

HIDDEN TRAIL SUBDIVISION PART OF NW1/4 SEC. 22, T45N - R13W COLE COUNTY

TIFFANY B. HAULENBECK
BK 299 PG 467

TIMOTHY HAULENBECK
BK 277 PG 522

ALBERT
BK 346 PG 204

DESCRIPTION
A tract of land, part of the north half of the northwest quarter of Section 22, Township 45 North - Range 13 West of the 5th P.M., Cole County, Missouri is more particularly described as follows:
Commencing at an iron rod in a pile of stones, the southeast corner of the southeast quarter of the northwest quarter; thence along the quarter section line N1°34'21"E, 1416.24' to an iron rod on the northeasterly right of way of High Point Road and POINT OF BEGINNING of the tract of land hereinafter described; thence along said right of way, the following courses, on a curve left having a radius of 340.00', an arc length of 71.11' (chord bears N34°11'35"W, 70.98'); thence N40°15'15"W, 104.11' to an iron rod; thence on a curve left having a radius of 990.00', an arc length of 77.48' (chord bears N42°26'55"W, 77.46') to an iron rod; thence N44°40'48"W, 173.02' to an iron rod; thence on a curve left having a radius of 315.14', an arc length of 243.67' (chord bears N66°51'34"W, 237.65') to an iron rod; thence N89°06'20"W, 167.38' to an iron rod; thence on a curve right having a radius of 824.20', an arc length of 171.20' (chord bears N82°50'20"W, 170.89') to a point from which an iron rod bears S1°02'49"W, 10.64'; thence leaving said right of way, along an existing property line of a parcel of land described in Cole County Records Book 277 Page 522, the following courses, N1°02'49"E, 403.16' to an iron rod; thence S88°57'11"E, 674.80' to an iron rod, the southeast corner of the parcel of land described in said Book and Page; thence leaving said property line, S88°57'11"E, 25.95' to the center of a private road; thence along the center of said road, N 23°44'26"E, 11.42'; thence leaving the center of said road, S88°57'11"E, 146.86' to an iron rod on the quarter section line; thence along said quarter section line, S1°34'21"W, 834.03' back to the POINT OF BEGINNING.
The tract of land described herein contains 9.93 acres and is subject to all easements and rights of way of record.

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND AS DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION HAVE CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND ON THIS PLAT THE LOT NUMBERS AND THE SIZE THEREOF HAVE FULLY AND TRULY SET FORTH. THE SUBDIVISION SHALL BE KNOWN AS HIDDEN TRAIL SUBDIVISION. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16 DAY OF MAR 2017.

Tiffany B. Haulenbeck
TIFFANY B. HAULENBECK

STATE OF MISSOURI)
COUNTY OF COLE)
ON THIS 16 DAY OF March, 2017, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNERS, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 16 DAY OF March, 2017.

Jessie Jackson
JESSIE JACKSON
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 24, 2020

FLORENCE JACKSON
My Commission Expires
March 24, 2020
Cole County
Commission #12511578

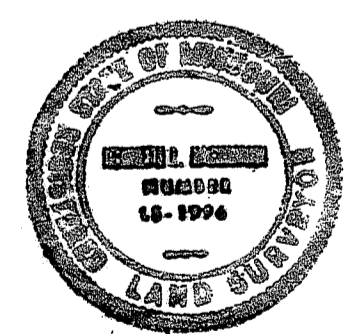
THE LOTS IN THIS SUBDIVISION CONFORM TO THE REQUIREMENTS FOR A MEDIUM DENSITY SUBDIVISION AS SET FORTH BY THE SUBDIVISION AND DESIGN AND IMPROVEMENT STANDARDS IN THE RULES FOR LAND SUBDIVISION OF COLE COUNTY AND AMENDMENTS THERETO. THE 25' FRONT AND 10' SIDE BUILDING LINES SHALL CONFORM TO COUNTY PLANNING REGULATIONS FOR COLE COUNTY. THIS SUBDIVISION IS IN ZONE X PER MAP PANEL NO. 29051C 0040E.
ELECTRIC: THREE RIVERS ELECTRIC COOP
TELEPHONE: CENTURY LINK
WATER: PRIVATE
SEWER: PRIVATE

RECORD TITLE PARENT TRACT: BOOK 299 PAGE 467
CLASS OF PROPERTY: RURAL SUBDIVISION
BEARING BASIS: GPS OBSERVATION GRID NORTH

THIS IS TO CERTIFY THAT AT THE REQUEST OF TIFFANY HAULENBECK A SURVEY AND SUBDIVISION WAS CONDUCTED BY ME IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND SAID SURVEY IS REPRESENTED HEREON.

DATE: Feb. 17, 2017

State of Missouri) Document No. _____
County of Cole)
Filed for record 24th day of March, 2017
at 9 o'clock and 39:27 minutes
M.
recorded in Book 12, Page 945
Ralph C. Bray, Recorder
Deputy



Kenneth R. Hackmann
KENNETH R. HACKMANN PLS 1996

H&H SURVEYS & CONSULTANTS
132 GREEN RIDGE TRAIL LINN, MO 65051
PHONE: 573-897-0132
HIDDEN TRAIL SUBDIVISION

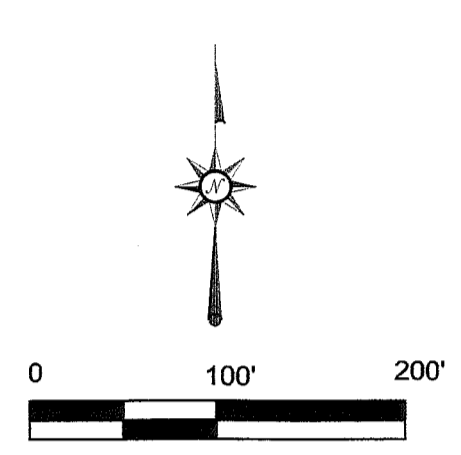
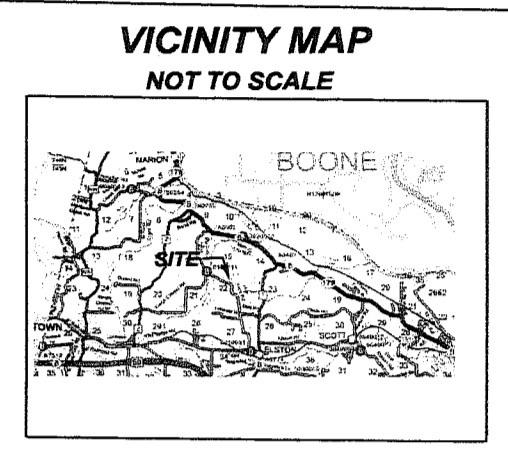
FILE NAME HAULENBECK3.TRV		
SCALE 100 Ft/In	DATE 2-17-2017	DRAWN BY KRH
JOB 161101	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC, Software

COPY

LEGEND

- o POINT
- IRON FOUND
- IRON SET
- ⊗ OVERHEAD LINE POLE
- ⊙ IRON PIPE FOUND



HIGH POINT ROAD 60' R/W BK 397 PG 591

THE RULES FOR LAND SUBDIVISION OF COLE COUNTY DO NOT REQUIRE THE ROADS OR STREETS IN RURAL OR LOW DENSITY SUBDIVISIONS TO BE PAVED AND THE OWNER HAS ELECTED NOT TO PAVE SAID ROADS OR STREETS. THEREFORE THE COUNTY OF COLE WILL NOT MAINTAIN SAID STREETS OR ROADS AT PUBLIC EXPENSE.
WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 14 DAY OF Feb., 2017.

Michelle Gerstner
MICHELLE GERSTNER - CHAIRMAN
Larry J. Benz
LARRY J. BENZ P.E. - DIRECTOR

NOTE: A ROADWAY EASEMENT DESCRIBED IN BOOK 581 PAGE 23 IS INTENDED FOR THE USE OF AN EXISTING ROAD BY THE OWNERS OF EXHIBIT B PER THE ABOVE REFERENCED DOCUMENT AND THE OWNERS OF LOTS 1 AND 2 OF THIS SUBDIVISION, AND THE OWNER'S REMAINING PROPERTY TO THE NORTH, ALL IN COMMON.