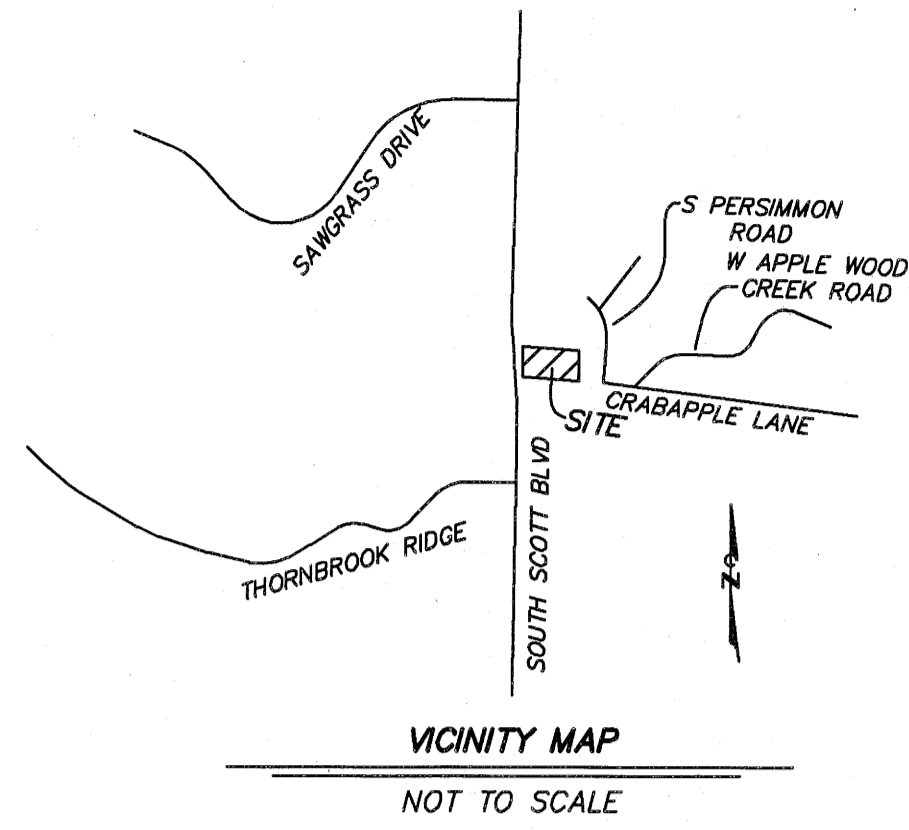


BACH SUBDIVISION

FINAL PLAT
 OCTOBER 7, 2021

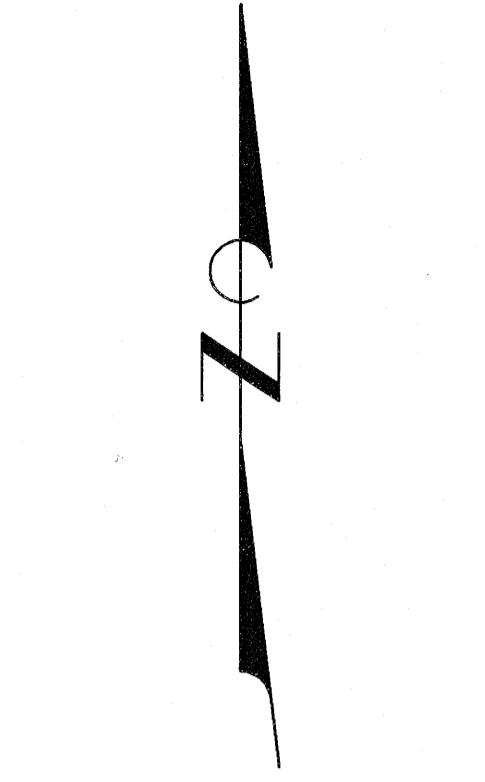


BEARINGS ARE REFERENCED TO MISSOURI
 STATE PLANE COORDINATE SYSTEM (NAD 1983)
 CENTRAL ZONE.

MONUMENT LEGEND

- ⊕ IRON
- ⊕ DH DRILL HOLE
- STONE
- S SET
- DTP DEDICATED BY THIS PLAT

ALL MONUMENTS ARE FOUND
 UNLESS SHOWN (S) SET

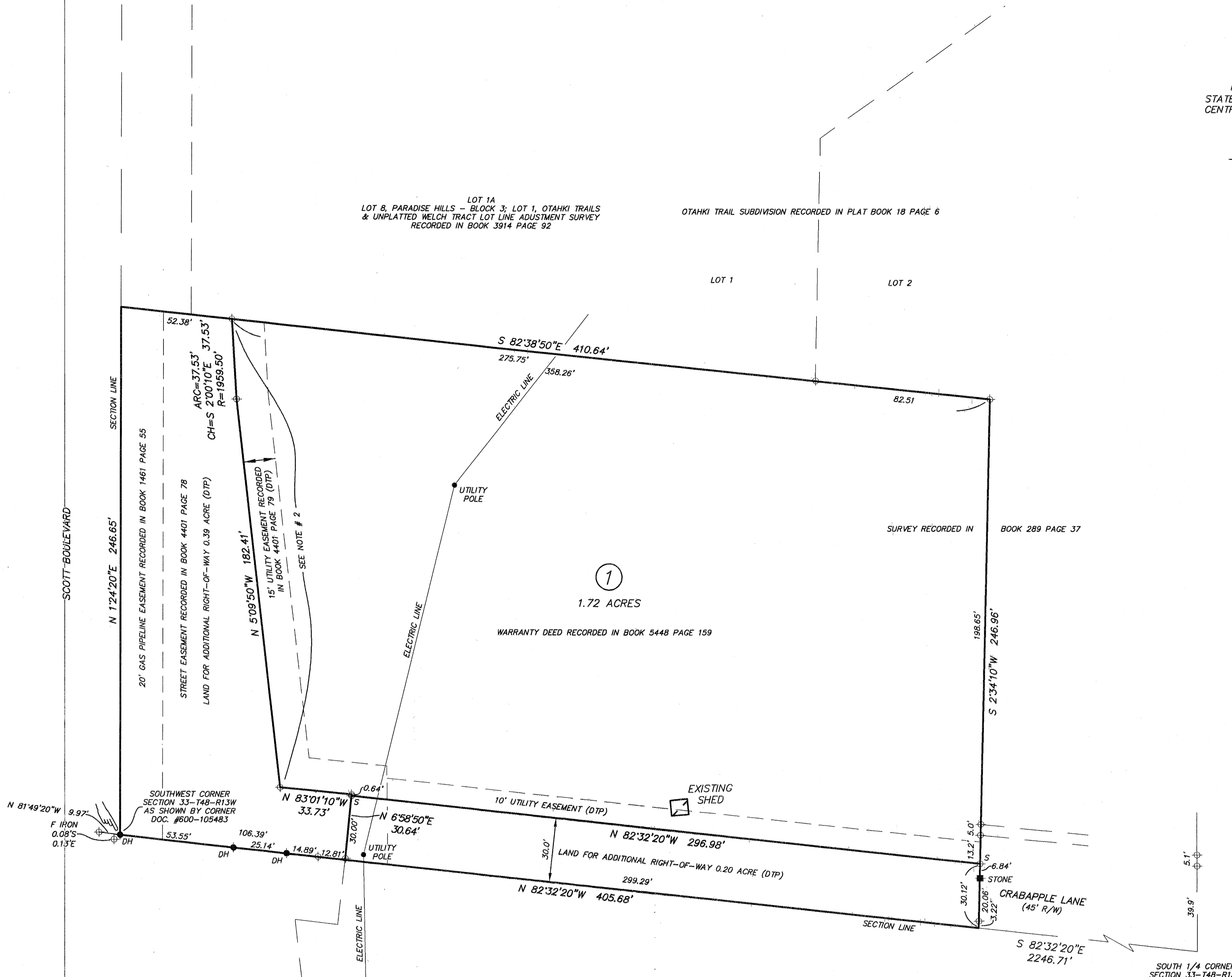


SCALE: 1" = 30'

- NOTES**
- THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - NO DRIVEWAY ACCESS ALLOWED ON TO SCOTT BOULEVARD.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FIRM MAP NUMBER 29019C0270E, DATED APRIL 19, 2017.



A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT SHOW BY SURVEY RECORDED IN BOOK 289 PAGE 37, AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5448 PAGE 159, FURTHER DESCRIBED AS FOLLOWS:

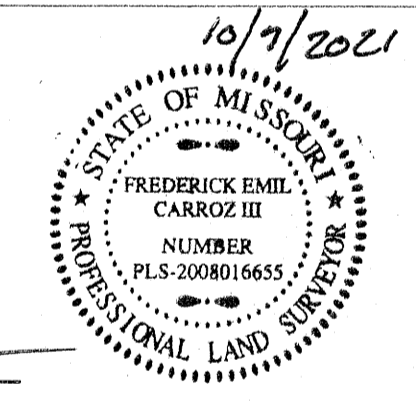
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33 T48N R13W, THENCE ALONG THE SECTION LINE, N 1°24'20"E 246.65 FEET; THENCE LEAVING SAID LINE, AND ALONG THE LINES OF LOTS 1 AND 2 OF OTAHKI TRAILS SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 6, S 82°38'50"E 410.64 FEET; THENCE S 2°34'10"W 246.96 FEET TO THE SOUTH LINE OF SECTION 33 T48N R13W; THENCE ALONG SAID LINE, N 82°32'20"W 405.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.30 ACRES.

THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS OF A TRUST INDENTURE RECORDED IN BOOK 304 PAGE 521, A GAS PIPELINE EASEMENT RECORDED IN BOOK 1461 PAGE 55, A STREET EASEMENT RECORDED IN BOOK 4401 PAGE 78, AND A UTILITY EASEMENT RECORDED IN BOOK 4401 PAGE 79.

THIS TRACT OF URBAN PROPERTY WAS SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ENGINEERING SURVEYS & SERVICES
 MISSOURI L.S. CORP. #2004004672
 1113 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (573) 449-2646
 EMAIL: FCARROZ@ESS-INC.COM

Frederick E. Carroz III
 FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655



BACH SUBDIVISION
 SW 1/4 SW 1/4 SECTION 33 T48N R13W
 COLUMBIA, BOONE COUNTY, MISSOURI

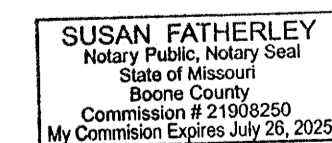
STATE OF MISSOURI)
 COUNTY OF BOONE) SS

ON THIS 7 DAY OF October, 2021 BEFORE ME PERSONALLY APPEARED FREDERICK E. CARROZ III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES July 26, 2025

Susan FATHERLEY
 NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRISTOPHER C. BACH AND TRACY M. BACH, BEING THE OWNERS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO ONE LOT AS SHOWN ON THE PLAT. A 10 FOOT UTILITY EASEMENT AND THE LAND FOR ADDITIONAL RIGHT-OF-WAY ALONG CRABAPPLE LANE AND SCOTT BOULEVARD, LOCATED AS SHOWN ON THE PLAT, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA, FOR PUBLIC USE FOREVER.

Christopher C. Bach
 CHRISTOPHER C. BACH

Tracy M. Bach
 TRACY M. BACH

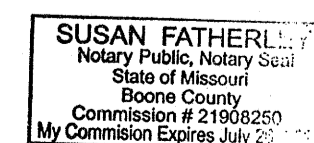
STATE OF MISSOURI)
 COUNTY OF BOONE) SS

ON THIS 7 DAY OF October, 2021 BEFORE ME APPEARED CHRISTOPHER C. BACH AND TRACY M. BACH TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES July 26, 2025

Susan FATHERLEY
 NOTARY PUBLIC



APPROVED BY THE PLANNING AND ZONING COMMISSION,

COLUMBIA, MISSOURI, ON October 7, 2021

Sara Loe
 SARA LOE, CHAIRPERSON

THIS PLAT APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #

ON THE _____ DAY OF _____, 2021.

DESIGN ADJUSTMENT TO WAIVE THE REQUIREMENT TO BUILD A PUBLIC STREET IN THE CRABAPPLE LANE ALIGNMENT AS REQUIRED BY UDC SECTION 29-5.1 (g) (PUBLIC IMPROVEMENTS) APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE #

Brian Treece
 BRIAN TREECE, MAYOR

ATTEST:

Sheela Amin
 SHEELA AMIN, CITY CLERK