

FINAL PLAT BRUSHWOOD LAKE, PLAT No. 1

A MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 11, 2023

CERTIFICATION:

I HEREBY CERTIFY THAT IN DECEMBER OF 2023, I COMPLETED A SURVEY AND SUBDIVISION FOR MEDICINAL PROPERTIES LLC, OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST AND BEING SHOWN AND DESCRIBED AS TRACT 6 OF THE SURVEY RECORDED IN BOOK 765, PAGE 714 AND BEING DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5811, PAGE 20 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND WITH THE SOUTH LINE THEREOF, N 85°06'45"W, 859.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND AS SHOWN AND DESCRIBED AS TRACT 2 OF THE SURVEY RECORDED IN BOOK 765, PAGE 714 AND BEING DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2910, PAGE 4; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE WEST LINE OF SAID TRACT 6, N 1°09'40"E, 121.61 FEET; THENCE LEAVING SAID EAST AND WEST LINE AND WITH THE NORTH LINE OF SAID TRACT 2, S 68°10'50"W, 59.35 FEET; THENCE S 76°41'55"W, 20.43 FEET; THENCE LEAVING SAID NORTH LINE, AND WITH THE FOLLOWING COURSES AND DISTANCES, WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 473, PAGE 862, SAID LINE ALSO BEING THE WEST LINE OF TRACT 6, N 18°51'30"E, 36.82 FEET; THENCE N 27°38'15"E, 162.00 FEET; THENCE N 46°57'20"E, 59.00 FEET; THENCE N 49°33'30"E, 95.00 FEET; THENCE S 88°20'40"E, 40.00 FEET; THENCE N 54°51'05"E, 47.00 FEET; THENCE N 67°52'55"E, 78.00 FEET; THENCE N 30°23'05"E, 14.27 FEET; THENCE LEAVING SAID EAST AND WEST LINE AND WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN QUIT-CLAIM DEED RECORDED IN BOOK 903, PAGE 628, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 6, S 82°30'00"E, 267.82 FEET; THENCE N 85°49'05"E, 406.78 FEET; THENCE N 85°06'45"W, 859.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.36 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD. BUILDING 1
COLUMBIA, MO 65203

David W. Borden
DAVID W. BORDEN, PLS-200200244

CORPORATE NUMBER: 2000151304

2/12/2024
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ IN THE YEAR 2024.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



KNOW ALL MEN BY THESE PRESENTS:

THAT MEDICINAL PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF THE HERON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "BRUSHWOOD LAKE, PLAT NO. 1".

IN WITNESS WHEREOF, MEDICINAL PROPERTIES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2024.

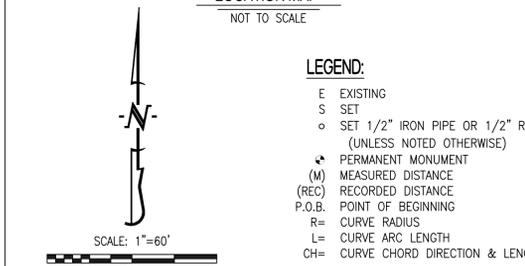
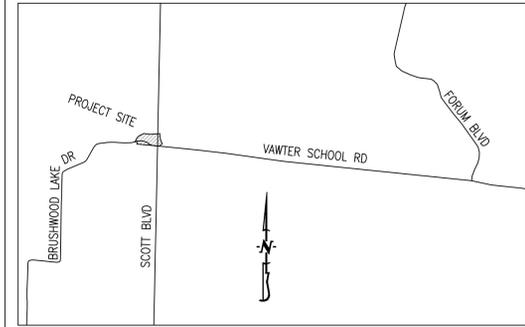
MEDICINAL PROPERTIES LLC

WILLIAM CHARLES KINNEY, SR., MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS _____ DAY OF _____, IN THE YEAR 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM CHARLES KINNEY, SR., MEMBER, OF MEDICINAL PROPERTIES LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

KENNETH FARRIS
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2026
COMMISSION NUMBER 14965667



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

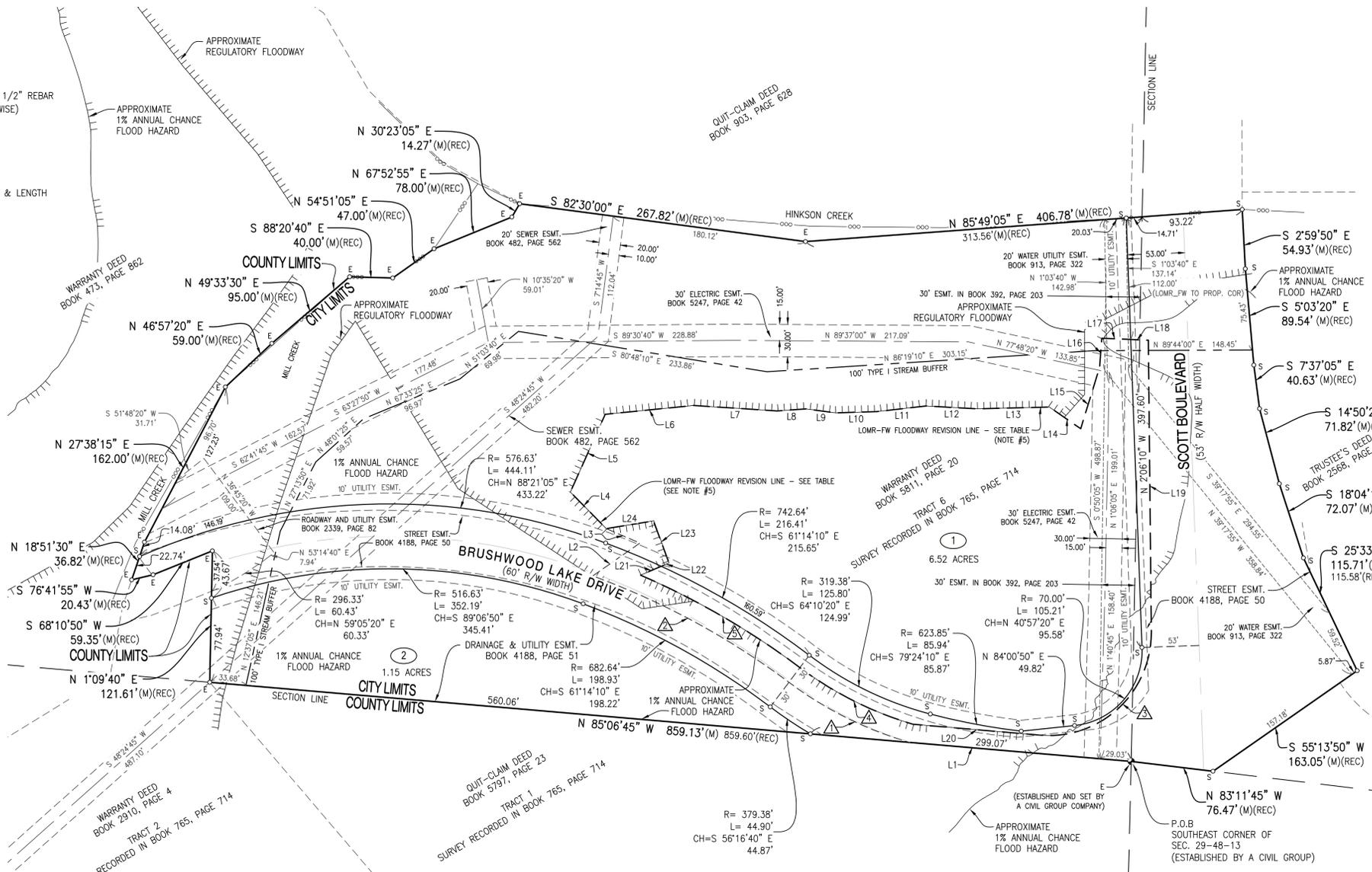
LOMR-FW FLOODWAY REVISION LINE:

| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
|------|---------------|---------|------|---------------|---------|
| L1 | N 85°06'45" W | 206.72' | L13 | N 88°35'40" E | 66.70' |
| L2 | N 55°16'55" E | 53.30' | L14 | S 55°29'05" E | 35.36' |
| L3 | N 66°49'35" W | 34.01' | L15 | N 17°09'55" E | 59.47' |
| L4 | N 44°37'10" W | 47.51' | L16 | N 4°15'10" E | 26.90' |
| L5 | N 24°15'55" E | 78.85' | L17 | S 87°40'30" E | 23.93' |
| L6 | N 84°18'00" E | 82.37' | L18 | S 87°40'30" E | 19.41' |
| L7 | S 86°17'05" E | 77.86' | L19 | S 0°35'15" E | 269.75' |
| L8 | N 85°58'10" E | 26.90' | L20 | N 85°06'45" W | 118.83' |
| L9 | S 82°26'25" E | 28.02' | L21 | N 66°35'25" E | 18.19' |
| L10 | N 88°13'10" E | 38.07' | L22 | N 66°56'55" E | 10.51' |
| L11 | N 83°31'05" E | 46.00' | L23 | N 20°20'30" W | 41.40' |
| L12 | S 86°51'15" E | 47.91' | L24 | S 80°50'50" W | 44.41' |

| CURVE | L | R | CHORD | CHDIST |
|-------|---------|---------|-------------|---------|
| 1 | 125.91' | 349.38' | N63°36'05"W | 125.23' |
| 2 | 207.67' | 712.64' | N61°37'30"W | 206.93' |
| 3 | 158.30' | 95.00' | S47°09'00"W | 140.61' |
| 4 | 118.14' | 332.38' | N63°27'35"W | 117.52' |
| 5 | 171.09' | 729.64' | N59°59'40"W | 170.70' |

NOTES:

- THIS TRACT IS LOCATED IN ZONE AE AND ZONE X-PORTIONS OF THIS TRACT ARE LOCATED IN A FLOOD HAZARD AREA AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0267E, DATED: APRIL 19, 2017.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 1 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE HUNSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
- A FEMA MAP REVISION FLOODWAY DETERMINATION LETTER (LOMR-FW), FOR AN AREA TO BE REMOVED FROM A FLOODWAY, WAS PROVIDED ON OCTOBER 12, 2022, CASE NO. 22-07-1175A AND IS SHOWN ON THE ATTACHED GRAPHICS.
- A WATER LINE EASEMENT, NEAR THE NORTHEAST CORNER OF LOT 1, IS DESCRIBED BY BOOK 1247, PAGE 861, AS A 20 FOOT EASEMENT CENTERED ON THE "AS-LAID" PIPE AT CONSTRUCTION. IN ORDER TO DEFINE SAID PIPE, THE CITY WILL HAVE TO "POTHOLE" THE EXISTING PIPE LOCATION. THE LOCATION SHOWN ON THE ATTACHED GRAPHICS IS THE BEST LOCATION WE COULD ESTABLISH IS BASED ON MAPS AND FIELD DATA, COLLECTED BY SURVEYORS OF WATER VALVES AND A FEW PAINT MARKINGS DELINEATING WATERLINE DIRECTION WAS PROVIDED BY THE CITY (CITY OF COLUMBIA MARKED PAINTED AND FLAGGED PER DRAWINGS FROM WATER ENGINEERING PLANS-PER MISSOURI ONE CALL TICKET #233482945).



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2024.

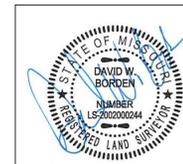
SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



DAVID W. BORDEN
REGISTERED LAND SURVEYOR
PLS-200200244

BRUSHWOOD LAKE, PLAT NO. 1

A MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE: 12/11/2023
SCALE: 1"=60'
PROJECT: 160439
DRAWN BY: DWB

CROCKETT
ENGINEERING CONSULTANTS
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Columbia, Missouri 65203
(573) 447-0292
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