

TALKEN'S RIDGE SUBDIVISION SECTION TWO
SW 1/4 NW 1/4 SEC. 1, T43N, R11W
COLE COUNTY, MISSOURI
 LOW DENSITY - RESIDENTIAL
 14.22 ACRES

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:

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 to the southwesterly corner of Lot 1 of Talken's Ridge Subdivision, Section One, as recorded in Plat Book 12, page 798, Cole County Recorder's Office; thence along the boundary of said Lot 1 the following courses: N85°27'45"E, 232.20 feet; thence N10°41'56"W, 201.16 feet; thence S85°27'45"W, 210.00 feet to a point on the west line of said Section 1; thence leaving the boundary of said Lot 1, N4°21'44"W, along the Section Line, 1066.63 feet to the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence N85°06'40"E, along the Quarter Quarter Section Line, 499.65 feet; thence S4°21'44"E, 1329.70 feet to a point on the south line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence S85°27'45"W, along the Quarter Section Line, 499.63 feet to the POINT OF BEGINNING. Containing 14.22 Acres.

Along with and subject to a Private 60 foot Ingress/Egress and Utility Easement, 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:

From the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence N85°27'45"E, 238.86 feet to a point on the westerly right-of-way line of Dove Lake Road, being a point on the southerly extension of the easterly line of Lot 1 of Talken's Ridge Subdivision Section One, as recorded in Plat Book 12, page 798, Cole County Recorder's Office and the POINT OF BEGINNING for this description; thence N10°41'56"W, along the southerly extension of, then along the easterly line of said Lot 1 and the northerly extension thereof, 264.03 feet; thence N1°06'00"W, 177.41 feet; thence N4°21'44"W, 521.99 feet; thence N85°06'40"E, 60.00 feet; thence S4°21'44"E, 524.25 feet; thence S1°06'00"E, 174.08 feet to a point on the northerly extension of the easterly line of a 60 foot wide Ingress/Egress & Utility Easement as shown and described by said Talken's Ridge Subdivision Section One; thence along the northerly extension of the easterly line of said 60 foot wide Ingress/Egress & Utility Easement and then along the boundary of said 60 foot wide Ingress/Egress & Utility Easement the following courses: S10°41'56"W, 253.28 feet; thence S21°34'38"E, 12.68 feet to a point on the southerly line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence S85°27'45"W, along the Quarter Section Line, 62.75 feet to the POINT OF BEGINNING.

OWNER'S CERTIFICATE

Know all men by these presents that Gary L. Talken, Trustee of the Talken Brothers Trust, Dated November 23, 2011, being the owner of the land described in the foregoing property boundary description, has caused said land to be surveyed and subdivided into 4 lots & 2 Reserved Tracts and on this plat the numbers of the lots and the sizes thereof are fully and truly shown and said owner does hereby dedicate to the future owner(s) of the Lots & Reserved Tracts of this subdivision, the 60 foot wide Private Ingress/Egress and Utility Easement as shown and described herein. This plat shall be known as "Talken's Ridge Subdivision Section Two". 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 23rd day of January, 2019.

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

State of Missouri } ss
 County of Cole }

On this 23rd day of January, 2019, before me personally appeared Gary L. Talken, Trustee of the Talken Brothers Trust, Dated November 23, 2011, 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.

Gregory Dorge
 Gregory Dorge, Notary Public

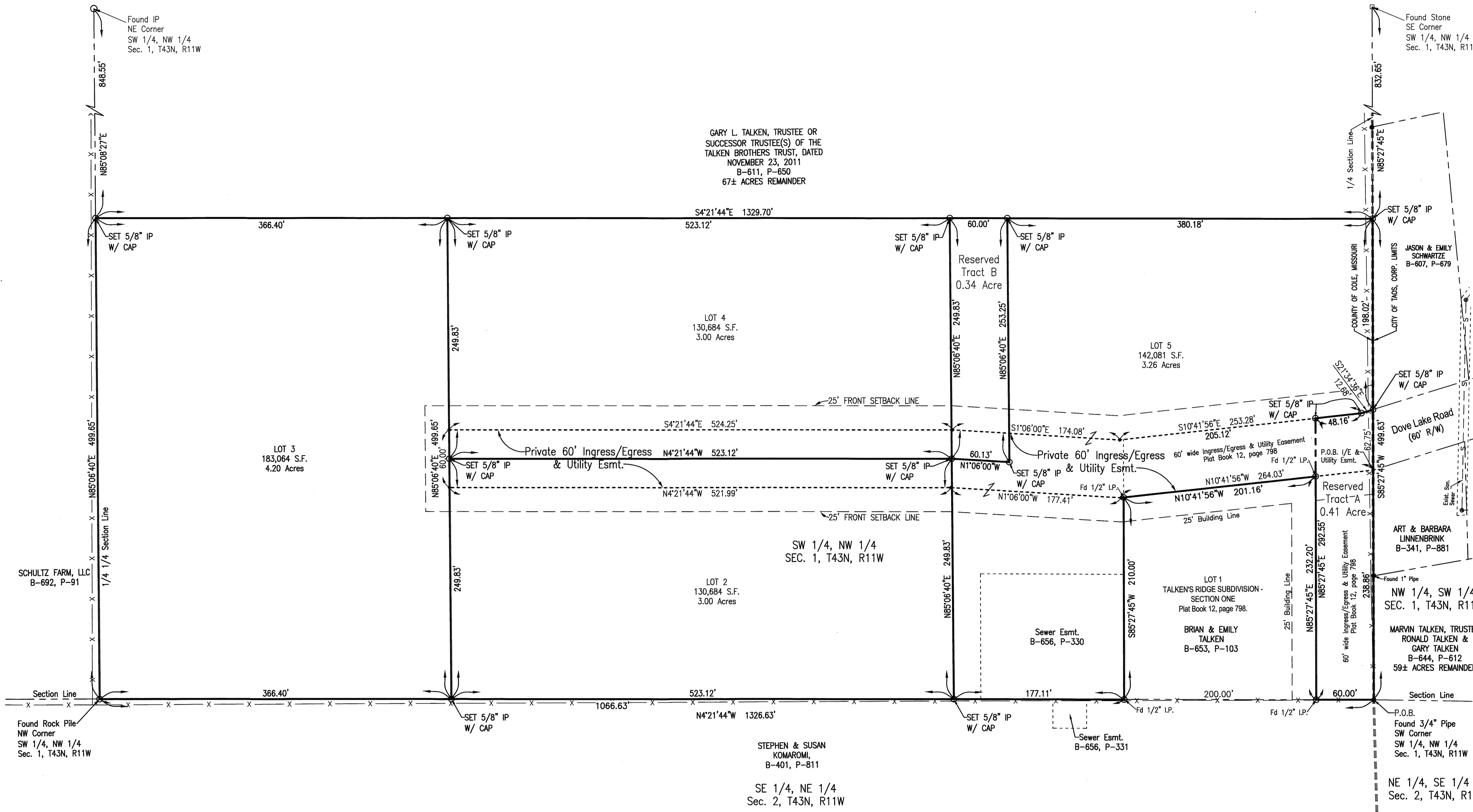
GREGORY DORGE
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission # 15207069
 My Commission Expires: 8/20/2019

We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 23rd day of January, 2019.

Michelle Garstner
 Michelle Garstner
 Planning Commission Chairman

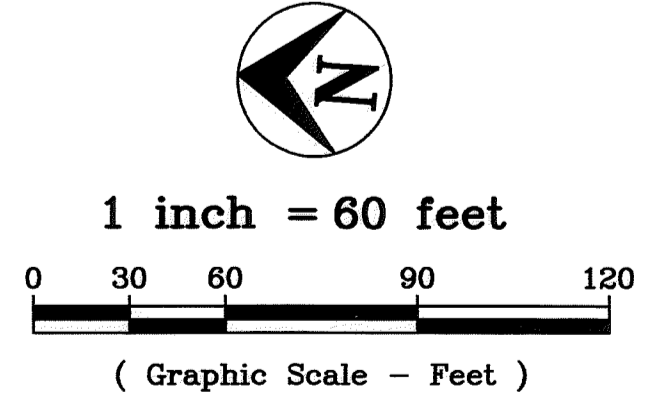
Larry Beck
 Larry Beck
 Director of Public Works

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

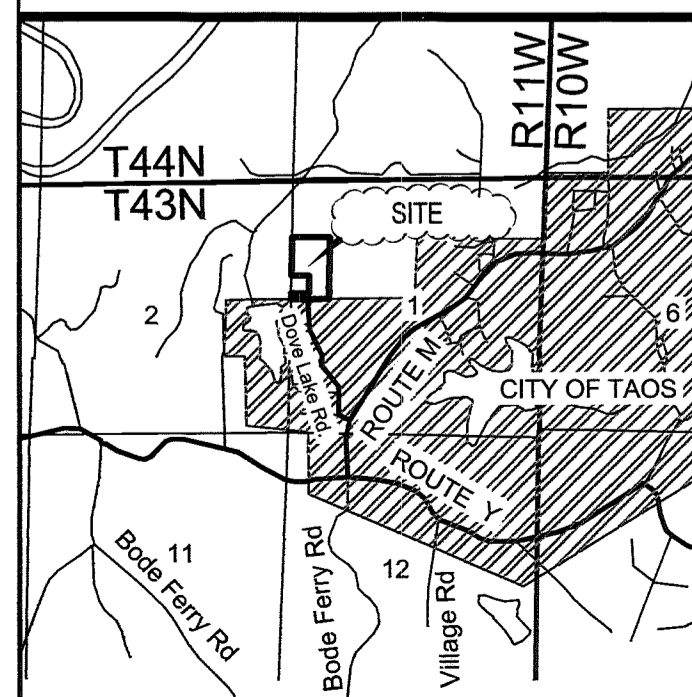


NOTES:

- RESERVED TRACTS A & B ARE INTENDED TO BE RETAINED BY THE TALKEN BROTHERS FAMILY TRUST AND USED FOR INGRESS/EGRESS TO ADJOINING PROPERTIES.
- BEARINGS ARE BASED ON TALKEN'S RIDGE SUBDIVISION SECTION ONE, AS RECORDED IN PLAT BOOK 12, PAGE 798, COLE COUNTY RECORDERS OFFICE.
- RECORD SOURCE: GARY L. TALKEN, TRUSTEE OF THE TALKEN BROTHERS TRUST DATED NOVEMBER 23, 2011 & RECORDED IN BOOK 611, PAGE 650, COLE COUNTY RECORDERS OFFICE.
- 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 OF MINIMAL FLOOD HAZARD) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COLE COUNTY, MISSOURI, MAP NUMBER 29051C0163E, EFFECTIVE DATE: NOVEMBER 2, 2012.
- LAND USE - Low Density Residential
 SEWER: City of Tacos or Private Individual Treatment.
 ELECTRIC: AMEREN
 WATER: PWSD NO. 4, Cole County
 TELEPHONE: CenturyLink



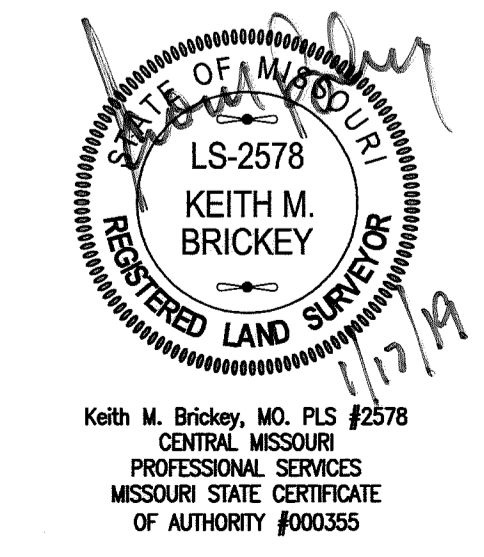
LOCATION MAP
 (NO SCALE)



SURVEYOR'S CERTIFICATE

This is to certify that at the request of Gary L. Talken, 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 herein. This survey was executed in accordance with the current Missouri Standards for a Rural Property Boundary Survey.

In Witness whereof, I have hereunto set my hand and seal this 17th day of January, 2019.



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

TALKEN'S RIDGE SUBDIVISION SECTION TWO
 SW 1/4, NW 1/4, SEC. 1, T43N, R11W, COLE CO., MO

FOR **GARY L. TALKEN, TRUSTEE**

DATE	01/17/2019	DRN. BY	JM/DS/JBR	SCALE	1" = 60'	BOOK	
REV.		CKD. BY	KB	SHEET	1 OF 1	JOB NO.	87-212

00599

Filed for record 26 day of January, 2019.
 at 10 o'clock and 11.41 Minutes A.M.
 recorded in Book 12, Page 907.
 Judy Ridgeway, Recorder
 Deputy