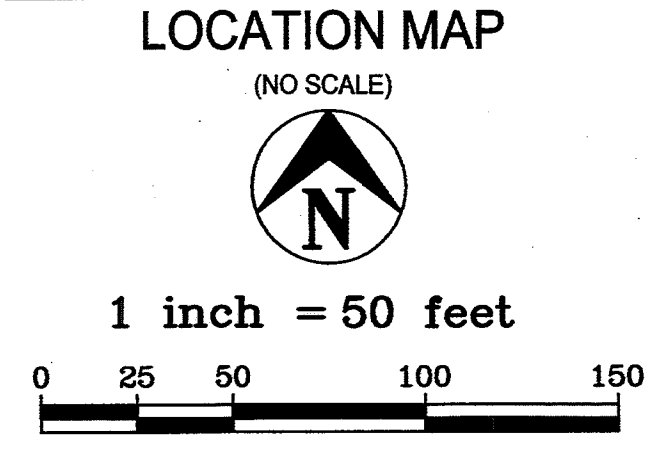
P.O.B. I/E & Utility Esmt.
Found 3/4" Pipe
SW Corner
SW 1/4, NW 1/4
Sec. 1, T43N, R11W

NE 1/4, SE 1/4
Sec. 2, T43N, R11W

TALKEN, MARVIN L., TRUSTEE
TALKEN, RONALD H. &
TALKEN, GARY L.
Bk. 644, pg. 612

SW 1/4, NW 1/4
Sec. 1, T43N, R11W

GARY L. TALKEN, TRUSTEE OR
SUCCESSOR TRUSTEE(S) OF
THE TALKEN BROTHERS TRUST
DATED NOVEMBER 23, 2011
Bk. 611, pg. 650



(Graphic Scale - Feet)
Bearings are based on previous Central Missouri Professional
Services surveys and subsequent deeds of record in the
Taos, Missouri area. (Re: C.M.P.S., Inc. Job No. 84-330).
Record source: Quit Claim deed of record in Book 611, page
650, Cole County Recorder's Office.

Found Stone
SE Corner
SW 1/4, NW 1/4
Sec. 1, T43N, R11W

COUNTY OF COLE, MISSOURI
CITY OF TAOS, CORP. LIMITS

SCHWARTZ, JASON P. & EMILY A.
Bk. 607, pg. 679

LINNEBRINK, ART F. JR.
& BARBARA J.
Bk. 341, pg. 881

SKELTON, CARLOS F. &
SHARON D.
Bk. 375, pg. 459

GARDNER, REBECCA J.
Bk. 422, pg. 250

NW 1/4, SW 1/4
Sec. 1, T43N, R11W

NOTES:
THE COUNTY OF COLE WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE
OR THE IMPROVEMENT OF THE PRIVATE ROADS AT PRESENT OR IN THE FUTURE.
INSTALLATION OF ROAD SIGNS AND ALL MAINTENANCE OF THIS ROADWAY SHALL BE
THE SOLE RESPONSIBILITY OF ANY AND ALL PARTIES HAVING EASEMENT RIGHTS FOR
THE USE THEREOF, AS WELL AS ANY COST INCURRED IN MAINTAINING OR IMPROVING
THE SAME.

OWNERS TO CONSTRUCT AND PLACE SIGN STATING "PRIVATE STREETS MAINTAINED BY
THE PROPERTY OWNERS" AS REQUIRED BY THE COLE COUNTY RULES FOR LAND
SUBDIVISION FOR DEVELOPMENT AND CONSTRUCTION, SECTION 5.8-STREET
CONSTRUCTION.

THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR LAND
DEVELOPMENT IN COLE COUNTY, MISSOURI AS SET FORTH BY THE SUBDIVISION DESIGN
AND IMPROVEMENTS STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE
COUNTY AND AMENDMENTS THERETO.

THE FRONT SETBACK LINES SHALL BE A MINIMUM OF 25 FEET FROM THE PROPERTY LINE
THE SIDE AND REAR SETBACK LINES SHALL BE 10 FEET FROM THE PROPERTY LINE.

THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP
NUMBER 29051C0163E, EFFECTIVE DATE: NOVEMBER 2, 2012, EXCEPT AS SHOWN
HEREON. THE BASE FLOOD ELEVATION FOR THIS LOT IS 560'.

LAND USE - Medium Density Residential
SEWER: City of Taos or Private Individual Treatment.
ELECTRIC: AMEREN
WATER: PWSO NO. 4, Cole County
TELEPHONE: CenturyLink

"We the undersigned of the Cole County Planning Commission, do hereby certify
that this plat was approved on the 10 day of March, 2015.

Michelle Gerstner - Dick Pearson
Planning Commission Chairman
Larry Benz
Director of Public Works

PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 43 North, Range 11 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence N4°21'44"W, along the Section Line, 60.00 feet to the POINT OF BEGINNING for this description; thence continuing N4°21'44"W, along the Section Line, 200.00 feet; thence N85°27'45"E, 210.00 feet; thence S10°41'56"E, 201.16 feet; thence S85°27'45"W, 232.20 feet to the POINT OF BEGINNING.
Containing 1.02 Acres.

Along with an easement for the purpose of ingress / egress and for the installation of utilities, being a strip of land 60.0 feet in width and being a part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 43 North, Range 11 West, Cole County, Missouri, more particularly described as follows:

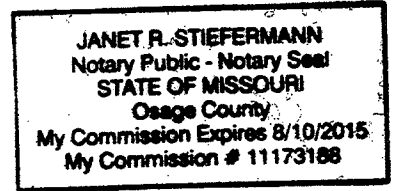
BEGINNING at the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence N4°21'44"W, along the Section Line, 60.00 feet; thence N85°27'45"E, 232.20 feet; thence N10°41'56"W, 201.16 feet; thence N79°18'04"E, 60.00 feet; thence S10°41'56"E, 255.80 feet; thence S21°34'36"E, 12.68 feet to the northerly corner of the property described by deed of record in Book 607, page 679, Cole County Recorder's Office and said corner being on the south line of the Southwest Quarter of the Northwest Quarter of the aforesaid Section 1; thence S85°27'45"W, along the Quarter Section Line, 301.62 feet to the POINT OF BEGINNING.

Owner's Certificate

Know all men by these presents that Gary L. Talken, Trustee or Successor Trustee of the Talken Brothers Trust, Dated November 23, 2011, being the owner of the land described in the forgoing property boundary description, has caused said land to be surveyed and subdivided into a lot and on this plat the number of the lot and the size hereof is fully and truly shown and said owner does hereby dedicate to the future owner(s) of Lot 1 of this subdivision for the purpose of ingress / egress and installation of utilities, the 60 foot wide easement as shown and described hereon. This plat shall be known as "Talken's Ridge Subdivision, Section One." All taxes due and payable against said property have been paid in full.

In witness whereof the undersigned owner has hereunto set his signature this 16th day of March, 2015.

Gary L. Talken
Gary L. Talken, Trustee or Successor Trustee
of the Talken Brothers Trust, Dated November 23, 2011



State of Missouri }
County of Cole } ss

On this 16th day of March, 2015, before me personally appeared Gary L. Talken, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

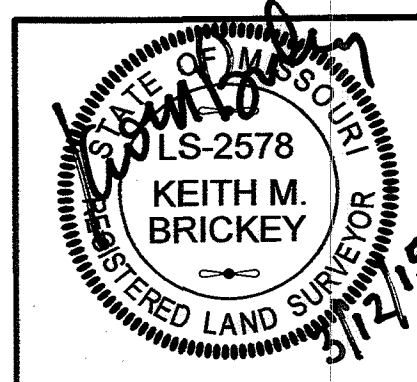
Janet R. Stieffermann
Janet R. Stieffermann, Notary Public

Document No. 201502708

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Marvin Talken, on behalf of Gary L. Talken, Trustee or Successor Trustee of the Talken Brothers Trust dated November 23, 2011, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown and described on this plat and that the results of said survey are represented correctly hereon. This survey was executed in accordance with the current Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 12th day of March, 2015.



Keith M. Brickey
Mo. PLS #2578
Central Missouri Professional
Services, Inc.
Missouri State Certificate of
Authority #000355

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8898

TITLE	Talken's Ridge Subdivision - Section One SW 1/4, NW 1/4, SEC. 1, T43N, R11W, Cole County, Mo.		
FOR	Gary L. Talken, Trustee		
DATE	March 12, 2015	DRN. BY	DGS
REV.		CKD. BY	JBR
DATE		SHEET	1 OF 1
		BOOK	GPS-01222015-DV
		JOB NO.	87-212

COPY