

**SITE LOCATION MAP**  
NOT TO SCALE

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 #	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.

*DeCarlon Seewood*  
DE'CARLON SEEWOOD, CITY MANAGER

STATE OF MISSOURI  
COUNTY OF BOONE

ON THIS 27th DAY OF February, IN THE YEAR 2024, BEFORE ME *Prishna 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.

*Prishna 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 08-23-2024

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

*Sharon Deuea-Jones*  
SHARON DEUEA-JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE #

ON THE DAY OF , 2024.

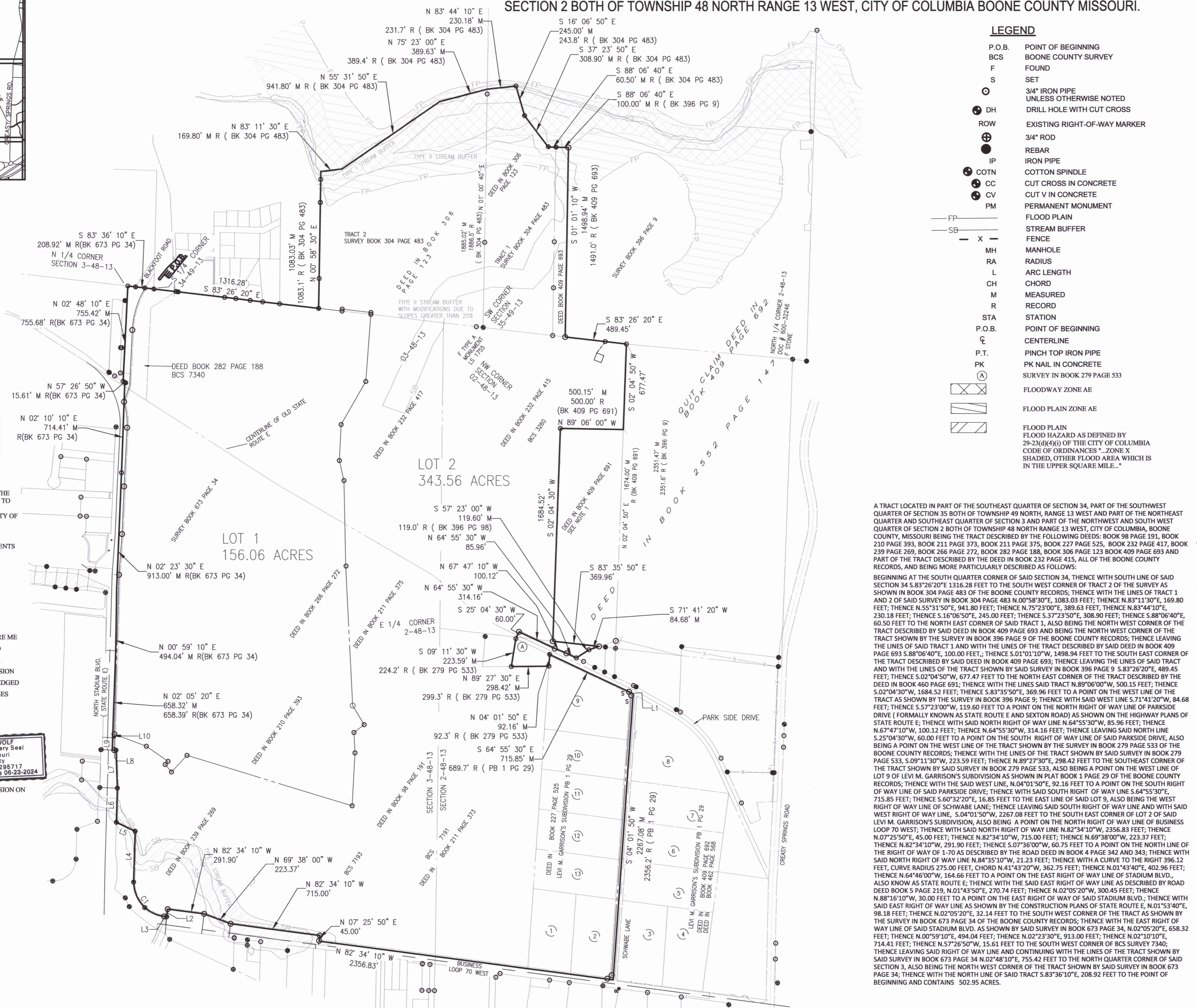
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

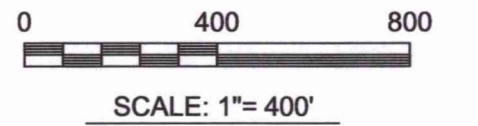
# COSMO PARK SUBDIVISION PLAT 1

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 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.



**LEGEND**

- P.O.B. POINT OF BEGINNING
- BCS BOONE COUNTY SURVEY
- F FOUND
- S SET
- 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- DH DRILL HOLE WITH CUT CROSS
- ROW 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
- C CENTERLINE
- P.T. PINCH TOP IRON PIPE
- PK PK NAIL IN CONCRETE
- (A) SURVEY IN BOOK 279 PAGE 533
- (X) FLOODWAY ZONE AE
- ( ) FLOOD PLAIN ZONE AE
- FLOOD PLAIN FLOOD HAZARD AS DEFINED BY 29-23(4)(6) 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 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 REVISIONS.  
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 # 17219582  
My Commission Expires 11-12-2026

J.DANIEL BRUSH  
CITY LAND SURVEYOR  
PLS NUMBER 2499  
DATE: 2-18-2024

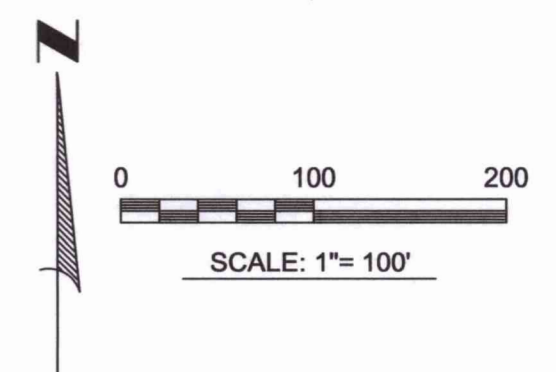
City of Columbia, Missouri  
Public Works

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

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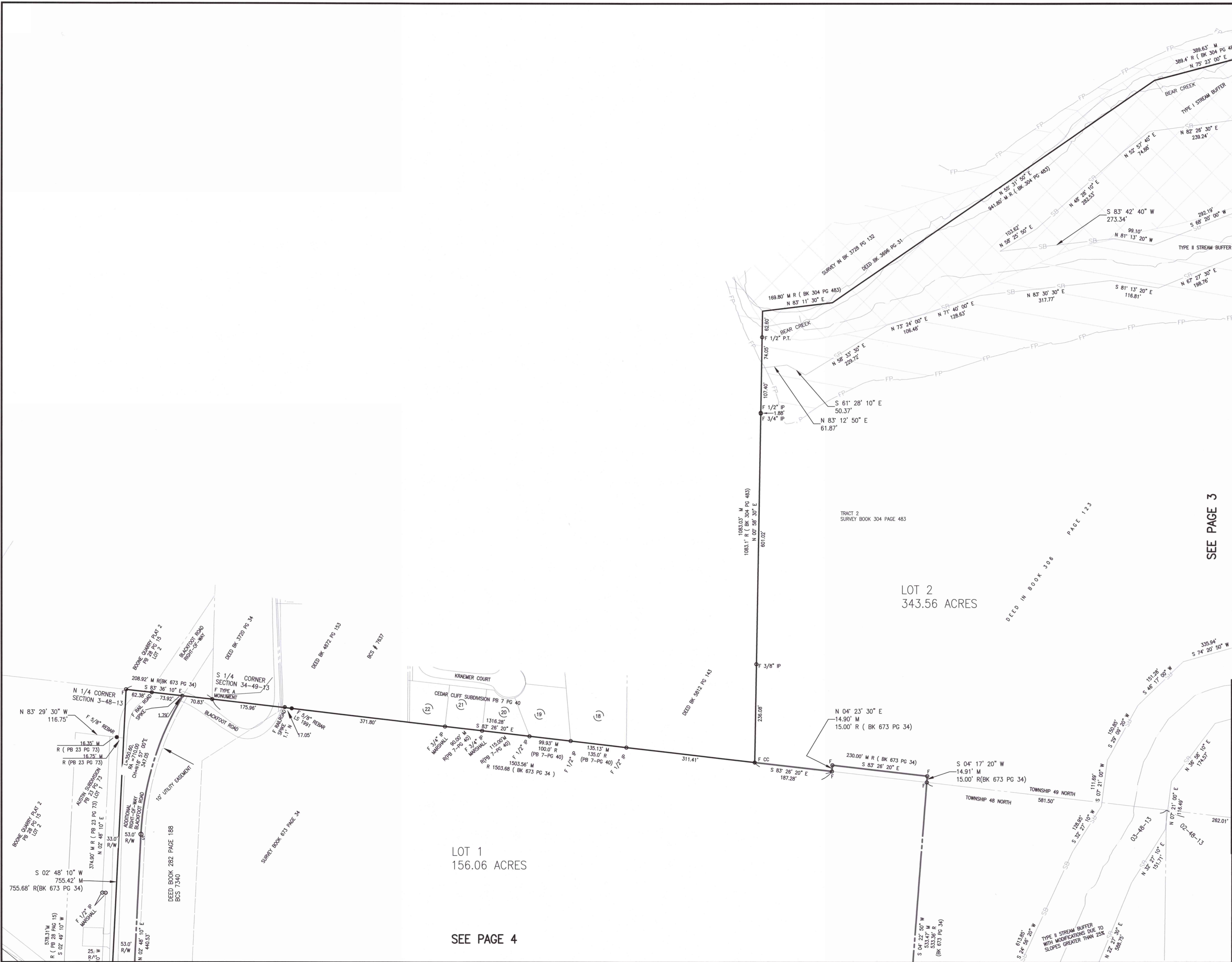




BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATIONS.

**LEGEND**

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- S SET
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- ⊕ COTN COTTON SPINDLE
- ⊕ CC CUT CROSS IN CONCRETE
- ⊕ CV CUT V IN CONCRETE
- PM PERMANENT MONUMENT
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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  
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573-874-7111

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LOT 1  
156.06 ACRES

SEE PAGE 4

LOT 2  
343.56 ACRES

DEED IN BOOK 306

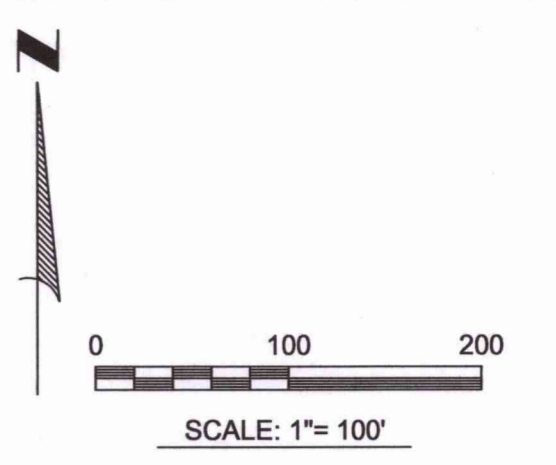
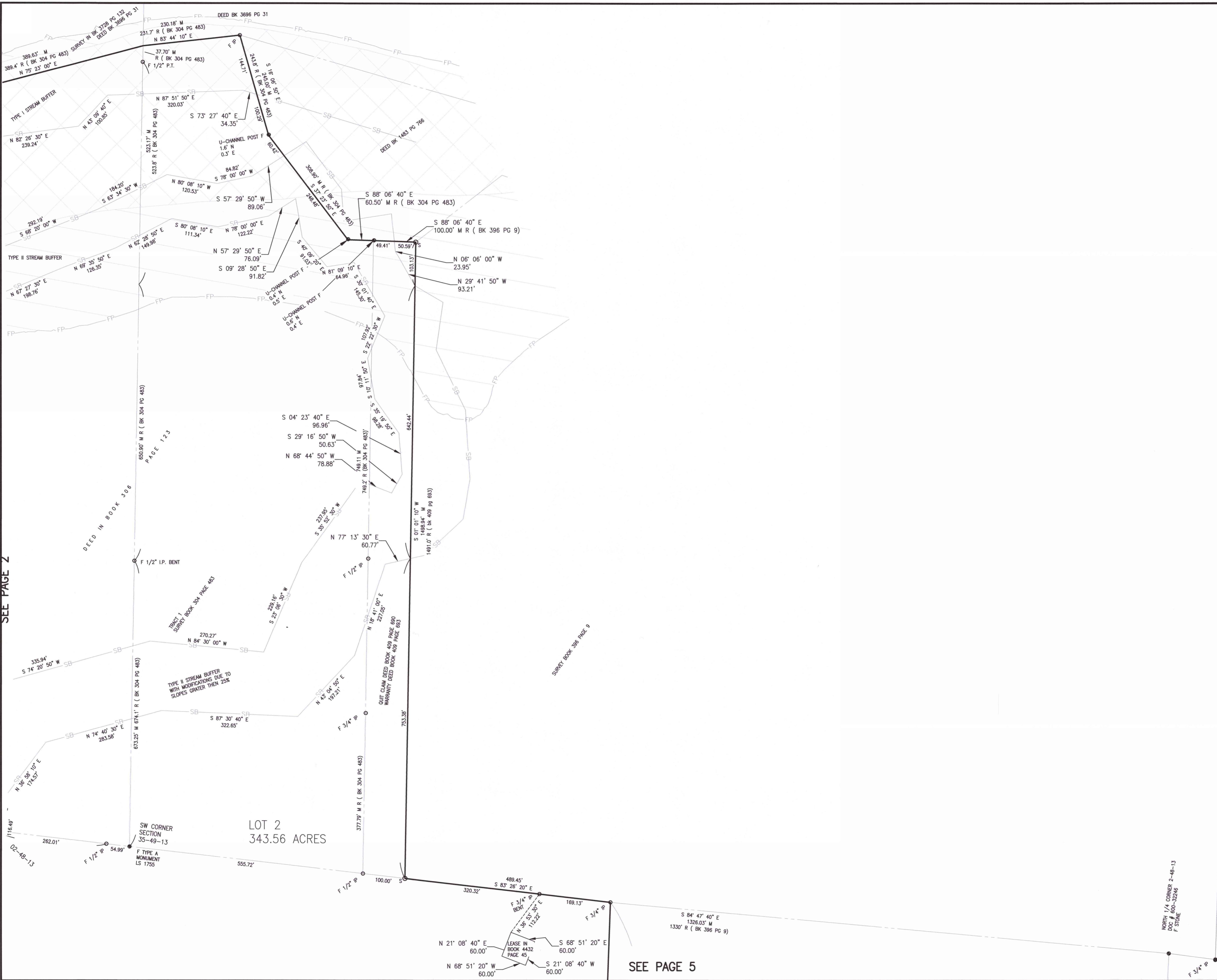
TRACT 2  
SURVEY BOOK 304 PAGE 483

PAGE 123

DEED BOOK 282 PAGE 188  
BCS 7340

BOONE QUARRY PLAT 2  
BLACKFOOT ROAD  
KRAEMER COURT  
CEDAR CLIFF SUBDIVISION PB 7 PG 40  
S 1/4 CORNER SECTION 34-49-13  
F TYPE A MONUMENT  
10' UTILITY EASEMENT





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

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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  
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SEE PAGE 2

SEE PAGE 5

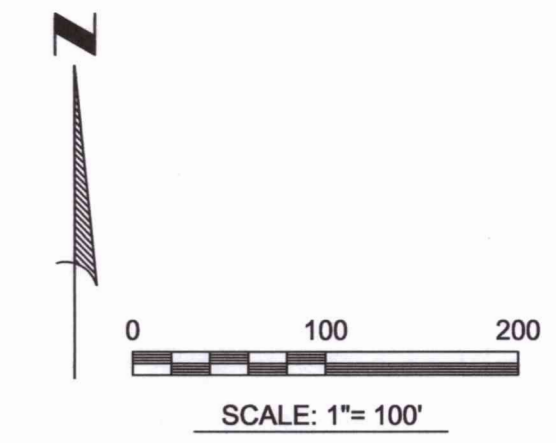
LOT 2  
343.56 ACRES

SW CORNER SECTION 35-49-13  
F. TYPE A MONUMENT LS 1755

NORTH 1/4 CORNER 2-46-13  
F. STAKE



SEE PAGE 2



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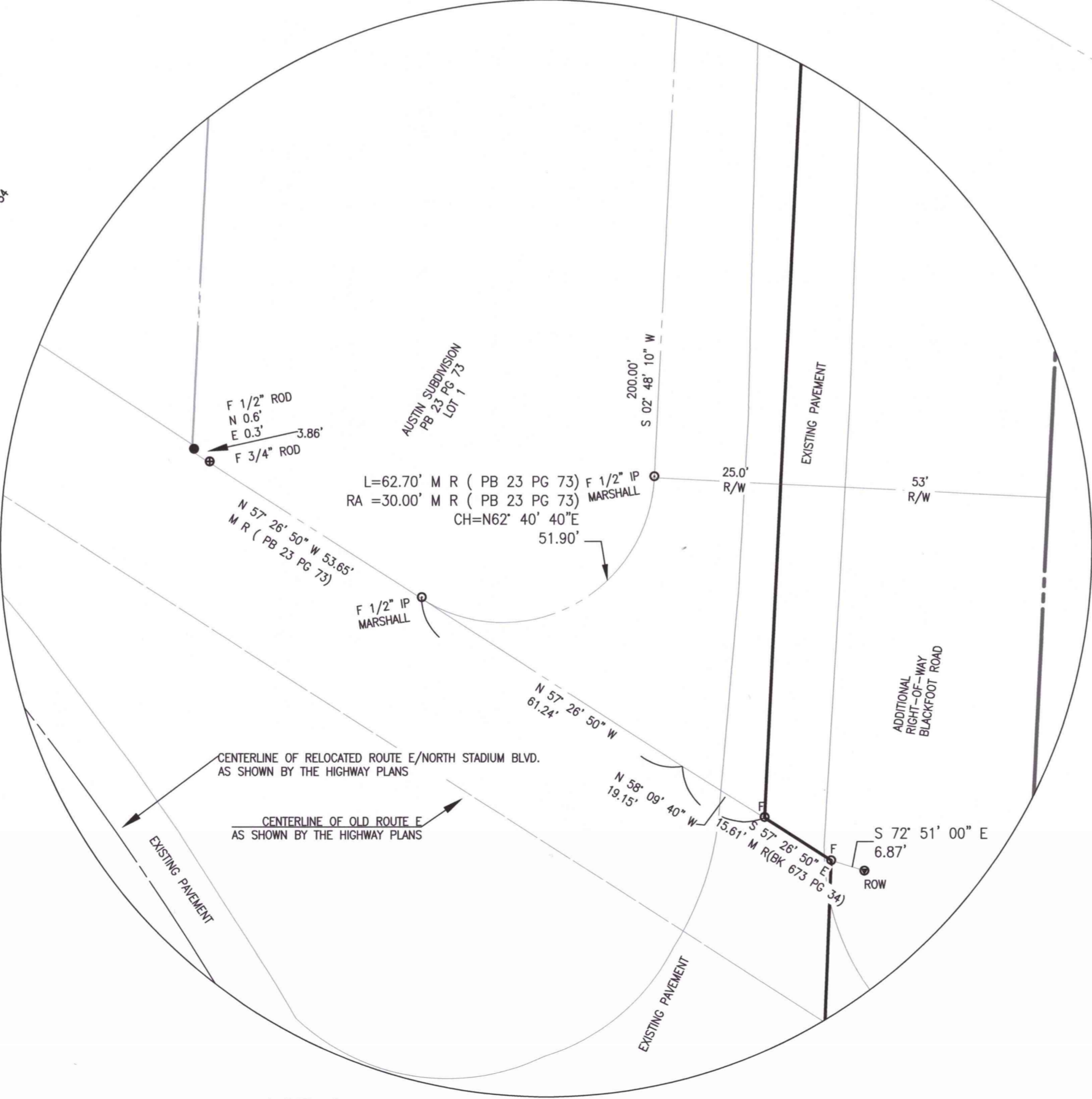
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LOT 2  
343.56 ACRES

SEE PAGE 5

**DETAIL A  
NOT TO SCALE**



LOT 1  
156.06 ACRES

SEE PAGE 6

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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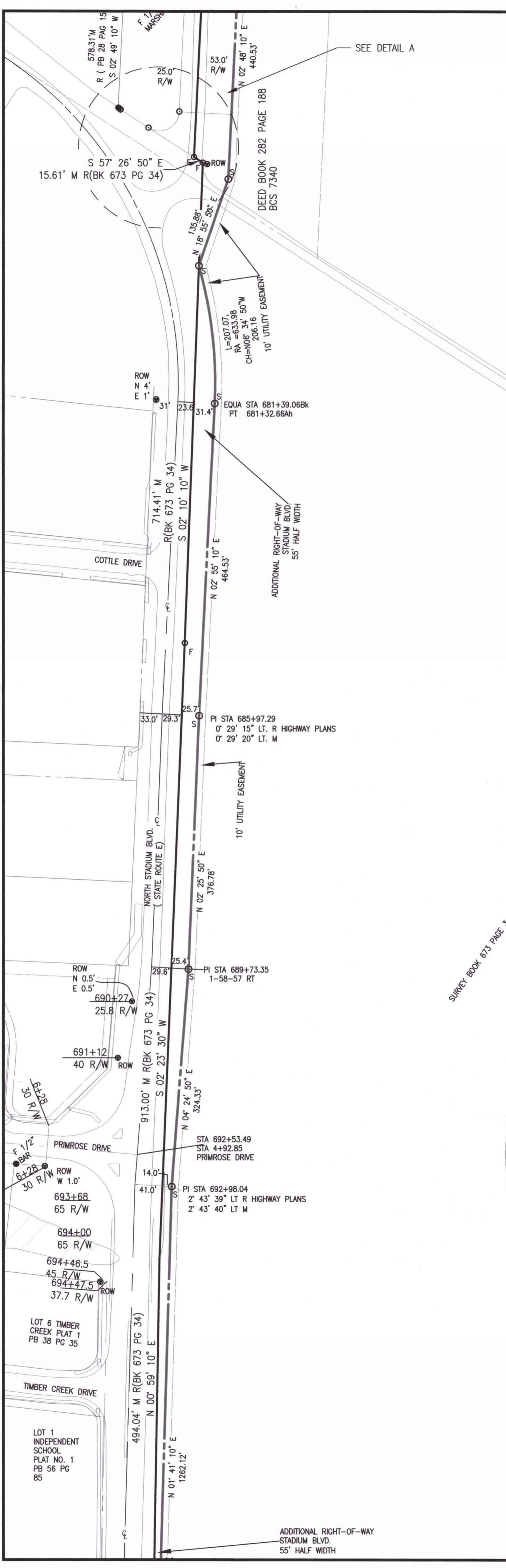
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E 1/4 CORNER  
3-48-13

DEED IN BOOK 211 PAGE 375

DEED IN BOOK 266 PAGE 272



ADDITIONAL RIGHT-OF-WAY  
STADIUM BLVD.  
55' HALF WIDTH







LOT 1  
156.06 ACRES

DEED IN BOOK 266 PAGE 272

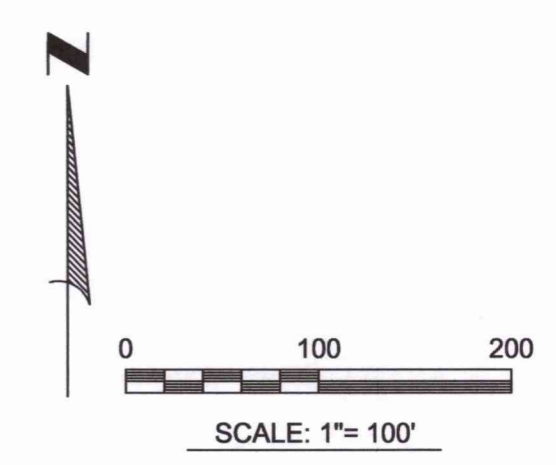
SEE PAGE 4

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"E	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'



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**LEGEND**

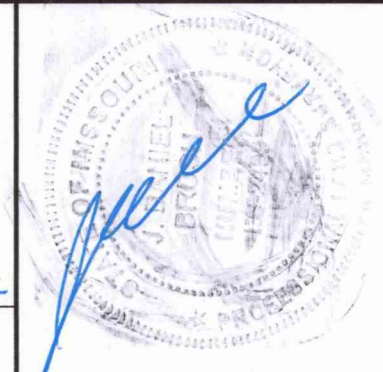
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SEE PAGE 7

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  
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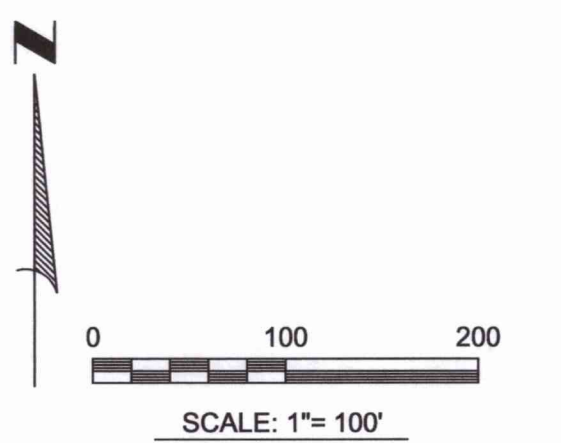
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SEE PAGE 5



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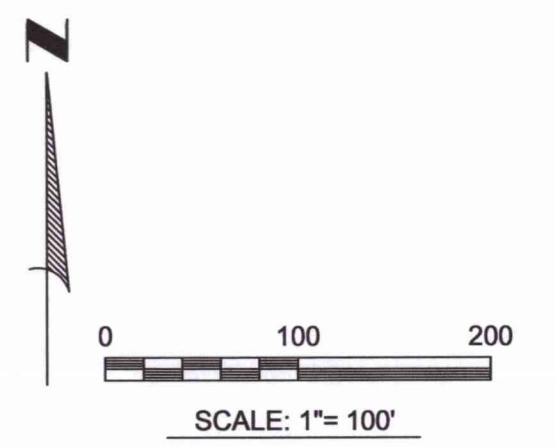
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SEE PAGE 6

LOT 2  
343.56 ACRES

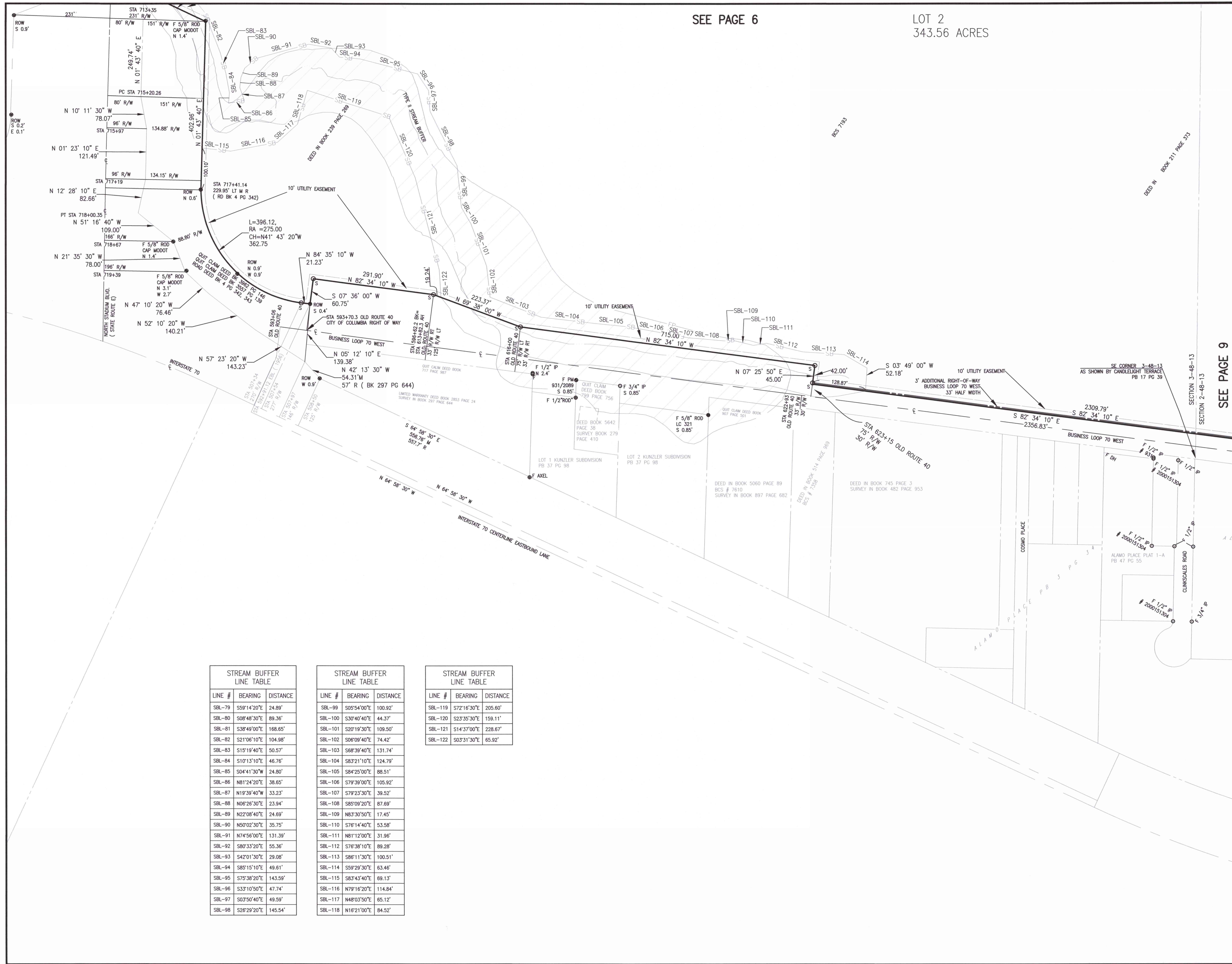


BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATIONS.

**LEGEND**

- P.O.B. POINT OF BEGINNING
- BCS BOONE COUNTY SURVEY
- F FOUND
- S SET
- 3/4" IRON PIPE
- DRILL HOLE WITH CUT CROSS
- DH DRILL HOLE WITH CUT CROSS
- ROW EXISTING RIGHT-OF-WAY MARKER
- ⊕ 3/4" ROD
- ⊕ REBAR
- ⊕ 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
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- P.T. PINCH TOP IRON PIPE
- PK PK NAIL IN CONCRETE
- ⊕ SURVEY IN BOOK 279 PAGE 533
- ⊕ FLOODWAY ZONE AE
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SEE PAGE 9

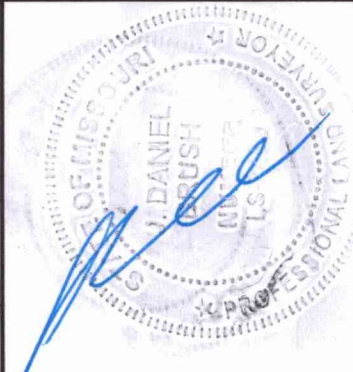


LINE #	BEARING	DISTANCE
SBL-79	S59°14'20"E	24.89'
SBL-80	S08°48'30"E	89.36'
SBL-81	S38°49'00"E	168.65'
SBL-82	S21°06'10"E	104.98'
SBL-83	S15°19'40"E	50.57'
SBL-84	S10°13'10"E	46.76'
SBL-85	S04°41'30"W	24.80'
SBL-86	N81°24'20"E	38.65'
SBL-87	N19°39'40"W	33.23'
SBL-88	N06°26'30"E	23.94'
SBL-89	N22°08'40"E	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'

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'

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'

J. DANIEL BRUSH  
CITY LAND SURVEYOR  
PLS NUMBER 2499  
DATE: 2-14-21



**City of Columbia, Missouri  
Public Works**

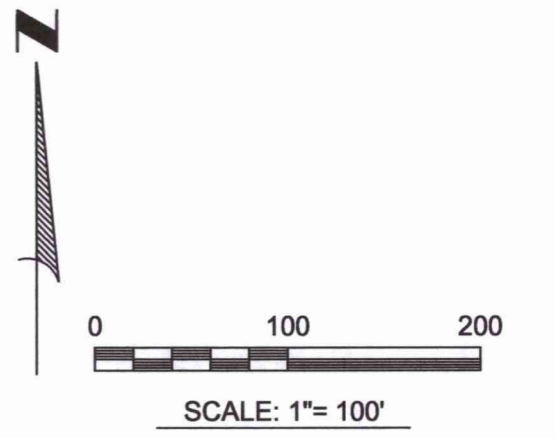
701 E. Broadway  
Columbia, Missouri 65201  
573-874-7111

**COSMO PARK SUBDIVISION  
PLAT 1**

PART OF THE SOUTHWEST 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.

PAGE 8 OF 9

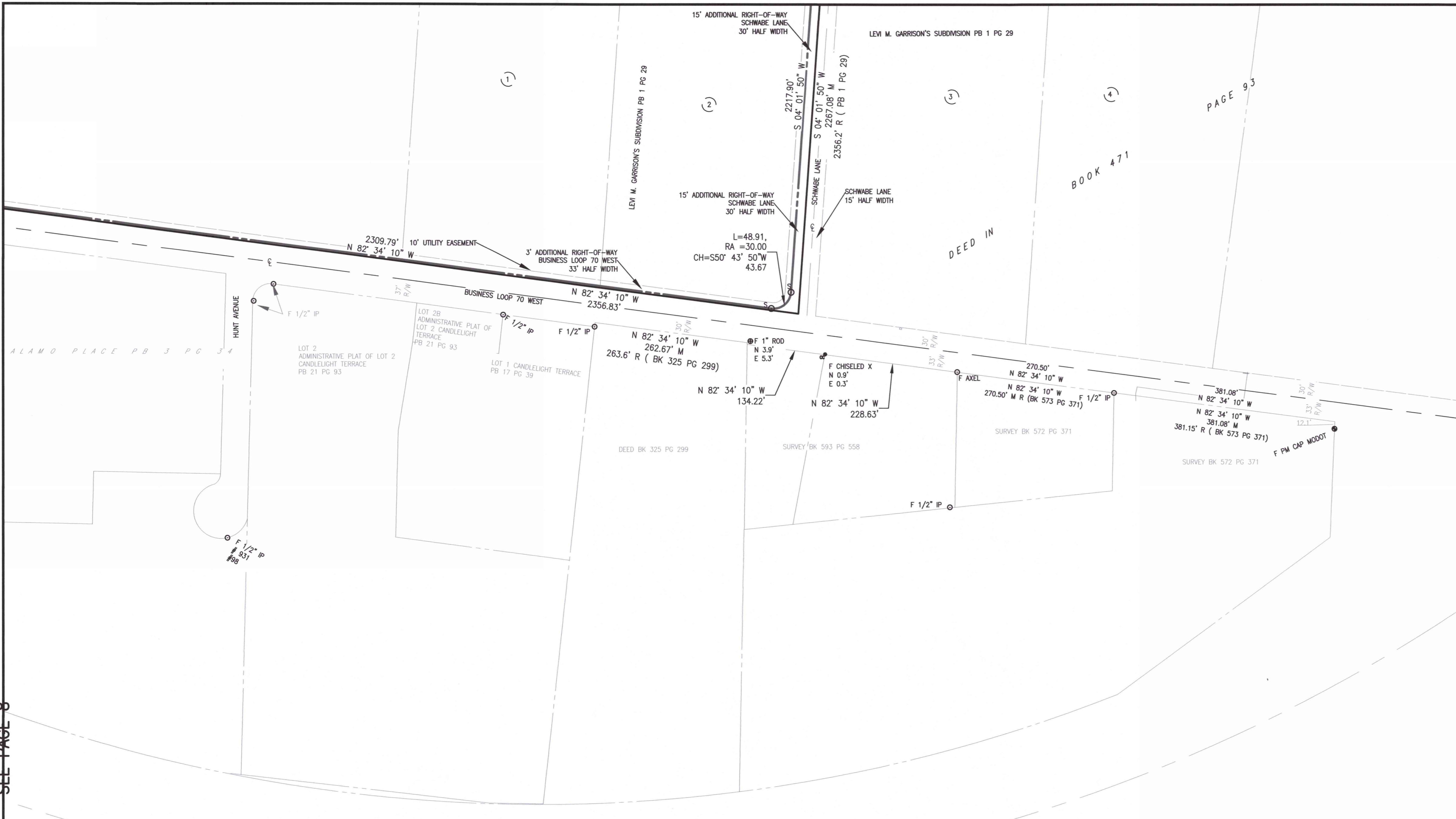




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SEE PAGE 8

J. DANIEL BRUSH  
CITY LAND SURVEYOR

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