

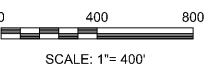
LEGEND

P.O.B. BCS F S	POINT OF BEGINNING BOONE COUNTY SURVEY FOUND SET	
໐ັ	3/4" IRON PIPE UNLESS OTHERWISE NOTED	
DH	DRILL HOLE WITH CUT CROSS	
ROW	EXISTING RIGHT-OF-WAY MARKER	
\oplus	3/4" ROD	
Ŏ	REBAR	
IP	IRON PIPE	DATE OF SURVEY: OC SURVEY FOR THE CITY
COTN	COTTON SPINDLE	SURVEY FOR THE CIT
🕒 cc	CUT CROSS IN CONCRETE	ACCURACY STANDAR
CV	CUT V IN CONCRETE	THE URBAN ACCURAC 20 CSR 2030-16.040(2).
PM	PERMANENT MONUMENT	20 CSR 2030-10.040(2).
-P	FLOOD PLAIN	FLOOD PLAIN STATEM
5B	STREAM BUFFER	PART OF THIS TRACT, IS LOCATED WITHIN T
— × —	FENCE	FLOODWAY ZONE AE,
MH	MANHOLE	HAZARD" AND 0.2% AI "UPPER SQUARE MILE
RA	RADIUS	F.I.R.M MAP PANEL NO
L	ARC LENGTH	2017.
CH	CHORD	STREAM BUFFER STAT
M	MEASURED	AS DEFINED BY THE U
R	RECORD	AND CHAPTER 12A OF
STA		ORDINANCES, THE FO ARE LOCATED ON THI
P.O.B.		ATTACHED PLAT;
ଜ	CENTERLINE	TYPE I
P.T.	PINCH TOP IRON PIPE	TYPE II TYPE II WITH SLOPE N
PK		
(A)	SURVEY IN BOOK 279 PAGE 533	NOTE
	FLOODWAY ZONE AE	1) THE DEED IN BO REVERSION CLAUSE. CITY OF COLUMBIA U
	FLOOD PLAIN ZONE AE	REQUIREMENTS OF T

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 ... "

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

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, THENCE WITH SOUTH LINE OF SAID SECTION 34 S.83°26'20"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 THE TRACT SHOWN BY THE SURVEY IN BOOK 279 PAGE 533 OF THE BOONE COUNTY RECORDS; THENCE WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 279 PAGE 533, S.09°11'30"W, 223.59 FEET; THENCE N.89°27'30"E, 298.42 FEET TO THE SOUTHEAST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 279 PAGE 533, ALSO BEING A POINT ON THE WEST LINE OF LOT 9 OF LEVI M. GARRISON'S SUBDIVISION AS SHOWN IN PLAT BOOK 1 PAGE 29 OF THE BOONE COUNTY RECORDS; THENCE WITH THE SAID WEST LINE, N.04°01'50"E, 92.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID PARKSIDE DRIVE; THENCE WITH SAID SOUTH RIGHT OF WAY LINE S.64°55'30"E, 715.85 FEET; THENCE S.60°32'20"E, 16.85 FEET TO THE EAST LINE OF SAID LOT 9, ALSO BEING THE WEST RIGHT OF WAY LINE OF SCHWABE LANE; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH SAID WEST RIGHT OF WAY LINE, S.04°01'50"W, 2267.08 FEET TO THE SOUTH EAST CORNER OF LOT 2 OF SAID LEVI M. GARRISON'S SUBDIVISION, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF BUSINESS LOOP 70 WEST; THENCE WITH SAID NORTH RIGHT OF WAY LINE N.82°34'10"W, 2356.83 FEET; THENCE N.07°25'50"E, 45.00 FEET; THENCE N.82°34'10"W, 715.00 FEET; THENCE N.69°38'00"W, 223.37 FEET; THENCE N.82°34'10"W, 291.90 FEET; THENCE S.07°36'00"W, 60.75 FEET TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF 1-70 AS DESCRIBED BY THE ROAD DEED IN BOOK 4 PAGE 342 AND 343; THENCE WITH SAID NORTH RIGHT OF WAY LINE N.84°35'10"W, 21.23 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 KNOW 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 EAST RIGHT OF WAY LINE AS SHOWN BY THE CONSTRUCTION PLANS OF STATE ROUTE E, N.01°53'40"E, 98.18 FEET; THENCE N.02°05'20"E, 32.14 FEET TO THE SOUTH WEST CORNER OF THE TRACT AS SHOWN BY THE SURVEY IN BOOK 673 PAGE 34 OF THE BOONE COUNTY RECORDS; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID STADIUM BLVD. AS SHOWN BY SAID SURVEY IN BOOK 673 PAGE 34, N.02°05'20"E, 658.32 FEET; THENCE N.00°59'10"E, 494.04 FEET; THENCE N.02°23'30"E, 913.00 FEET; THENCE N.02°10'10"E, 714.41 FEET; THENCE N.57°26'50"W, 15.61 FEET TO THE SOUTH WEST CORNER OF BCS SURVEY 7340; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 673 PAGE 34 N.02°48'10"E, 755.42 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3, ALSO BEING THE NORTH WEST CORNER OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 673 PAGE 34; THENCE WITH THE NORTH LINE OF SAID TRACT S.83°36'10"E, 208.92 FEET TO THE POINT OF



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

OCTOBER 2023 TY OF COLUMBIA

ARD: THIS SURVEY MEETS OR EXCEEDS ACY STANDARD AS DEFINED BY

EMENT:

, AS SHOWN ON THE ATTACHED PLAT THE FOLLOWING ZONES: ZONE AE, E, ZONE X "AREA OF MINIMAL FLOOD ANNUAL CHANCE FLOOD HAZARD LE" AS DETERMINED BY THE FEMA NO. 29019C0280E, DATED APRIL 19.

ATEMENT:

E USGS COLUMBIA QUADRANGLE MAP OF THE CITY OF COLUMBIA CODE OF OLLOWING STREAM BUFFERS, THAT HE PARCEL, ARE SHOWN ON THE

MODIFICATIONS GREATER THAN 25%

BOOK 409 PAGE 691 CONTAINS A E. THIS TRACT WILL REVERT TO THE UPON SATISFYING THE 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.

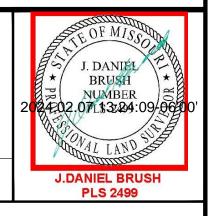
J. DANIEL BRUSH PLS 2499 CITY LAND SURVEYOR

2024

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____

NOTARY PUBLIC

J.DANIEL BRUSH CITY LAND SURVEYOR PLS NUMBER 2499



DAY OF

DATE:

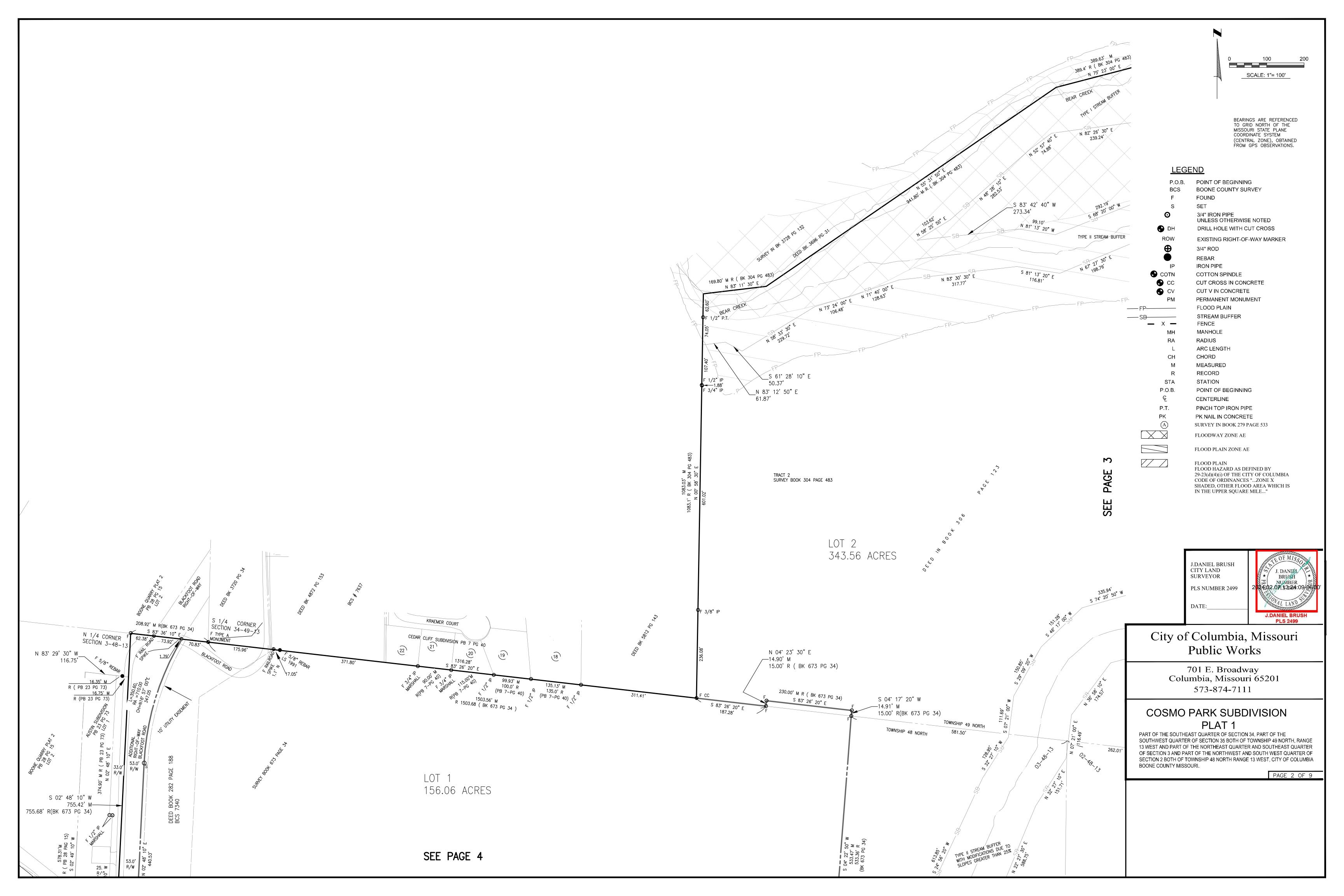
City of Columbia, Missouri Public Works

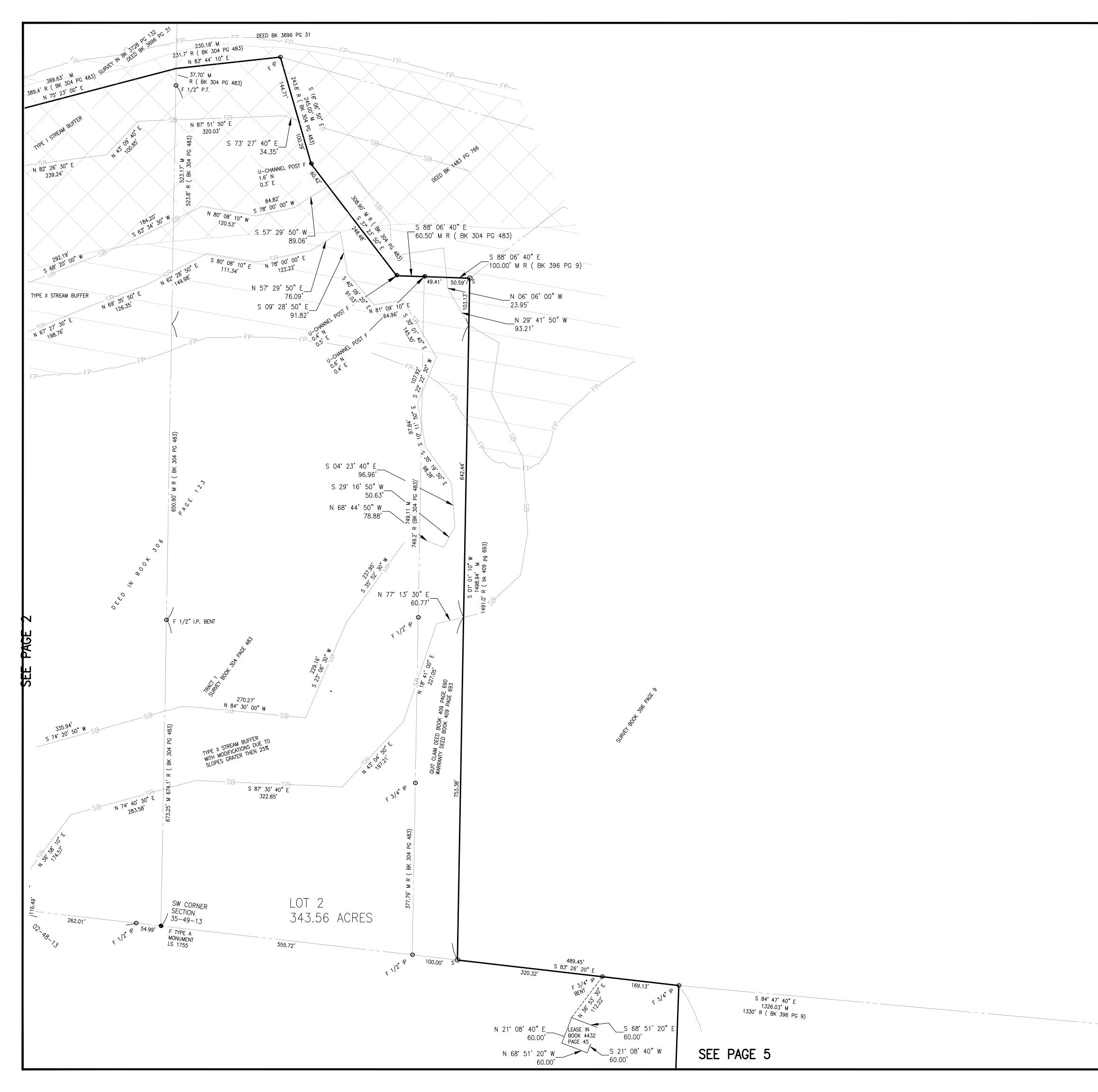
701 E. Broadway Columbia, Missouri 65201 573-874-7111

COSMO PARK SUBDIVISION PLAT 1

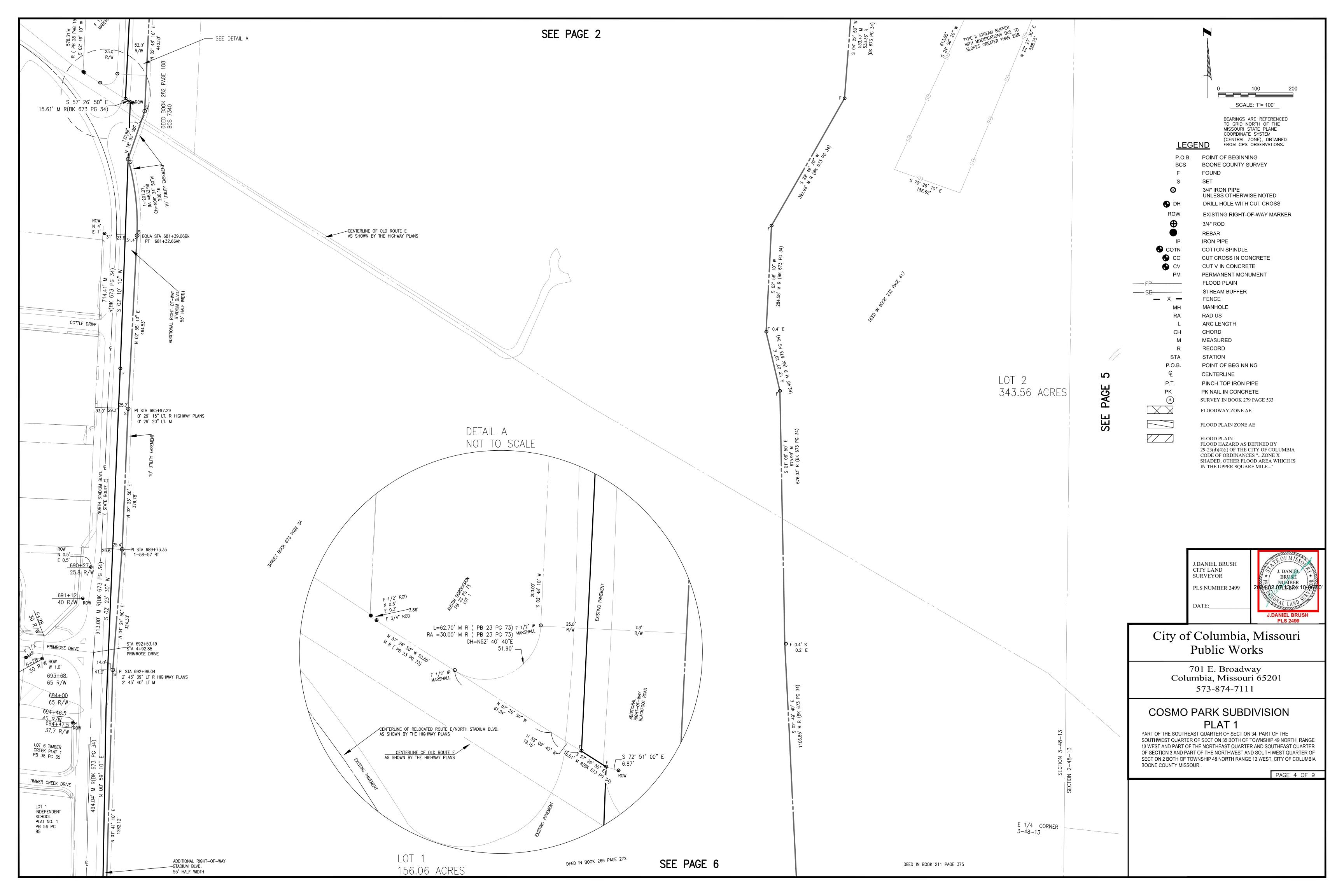
PART OF THE SOUTHEAST QUARTER OF SECTION 34, PART OF THE SOUTHWEST QUARTER OF SECTION 35 BOTH OF TOWNSHIP 49 NORTH, RANGE 13 WEST AND PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE NORTHWEST AND SOUTH WEST QUARTER OF SECTION 2 BOTH OF TOWNSHIP 48 NORTH RANGE 13 WEST,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

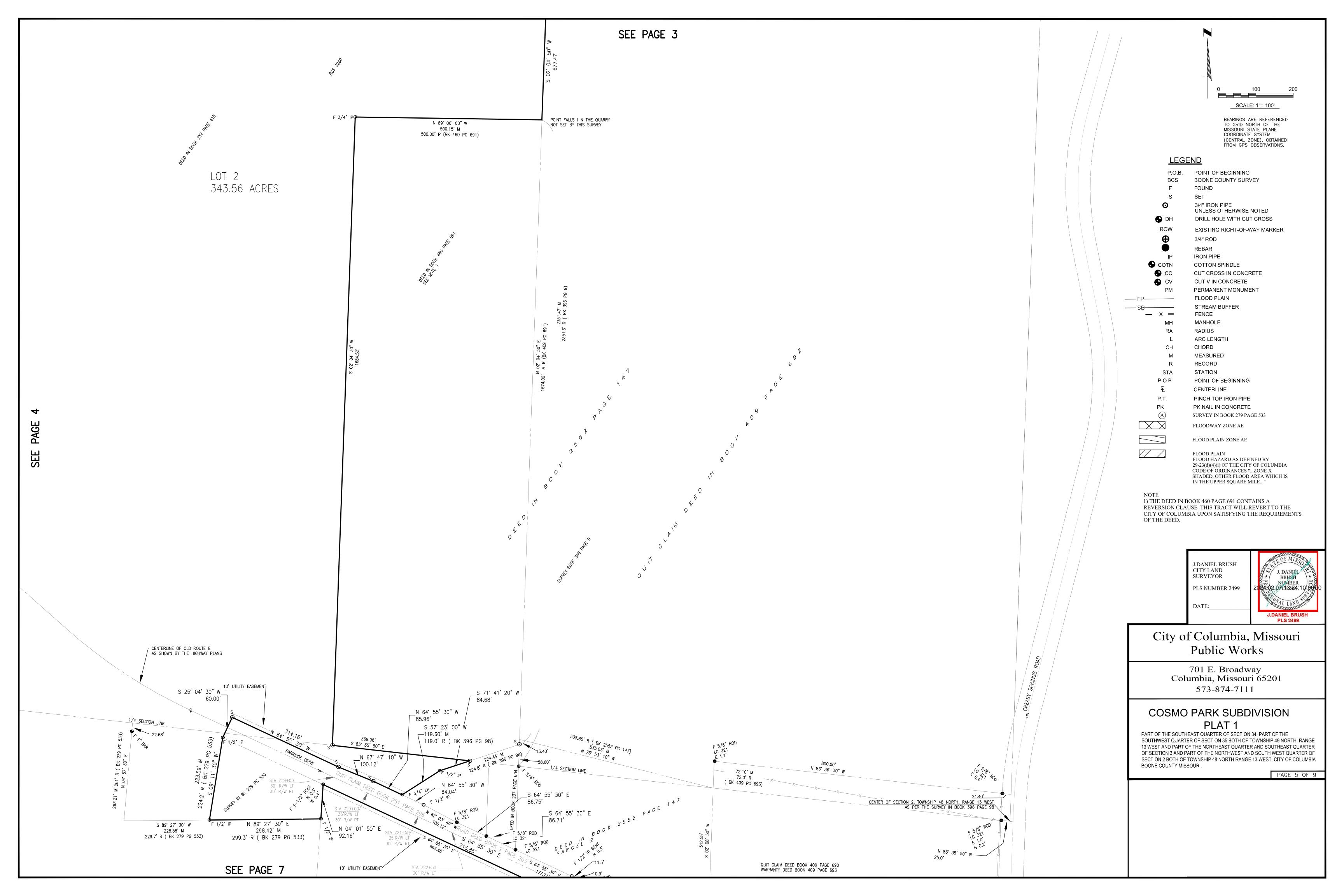
PAGE 1 OF 9

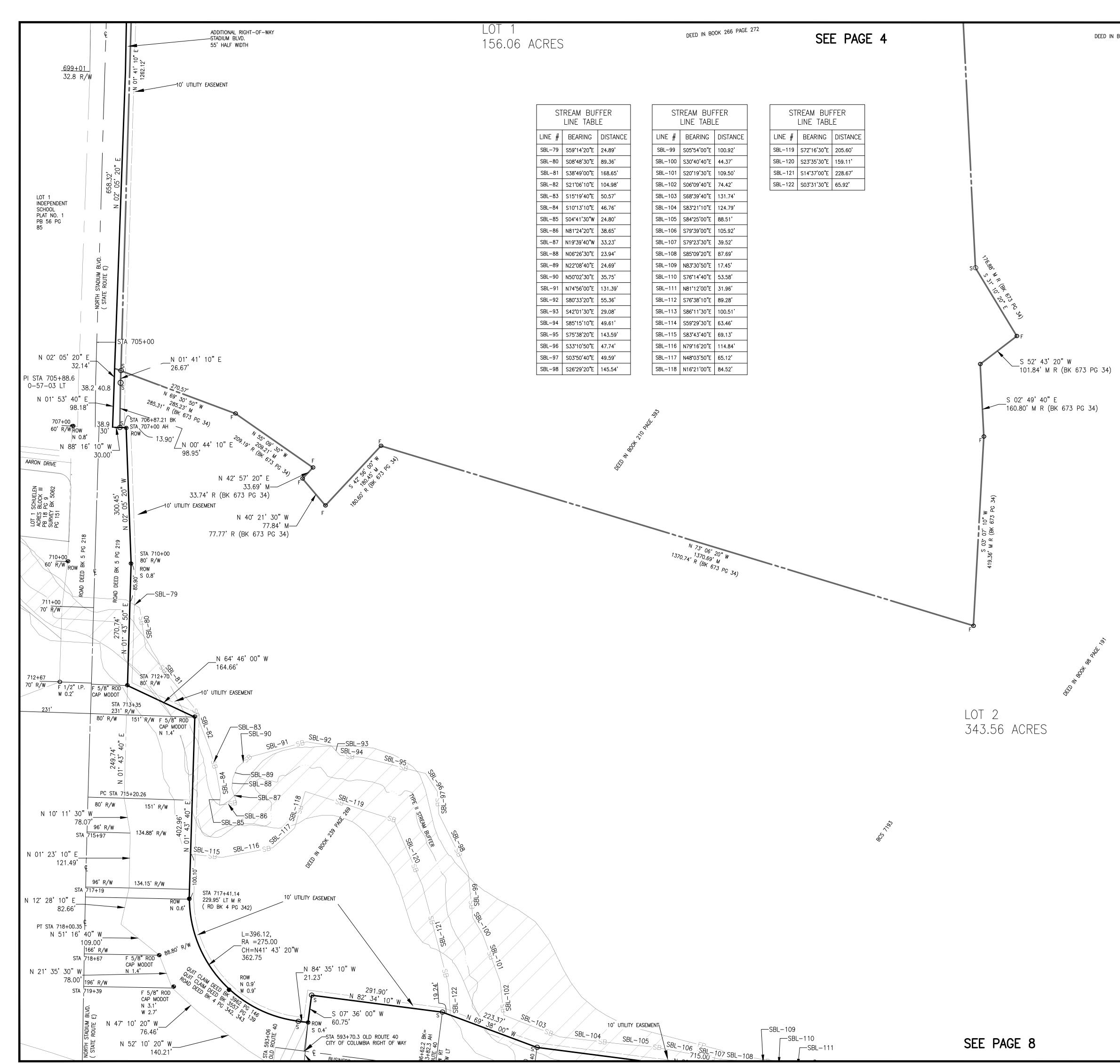


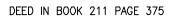


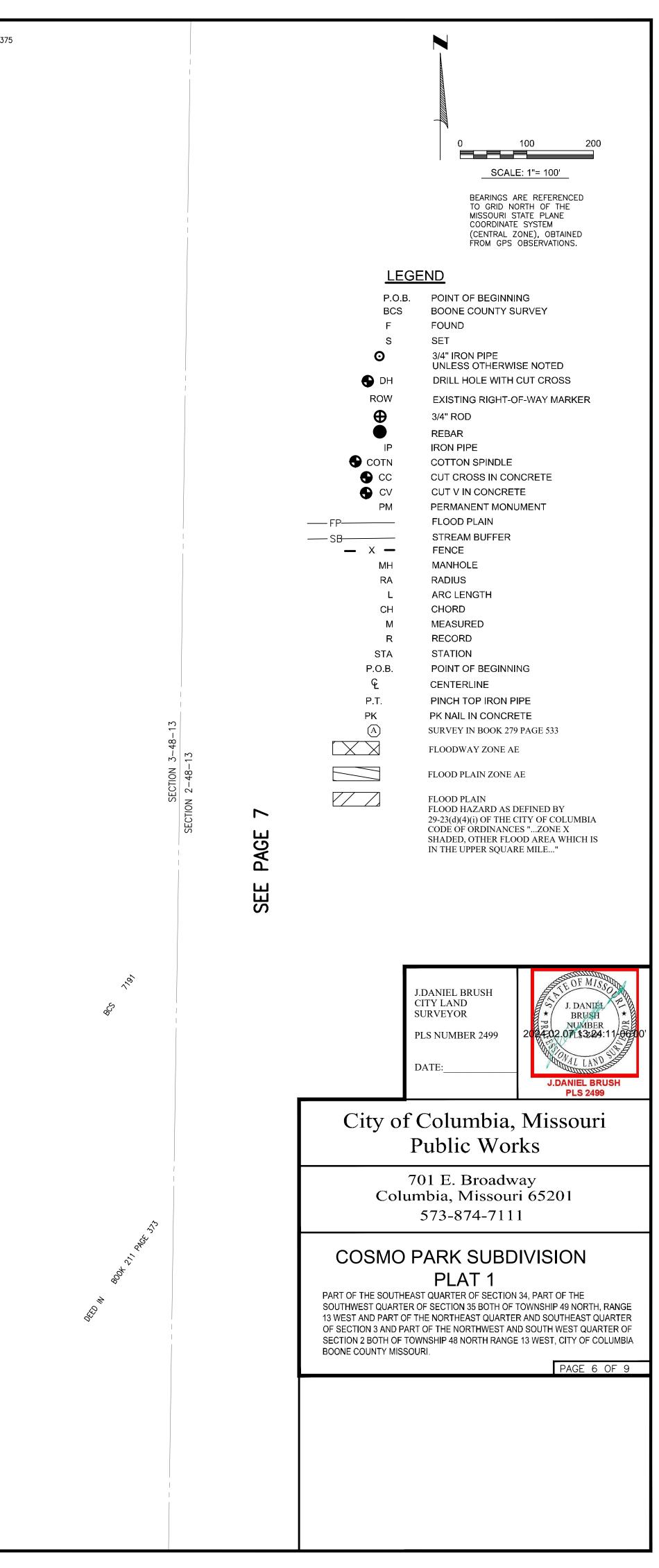
100 200 SCALE: 1"= 100' BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATIONS. <u>LEGEND</u> P.O.B. POINT OF BEGINNING BCS BOONE COUNTY SURVEY FOUND SET S Ο 3/4" IRON PIPE UNLESS OTHERWISE NOTED DRILL HOLE WITH CUT CROSS 🕒 DH ROW EXISTING RIGHT-OF-WAY MARKER Ð 3/4" ROD REBAR IRON PIPE IP COTTON SPINDLE 🕒 CC CUT CROSS IN CONCRETE CUT V IN CONCRETE CV PERMANENT MONUMENT РM FLOOD PLAIN —— FP——— STREAM BUFFER —— SB——— FENCE **—** X **—** MANHOLE MΗ RADIUS RA ARC LENGTH L СН CHORD Μ MEASURED R RECORD STA STATION P.O.B. POINT OF BEGINNING գ CENTERLINE P.T. PINCH TOP IRON PIPE ΡK PK NAIL IN CONCRETE A SURVEY IN BOOK 279 PAGE 533 \mathbf{X} 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 . DANIE BRUSH 202402.071\$3224:1 PLS NUMBER 2499 DATE: J.DANIEL BRUSH PLS 2499 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 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 3 OF 9 NORTH 1/4 CORNER DOC # 600-32246 F STONF

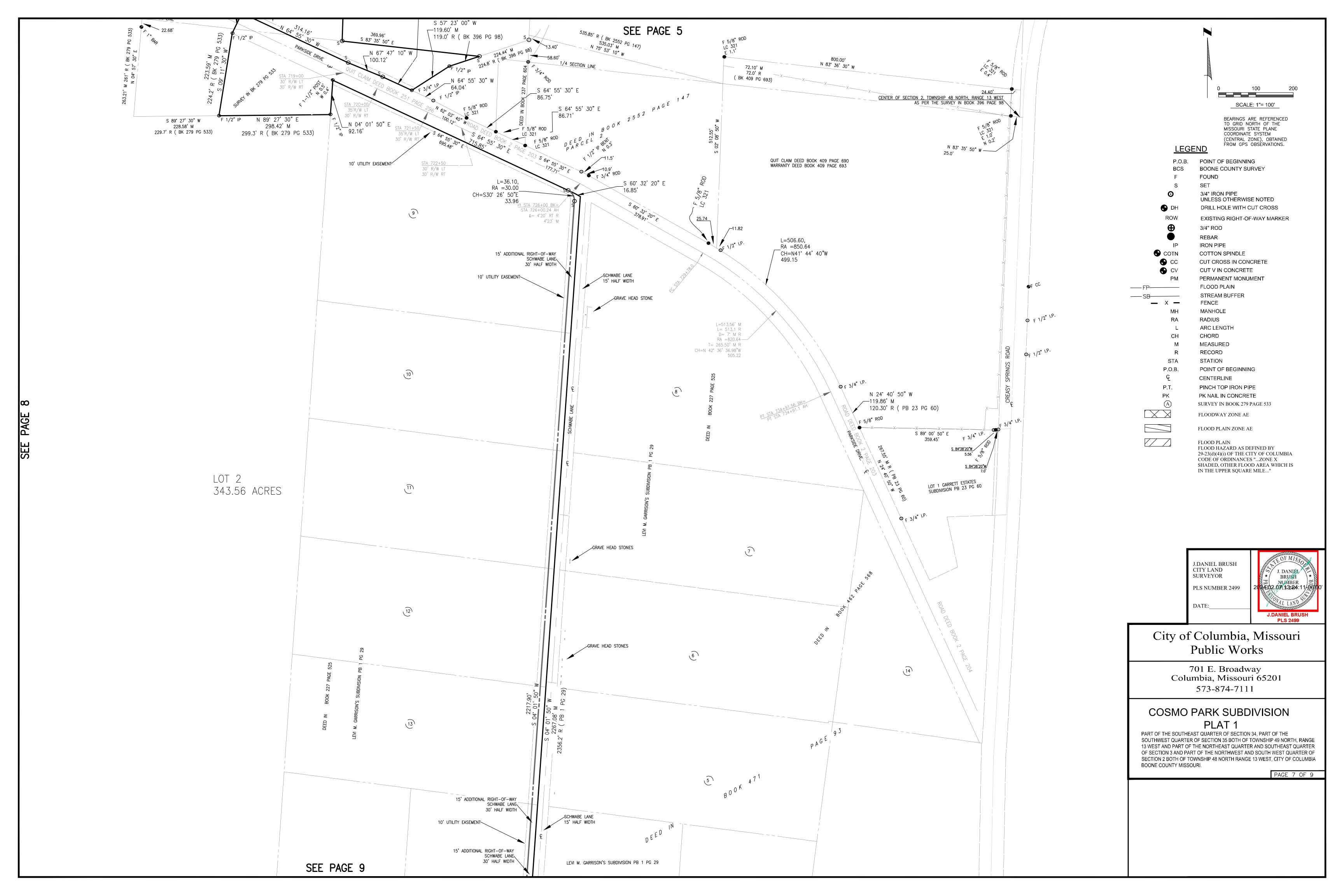


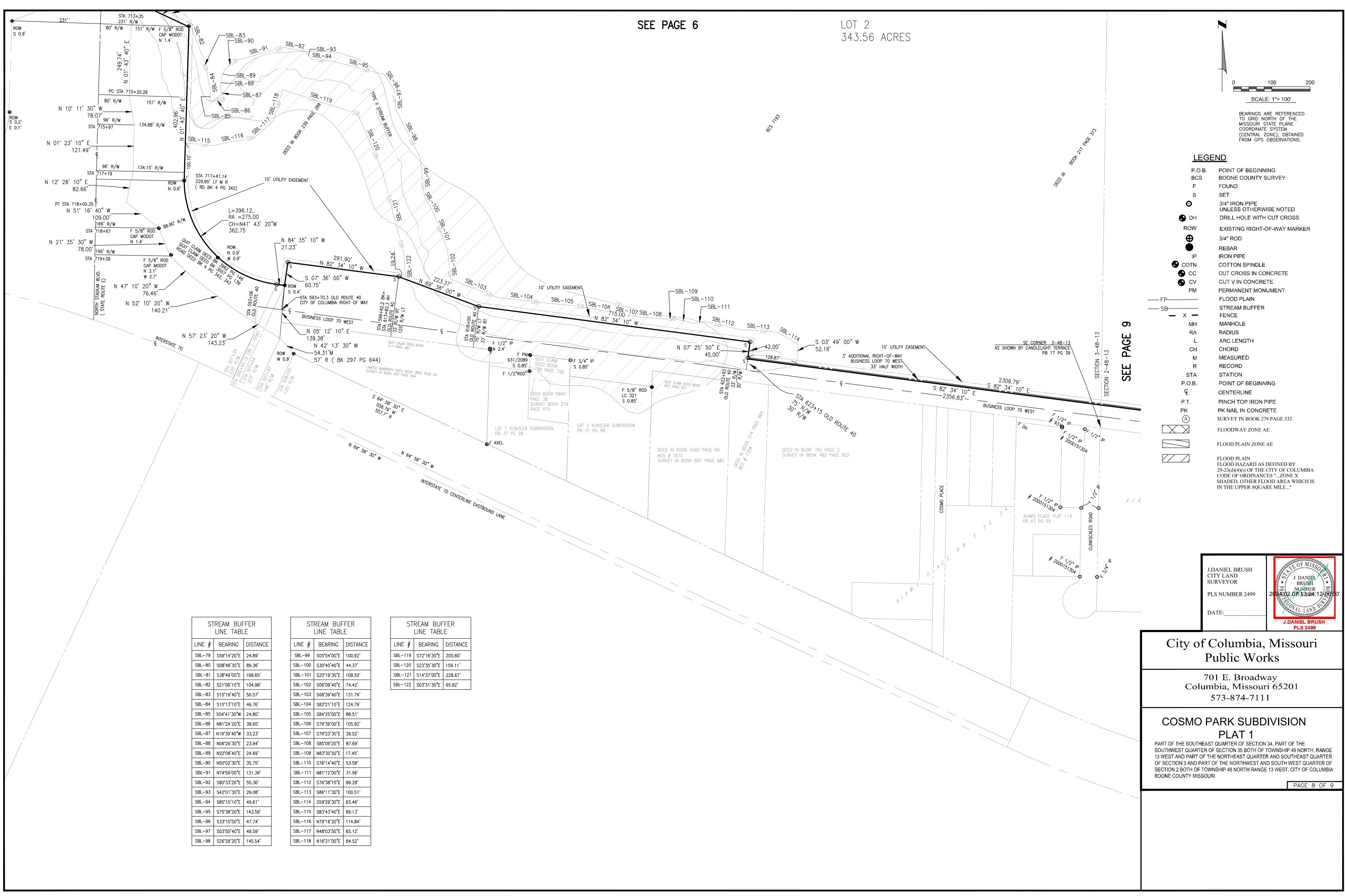








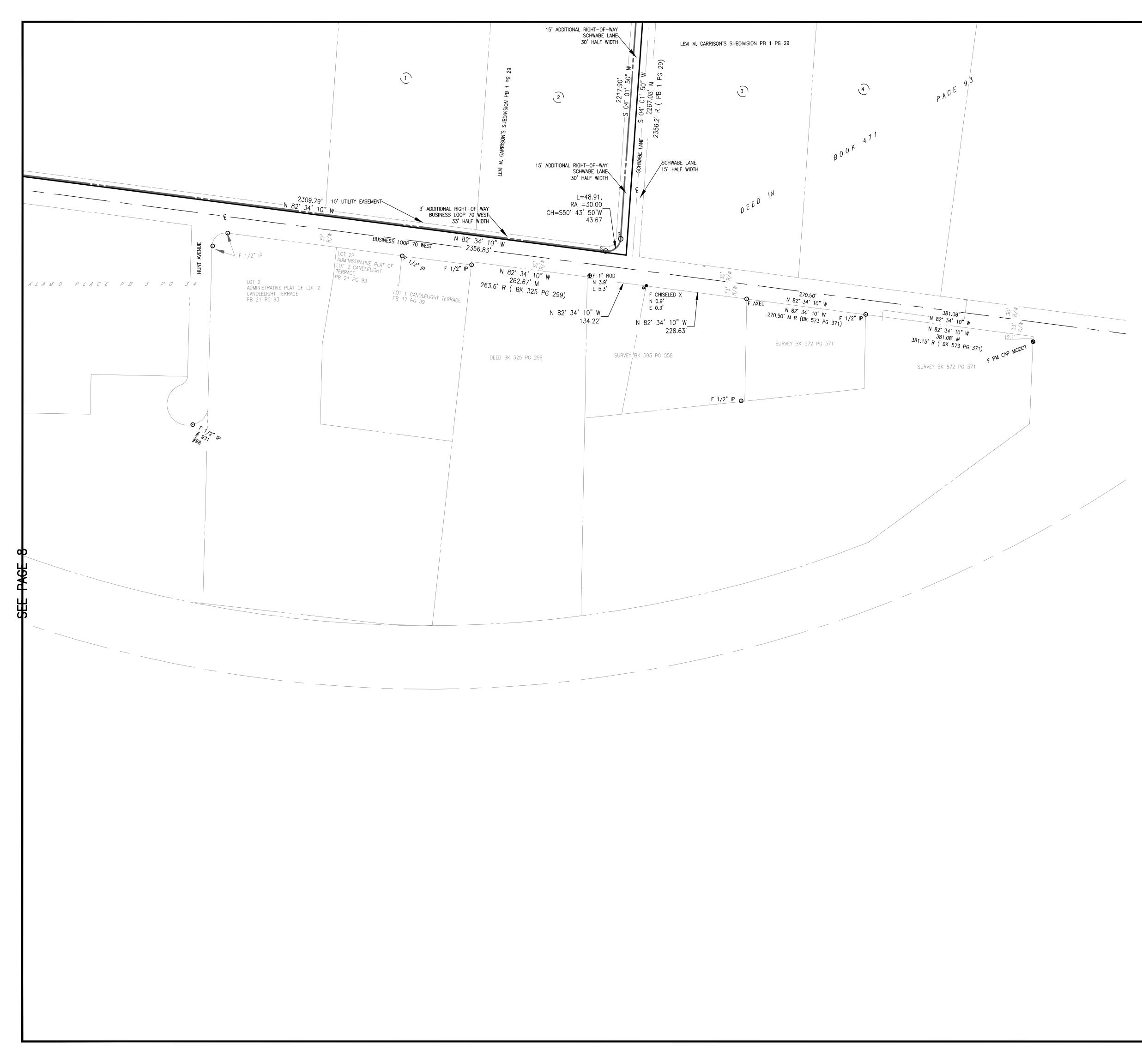




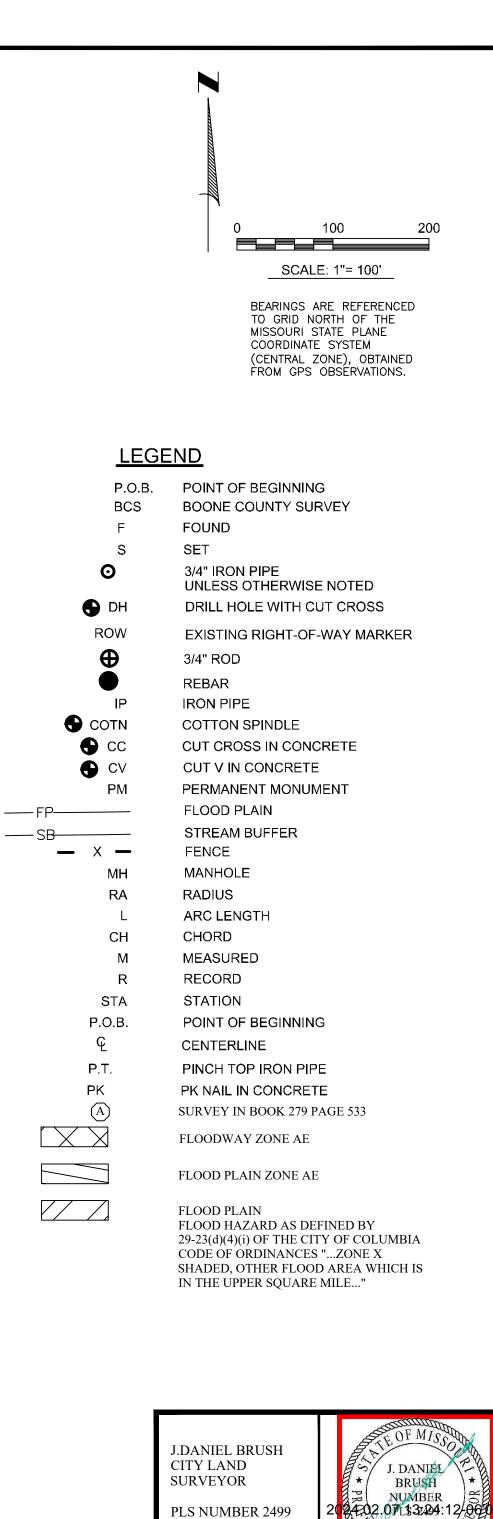
STREAM BUFFER LINE TABLE					
LINE #	BEARING	DISTANCE			
SBL-79	S59°14'20"E	24.89'			
SBL-80	S08°48'30"E	89.36'			
SBL-81	S38°49'00"E	168.65'			
SBL-82	S21°06'10"E	104.98'			
SBL-83	S15°19'40"E	50.57'			
SBL-84	S10°13'10"E	46.76'			
SBL-85	S04°41'30"W	24.80'			
SBL-86	N81°24'20"E	38.65'			
SBL-87	N19°39'40"W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



SEE PAGE 7



DATE:

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 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 9 OF 9

J.DANIEL BRUSH PLS 2499