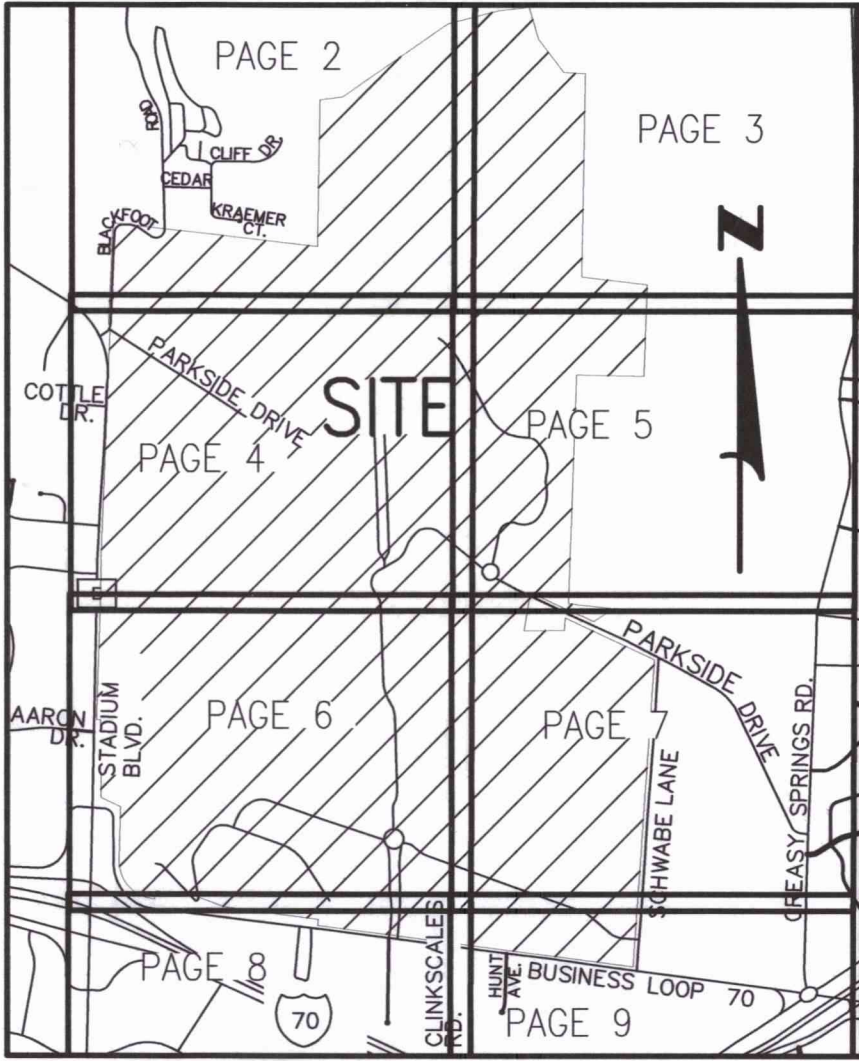




SITE LOCATION MAP

NOT TO SCALE

LINE TABLE		
Line #	BEARING	DISTANCE
L1	S60°32'20"E	16.85'
L2	S07°36'00"W	60.75'
L3	N84°35'10"W	21.23'
L4	N01°43'40"E	402.96'
L5	N64°46'00"W	164.66'
L6	N01°43'50"E	270.74'
L7	N02°05'20"W	300.45'
L8	N88°16'10"W	30.00'
L9	N01°53'40"E	98.18'
L10	N02°05'20"E	32.14'

Curve Table				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	396.12'	275.00'	N41° 43' 20"W	362.75'

KNOW ALL MEN BY THESE PRESENTS:
THE CITY OF COLUMBIA, A MISSOURI MUNICIPAL CORPORATION, BEING THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THE PLAT.
THE STREET RIGHT OF WAY AS SHOWN IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER.
IN WITNESS WHEREOF THE CITY OF COLUMBIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS OFFICERS.

De'Carlon Seewood
DE'CARLON SEEWOOD, CITY MANAGER

STATE OF MISSOURI,
COUNTY OF BOONE:

ON THIS 27th DAY OF February, IN THE YEAR 2024, BEFORE ME
Kristina Ann Wolf, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED DE'CARLON SEEWOOD, CITY MANAGER,
KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN SUBDIVISION
PLAT ON BEHALF OF THE CITY OF COLUMBIA, MISSOURI AND ACKNOWLEDGED
TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR THE PURPOSES
THEREIN STATED.

Kristina Ann Wolf
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/23/24
Kristina Ann Wolf
Kristina Ann Wolf
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 20295717
My Commission Expires 01-23-2024

APPROVED BY THE CITY OF COLUMBIA, PLANNING AND ZONING COMMISSION ON
THIS 22 DAY OF February, 2024

SHARON DEUEA-JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #

ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALOE, MAYOR

ATTEST:

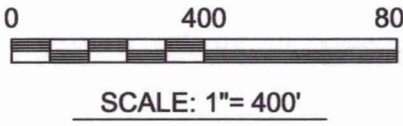
SHEELA AMIN, CITY CLERK

COSMO PARK SUBDIVISION PLAT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE SOUTHWEST QUARTER OF SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST
AND PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND SOUTH WEST QUARTER OF
SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST, CITY OF COLUMBIA BOONE COUNTY MISSOURI.

LEGEND

P.O.B.	POINT OF BEGINNING
BCS	BOONE COUNTY SURVEY
F	FOUND
S	SET
○	3/4" IRON PIPE UNLESS OTHERWISE NOTED
⊙	DRILL HOLE WITH CUT CROSS
ROW	EXISTING RIGHT-OF-WAY MARKER
⊕	3/4" ROD
●	REBAR
IP	IRON PIPE
⊙	COTN
CC	CUT CROSS IN CONCRETE
CV	CUT V IN CONCRETE
PM	PERMANENT MONUMENT
FP	FLOOD PLAIN
SB	STREAM BUFFER
X	FENCE
MH	MANHOLE
RA	RADIUS
L	ARC LENGTH
CH	CHORD
M	MEASURED
R	RECORD
STA	STATION
P.O.B.	POINT OF BEGINNING
C	CENTERLINE
P.T.	PINCH TOP IRON PIPE
PK	PK NAIL IN CONCRETE
⊙	SURVEY IN BOOK 279 PAGE 533
⊗	FLOODWAY ZONE AE
⊗	FLOOD PLAIN ZONE AE
⊗	FLOOD PLAIN FLOOD HAZARD AS DEFINED BY 29-23(d)(4)(i) OF THE CITY OF COLUMBIA CODE OF ORDINANCES " .ZONE X SHADED, OTHER FLOOD AREA WHICH IS IN THE UPPER SQUARE MILE..."



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

DATE OF SURVEY: OCTOBER 2023
SURVEY FOR THE CITY OF COLUMBIA

ACCURACY STANDARD: THIS SURVEY MEETS OR EXCEEDS
THE URBAN ACCURACY STANDARD AS DEFINED BY
20 CSR 2030-16.040(2).

FLOOD PLAIN STATEMENT:
PART OF THIS TRACT, AS SHOWN ON THE ATTACHED PLAT,
IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE AE,
FLOODWAY ZONE AE, ZONE X "AREA OF MINIMAL FLOOD
HAZARD" AND 0.2% ANNUAL CHANCE FLOOD HAZARD
"UPPER SQUARE MILE" AS DETERMINED BY THE FEMA
F.I.R.M MAP PANEL NO. 29019C0280E, DATED APRIL 19,
2017.

STREAM BUFFER STATEMENT:
AS DEFINED BY THE USGS COLUMBIA QUADRANGLE MAP
AND CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF
ORDINANCES, THE FOLLOWING STREAM BUFFERS, THAT
ARE LOCATED ON THE PARCEL, ARE SHOWN ON THE
ATTACHED PLAT;
TYPE I
TYPE II
TYPE II WITH SLOPE MODIFICATIONS GREATER THAN 25%

NOTE
1) THE DEED IN BOOK 409 PAGE 691 CONTAINS A
REVERSION CLAUSE. THIS TRACT WILL REVERT TO THE
CITY OF COLUMBIA UPON SATISFYING THE
REQUIREMENTS OF THE DEED.
2) BUILDINGS AND OTHER IMPROVEMENTS WERE NOT
LOCATED BY THIS SURVEY AS PER OWNERS REQUEST.

CERTIFICATION:
I HEREBY CERTIFY THAT THE DESCRIBED TRACT AND ATTACHED PLAT
CORRECTLY PORTRAY A SURVEY AND SUBDIVISION MADE UNDER MY DIRECTION
AND THAT SAID SURVEY CONFORMS TO THE CURRENT MISSOURI STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

Daniel Brush
DANIEL BRUSH PLS 2499
CITY LAND SURVEYOR

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 14 DAY OF February,
2024

Paula Gayle Edwards
NOTARY PUBLIC

PAULA GAYLE EDWARDS
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 17219532
My Commission Expires 11-12-2026

J.DANIEL BRUSH
CITY LAND
SURVEYOR

PLS NUMBER 2499

DATE: 2-18-24

City of Columbia, Missouri
Public Works

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

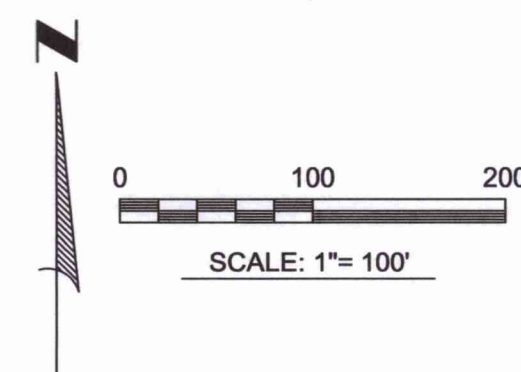
COSMO PARK SUBDIVISION
PLAT 1

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SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST AND PART OF THE NORTHEAST
QUARTER AND SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND
SOUTH WEST QUARTER OF SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST, CITY
OF COLUMBIA BOONE COUNTY MISSOURI.

PAGE 1 OF 9

A TRACT LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE SOUTHWEST
QUARTER OF SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST AND PART OF THE NORTHEAST
QUARTER AND SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND SOUTH WEST
QUARTER OF SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST, CITY OF COLUMBIA, BOONE
COUNTY, MISSOURI BEING THE TRACT DESCRIBED BY THE FOLLOWING DEEDS: BOOK 98 PAGE 191, BOOK
210 PAGE 393, BOOK 211 PAGE 373, BOOK 211 PAGE 375, BOOK 227 PAGE 525, BOOK 232 PAGE 417, BOOK
239 PAGE 269, BOOK 266 PAGE 272, BOOK 282 PAGE 188, BOOK 306 PAGE 123 BOOK 409 PAGE 693 AND
PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 232 PAGE 415, ALL OF THE BOONE COUNTY
RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, THENCE WITH SOUTH LINE OF SAID
SECTION 34 S.83°28'20"E 1316.28 FEET TO THE SOUTH WEST CORNER OF TRACT 2 OF THE SURVEY AS
SHOWN IN BOOK 304 PAGE 483 OF THE BOONE COUNTY RECORDS; THENCE WITH THE LINES OF TRACT 1
AND 2 OF SAID SURVEY IN BOOK 304 PAGE 483 N.00°58'30"E, 1083.03 FEET; THENCE N.83°11'30"E, 169.80
FEET; THENCE N.55°31'50"E, 941.80 FEET; THENCE N.75°23'00"E, 389.63 FEET; THENCE N.83°44'10"E,
230.18 FEET; THENCE S.16°06'50"E, 245.00 FEET; THENCE S.37°23'50"E, 308.90 FEET; THENCE S.88°06'40"E,
60.50 FEET TO THE NORTH EAST CORNER OF SAID TRACT 1, ALSO BEING THE NORTH WEST CORNER OF THE
TRACT DESCRIBED BY SAID DEED IN BOOK 409 PAGE 693 AND BEING THE NORTH WEST CORNER OF THE
TRACT SHOWN BY THE SURVEY IN BOOK 396 PAGE 9 OF THE BOONE COUNTY RECORDS; THENCE LEAVING
THE LINES OF SAID TRACT 1 AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 409
PAGE 693 S.88°06'40"E, 100.00 FEET; THENCE S.01°01'10"W, 1498.94 FEET TO THE SOUTH EAST CORNER OF
THE TRACT DESCRIBED BY SAID DEED IN BOOK 409 PAGE 693; THENCE LEAVING THE LINES OF SAID TRACT
AND WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 396 PAGE 9 S.83°26'20"E, 489.45
FEET; THENCE S.02°04'50"W, 677.47 FEET TO THE NORTH EAST CORNER OF THE TRACT DESCRIBED BY THE
DEED IN BOOK 460 PAGE 691; THENCE WITH THE LINES SAID TRACT N.89°06'00"W, 500.15 FEET; THENCE
S.02°04'30"W, 1684.52 FEET; THENCE S.83°35'50"E, 369.96 FEET TO A POINT ON THE WEST LINE OF THE
TRACT AS SHOWN BY THE SURVEY IN BOOK 396 PAGE 9; THENCE WITH SAID WEST LINE S.71°41'20"W, 84.68
FEET; THENCE S.57°23'00"W, 119.60 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PARKSIDE
DRIVE (FORMALLY KNOWN AS STATE ROUTE E AND SEXTON ROAD) AS SHOWN ON THE HIGHWAY PLANS OF
STATE ROUTE E; THENCE WITH SAID NORTH RIGHT OF WAY LINE N.64°55'30"W, 85.96 FEET; THENCE
N.67°47'10"W, 100.12 FEET; THENCE N.64°55'30"W, 314.16 FEET; THENCE LEAVING SAID NORTH LINE
S.25°04'30"W, 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID PARKSIDE DRIVE, ALSO
BEING A POINT ON THE WEST LINE OF SAID TRACT N.84°35'10"W, 22.23 FEET; THENCE WITH A CURVE TO THE RIGHT 396.12
FEET, CURVE RADIUS 275.00 FEET, CHORD N.41°43'20"W, 362.75 FEET; THENCE N.01°43'40"E, 402.96 FEET;
THENCE N.64°46'00"W, 164.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STADIUM BLVD.,
ALSO KNOWN AS STATE ROUTE E; THENCE WITH THE SAID EAST RIGHT OF WAY LINE AS DESCRIBED BY ROAD
DEED BOOK 5, PAGE 219, N.01°43'50"E, 270.74 FEET; THENCE N.02°05'20"W, 300.45 FEET; THENCE
N.88°16'10"W, 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID STADIUM BLVD.; THENCE WITH
SAID NORTH RIGHT OF WAY LINE N.04°01'50"E, 92.16 FEET TO A POINT ON THE SOUTH RIGHT
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BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATIONS.

LEGEND

- | | |
|--------|--|
| P.O.B. | POINT OF BEGINNING |
| BCS | BOONE COUNTY SURVEY |
| F | FOUND |
| S | SET |
| ○ | 3/4" IRON PIPE UNLESS OTHERWISE NOTED |
| ⊕ | DRILL HOLE WITH CUT CROSS |
| ROW | EXISTING RIGHT-OF-WAY MARKER |
| ⊕ | 3/4" ROD |
| ● | REBAR |
| IP | IRON PIPE |
| ⊕ | COTN COTTON SPINDLE |
| ⊕ | CUT CROSS IN CONCRETE |
| ⊕ | CUT V IN CONCRETE |
| PM | PERMANENT MONUMENT |
| FP | FLOOD PLAIN |
| SB | STREAM BUFFER |
| X | FENCE |
| MH | MANHOLE |
| RA | RADIUS |
| L | ARC LENGTH |
| CH | CHORD |
| M | MEASURED |
| R | RECORD |
| STA | STATION |
| P.O.B. | POINT OF BEGINNING |
| CL | CENTERLINE |
| P.T. | PINCH TOP IRON PIPE |
| PK | PK NAIL IN CONCRETE |
| ⊕ | SURVEY IN BOOK 279 PAGE 533 |
| ⊕ | FLOODWAY ZONE AE |
| ⊕ | FLOOD PLAIN ZONE AE |
| ⊕ | FLOOD PLAIN FLOOD HAZARD AS DEFINED BY 29-231.04(4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES. ZONE X SHADED, OTHER FLOOD AREA WHICH IS IN THE UPPER SQUARE MILE... |

SEE PAGE 3

J.DANIEL BRUSH
CITY LAND
SURVEYOR
PLS NUMBER 2499
DATE: 2-14-24



**City of Columbia, Missouri
Public Works**

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

**COSMO PARK SUBDIVISION
PLAT 1**

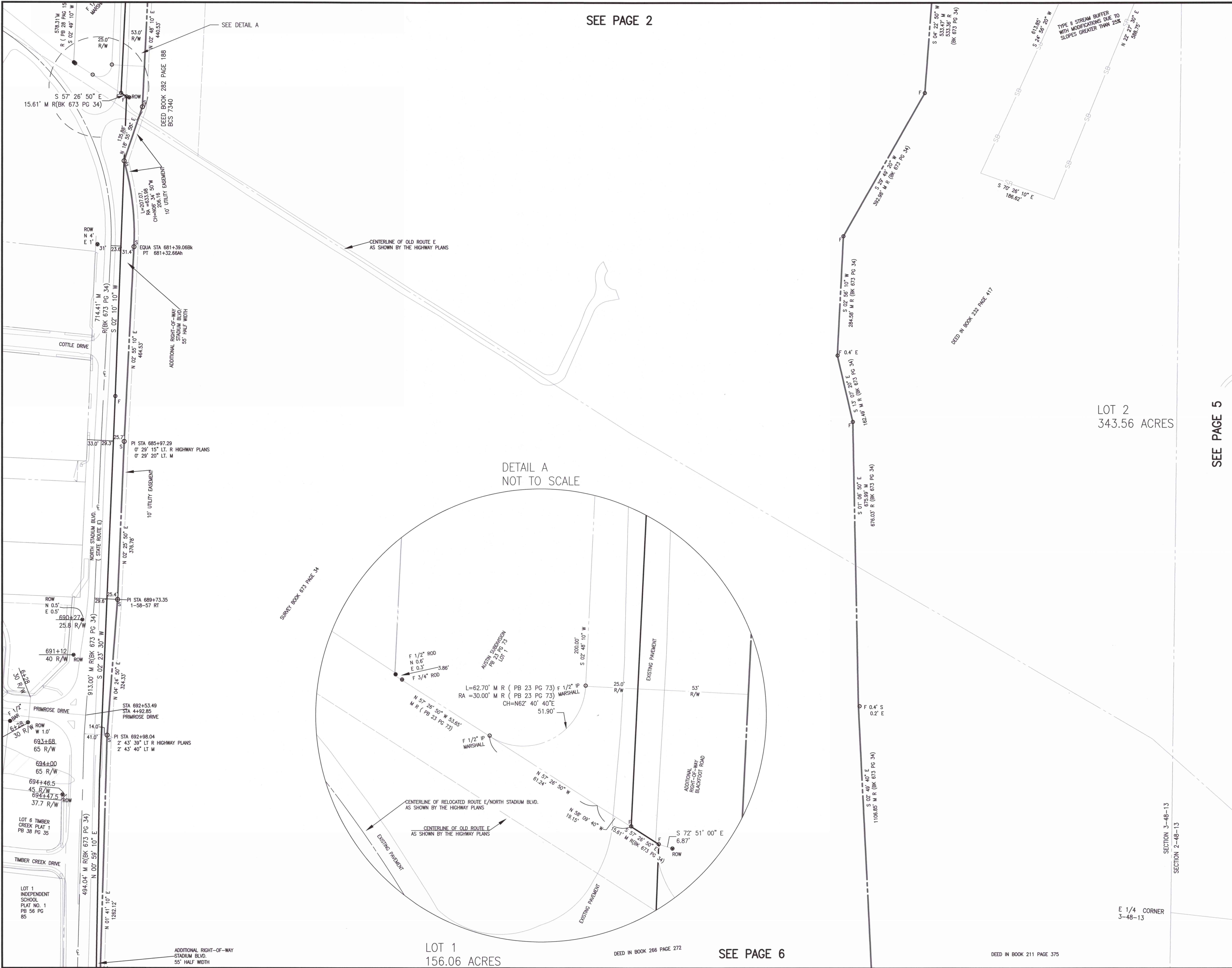
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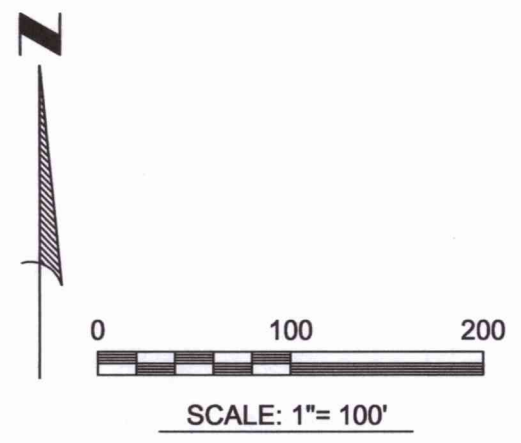
LOT 1
156.06 ACRES

SEE PAGE 4

LOT 2
343.56 ACRES



SEE PAGE 2



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

LEGEND

- | | |
|--------|--|
| P.O.B. | POINT OF BEGINNING |
| BCS | BOONE COUNTY SURVEY |
| F | FOUND |
| S | SET |
| ○ | 3/4" IRON PIPE UNLESS OTHERWISE NOTED |
| ⊕ | DRILL HOLE WITH CUT CROSS |
| ⊙ | EXISTING RIGHT-OF-WAY MARKER |
| ⊕ | 3/4" ROD |
| ⊙ | REBAR |
| IP | IRON PIPE |
| ⊙ | COTTON SPINDLE |
| ⊕ | CUT CROSS IN CONCRETE |
| ⊙ | CUT V IN CONCRETE |
| PM | PERMANENT MONUMENT |
| FP | FLOOD PLAIN |
| SB | STREAM BUFFER |
| - X - | FENCE |
| MH | MANHOLE |
| RA | RADIUS |
| L | ARC LENGTH |
| CH | CHORD |
| M | MEASURED |
| R | RECORD |
| STA | STATION |
| P.O.B. | POINT OF BEGINNING |
| CL | CENTERLINE |
| P.T. | PINCH TOP IRON PIPE |
| PK | PK NAIL IN CONCRETE |
| ⊙ | SURVEY IN BOOK 279 PAGE 533 |
| ⊕ | FLOODWAY ZONE AE |
| ⊕ | FLOOD PLAIN ZONE AE |
| ⊕ | FLOOD PLAIN FLOOD HAZARD AS DEFINED BY 29-23(d)(4)(i) OF THE CITY OF COLUMBIA CODE OF ORDINANCES "...ZONE X SHADED, OTHER FLOOD AREA WHICH IS IN THE UPPER SQUARE MILE..." |

SEE PAGE 5

J.DANIEL BRUSH
CITY LAND
SURVEYOR
PLS NUMBER 2499
DATE: 2-14-24



**City of Columbia, Missouri
Public Works**

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

**COSMO PARK SUBDIVISION
PLAT 1**

PART OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE SOUTHWEST QUARTER OF SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST AND PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND SOUTH WEST QUARTER OF SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST, CITY OF COLUMBIA BOONE COUNTY MISSOURI.

LOT 1
156.06 ACRES

SEE PAGE 6

DEED IN BOOK 211 PAGE 375

DEED IN BOOK 266 PAGE 272

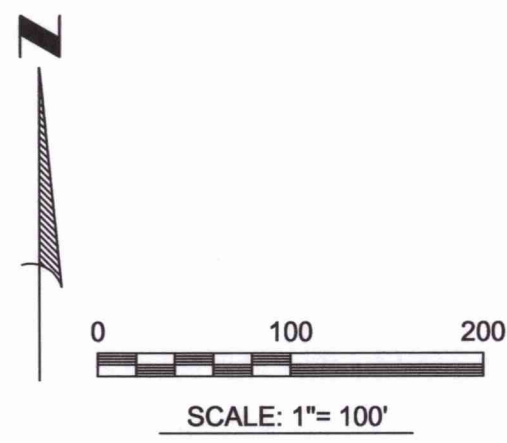
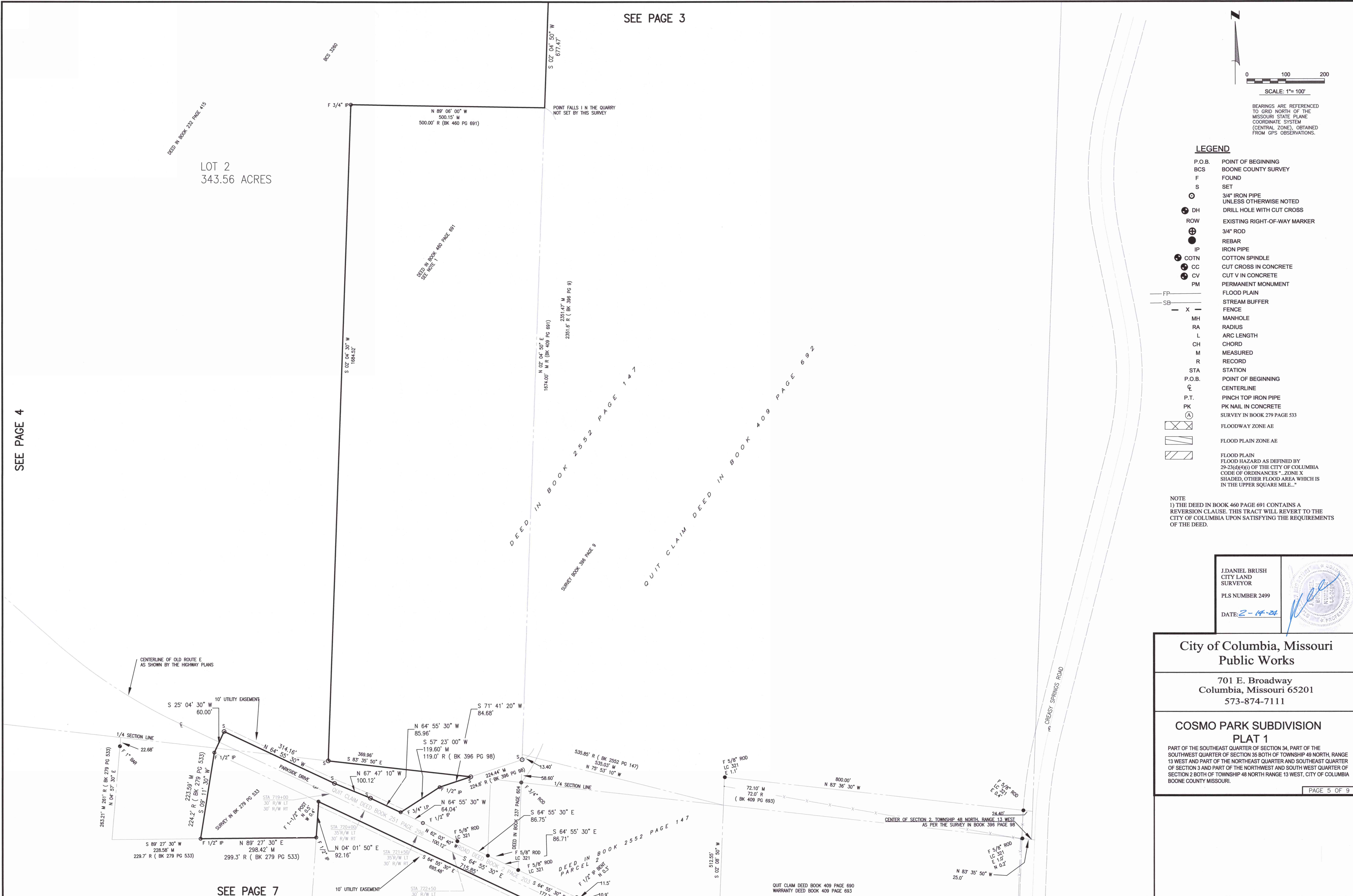
SECTION 3-48-13

SECTION 2-48-13

E 1/4 CORNER
3-48-13

SEE PAGE 4

SEE PAGE 3



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

LEGEND

P.O.B.	POINT OF BEGINNING
BCS	BOONE COUNTY SURVEY
F	FOUND
S	SET
○	3/4" IRON PIPE UNLESS OTHERWISE NOTED
⊕	DRILL HOLE WITH CUT CROSS
ROW	EXISTING RIGHT-OF-WAY MARKER
⊙	3/4" ROD
●	REBAR
IP	IRON PIPE
⊙	COTTON SPINDLE
⊕	CUT CROSS IN CONCRETE
⊕	CUT V IN CONCRETE
PM	PERMANENT MONUMENT
FP	FLOOD PLAIN
SB	STREAM BUFFER
X	FENCE
MH	MANHOLE
RA	RADIUS
L	ARC LENGTH
CH	CHORD
M	MEASURED
R	RECORD
STA	STATION
P.O.B.	POINT OF BEGINNING
⊕	CENTERLINE
P.T.	PINCH TOP IRON PIPE
PK	PK NAIL IN CONCRETE
⊕	SURVEY IN BOOK 279 PAGE 533
⊕	FLOODWAY ZONE AE
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NOTE
1) THE DEED IN BOOK 460 PAGE 691 CONTAINS A REVERSION CLAUSE. THIS TRACT WILL REVERT TO THE CITY OF COLUMBIA UPON SATISFYING THE REQUIREMENTS OF THE DEED.

J.DANIEL BRUSH
CITY LAND
SURVEYOR

PLS NUMBER 2499

DATE: 2-14-24



**City of Columbia, Missouri
Public Works**

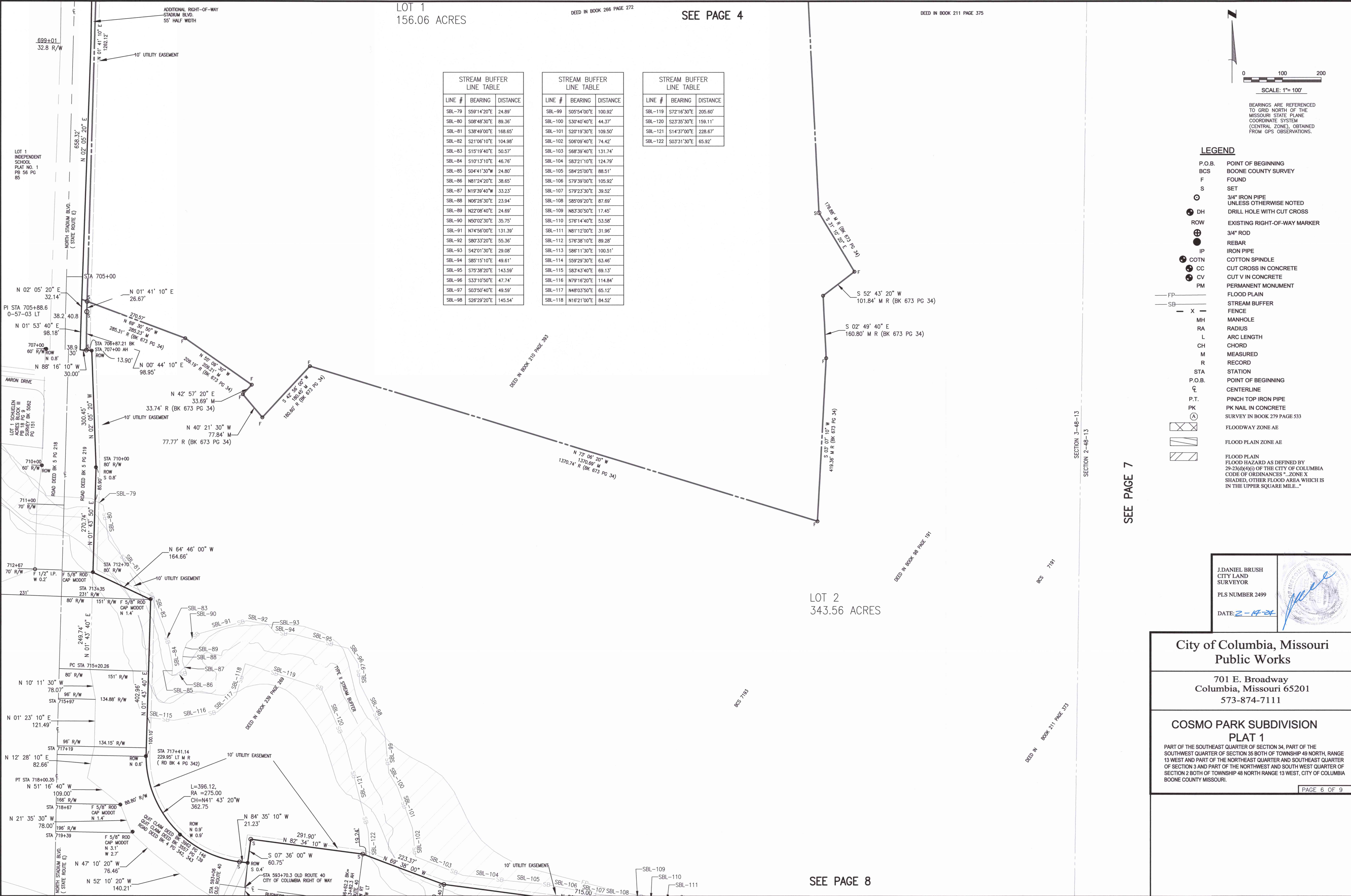
**701 E. Broadway
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**COSMO PARK SUBDIVISION
PLAT 1**

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PAGE 5 OF 9

SEE PAGE 7



LOT 1
156.06 ACRES

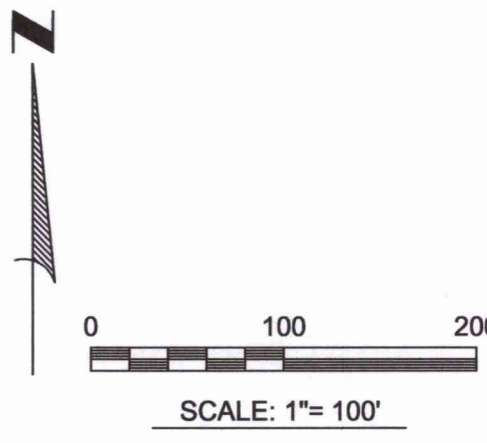
SEE PAGE 4

DEED IN BOOK 211 PAGE 375

STREAM BUFFER LINE TABLE		
LINE #	BEARING	DISTANCE
SBL-79	S59°14'20"E	24.89'
SBL-80	S08°48'30"E	89.36'
SBL-81	S38°49'00"E	168.65'
SBL-82	S21°06'10"E	104.98'
SBL-83	S15°19'40"E	50.57'
SBL-84	S10°13'10"E	46.76'
SBL-85	S04°41'30"W	24.80'
SBL-86	N81°24'20"E	38.65'
SBL-87	N19°39'40"W	33.23'
SBL-88	N06°26'30"E	23.94'
SBL-89	N22°08'40"E	24.69'
SBL-90	N50°02'30"E	35.75'
SBL-91	N74°56'00"E	131.39'
SBL-92	S80°33'20"E	55.36'
SBL-93	S42°01'30"E	29.08'
SBL-94	S85°15'10"E	49.61'
SBL-95	S75°38'20"E	143.59'
SBL-96	S33°10'50"E	47.74'
SBL-97	S03°50'40"E	49.59'
SBL-98	S26°29'20"E	145.54'

STREAM BUFFER LINE TABLE		
LINE #	BEARING	DISTANCE
SBL-99	S05°54'00"E	100.92'
SBL-100	S30°40'40"E	44.37'
SBL-101	S20°19'30"E	109.50'
SBL-102	S06°09'40"E	74.42'
SBL-103	S68°39'40"E	131.74'
SBL-104	S83°21'10"E	124.79'
SBL-105	S84°25'00"E	88.51'
SBL-106	S79°39'00"E	105.92'
SBL-107	S79°23'30"E	39.52'
SBL-108	S85°09'20"E	87.69'
SBL-109	N83°30'50"E	17.45'
SBL-110	S76°14'40"E	53.58'
SBL-111	N81°12'00"E	31.96'
SBL-112	S76°38'10"E	89.28'
SBL-113	S86°11'30"E	100.51'
SBL-114	S59°29'30"E	63.46'
SBL-115	S83°43'40"E	69.13'
SBL-116	N79°16'20"E	114.84'
SBL-117	N48°03'50"E	65.12'
SBL-118	N16°21'00"E	84.52'

STREAM BUFFER LINE TABLE		
LINE #	BEARING	DISTANCE
SBL-119	S72°16'30"E	205.60'
SBL-120	S23°35'30"E	159.11'
SBL-121	S14°37'00"E	228.67'
SBL-122	S03°31'30"E	65.92'



BEARINGS ARE REFERENCED
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LEGEND

- P.O.B. POINT OF BEGINNING
- BCS BOONE COUNTY SURVEY
- F FOUND
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- DH DRILL HOLE WITH CUT CROSS
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SEE PAGE 7

LOT 2
343.56 ACRES

SEE PAGE 8

J.DANIEL BRUSH
CITY LAND
SURVEYOR

PLS NUMBER 2499

DATE: 2-14-24



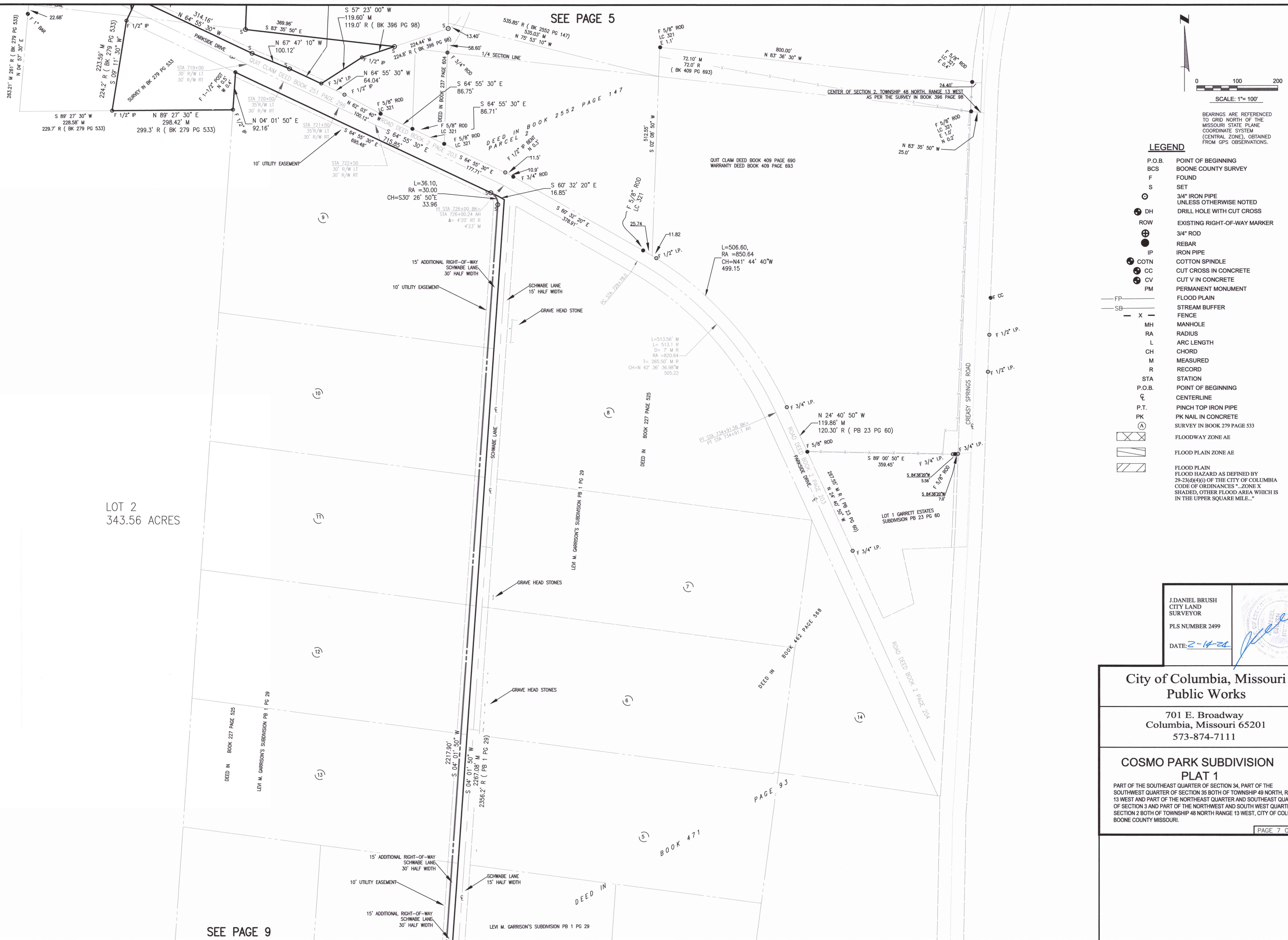
City of Columbia, Missouri
Public Works

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COSMO PARK SUBDIVISION
PLAT 1

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BOONE COUNTY MISSOURI.

SEE PAGE 8



City of Columbia, Missouri
Public Works

701 E. Broadway
Columbia, Missouri 65201
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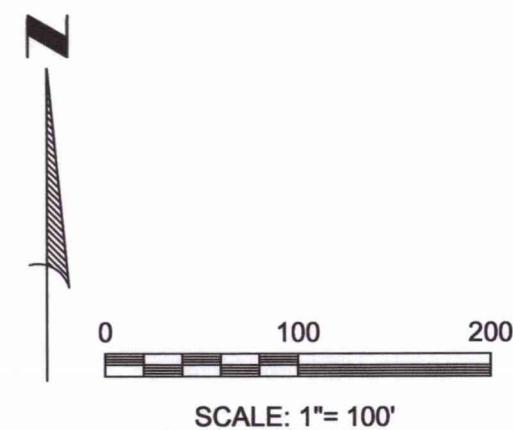
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PAGE 7 OF 9

SEE PAGE 6

LOT 2
343.56 ACRES



BEARINGS ARE REFERENCED
TO GRID NORTH OF THE
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LEGEND

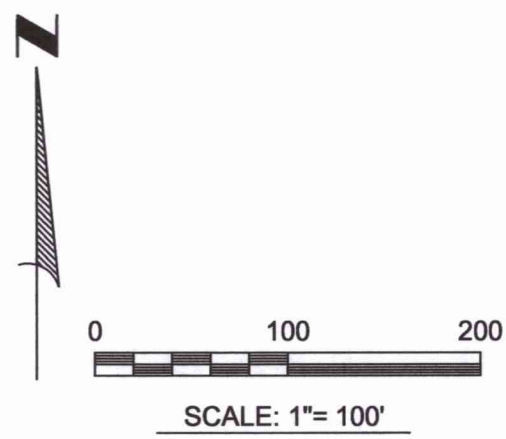
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SEE PAGE 9

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SBL-111	N81°12'00"E	31.96'
SBL-112	S76°38'10"E	89.28'
SBL-113	S86°11'30"E	100.51'
SBL-114	S59°29'30"E	63.46'
SBL-115	S83°43'40"E	69.13'
SBL-116	N79°16'20"E	114.84'
SBL-117	N48°03'50"E	65.12'
SBL-118	N16°21'00"E	84.52'

STREAM BUFFER LINE TABLE		
LINE #	BEARING	DISTANCE
SBL-119	S72°16'30"E	205.60'
SBL-120	S23°35'30"E	159.11'
SBL-121	S14°37'00"E	228.67'
SBL-122	S03°31'30"E	65.92'



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

LEGEND

- | | |
|--------|---|
| P.O.B. | POINT OF BEGINNING |
| BCS | BOONE COUNTY SURVEY |
| F | FOUND |
| S | SET |
| ○ | 3/4" IRON PIPE UNLESS OTHERWISE NOTED |
| ⊕ | DRILL HOLE WITH CUT CROSS |
| ⊕ | EXISTING RIGHT-OF-WAY MARKER |
| ⊕ | 3/4" ROD |
| ● | REBAR |
| IP | IRON PIPE |
| ⊕ | COTN COTTON SPINDLE |
| ⊕ | CC CUT CROSS IN CONCRETE |
| ⊕ | CV CUT V IN CONCRETE |
| PM | PERMANENT MONUMENT |
| —FP— | FLOOD PLAIN |
| —SB— | STREAM BUFFER |
| — X — | FENCE |
| MH | MANHOLE |
| RA | RADIUS |
| L | ARC LENGTH |
| CH | CHORD |
| M | MEASURED |
| R | RECORD |
| STA | STATION |
| P.O.B. | POINT OF BEGINNING |
| ℄ | CENTERLINE |
| P.T. | PINCH TOP IRON PIPE |
| PK | PK NAIL IN CONCRETE |
| Ⓐ | SURVEY IN BOOK 279 PAGE 533 |
| ⊠ | FLOODWAY ZONE AE |
| ▨ | FLOOD PLAIN ZONE AE |
| ▨ | FLOOD PLAIN FLOOD HAZARD AS DEFINED BY 29-23(d)(4)(i) OF THE CITY OF COLUMBIA CODE OF ORDINANCES "ZONE X SHADED, OTHER FLOOD AREA WHICH IS IN THE UPPER SQUARE MILE..." |

J.DANIEL BRUSH
CITY LAND
SURVEYOR

PLS NUMBER 2499

DATE: 2-14-20



City of Columbia, Missouri
Public Works

701 E. Broadway
Columbia, Missouri 65201
573-874-7111

COSMO PARK SUBDIVISION
PLAT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE SOUTHWEST QUARTER OF SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST AND PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND SOUTH WEST QUARTER OF SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST, CITY OF COLUMBIA BOONE COUNTY MISSOURI.