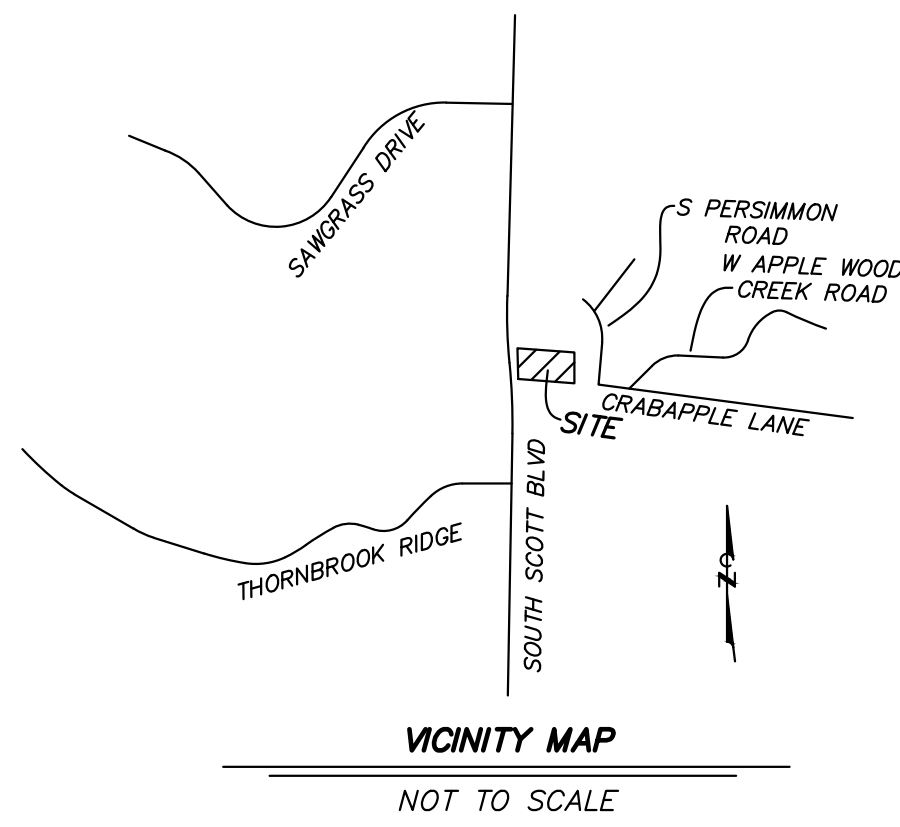


# BACH SUBDIVISION

FINAL PLAT  
 SEPTEMBER 30, 2021

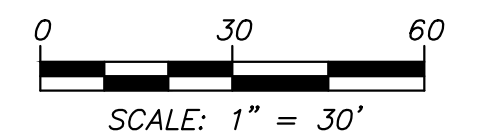


BEARINGS ARE REFERENCED TO MISSOURI  
 STATE PLANE COORDINATE SYSTEM (NAD 1983)  
 CENTRAL ZONE.

**MONUMENT LEGEND**

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

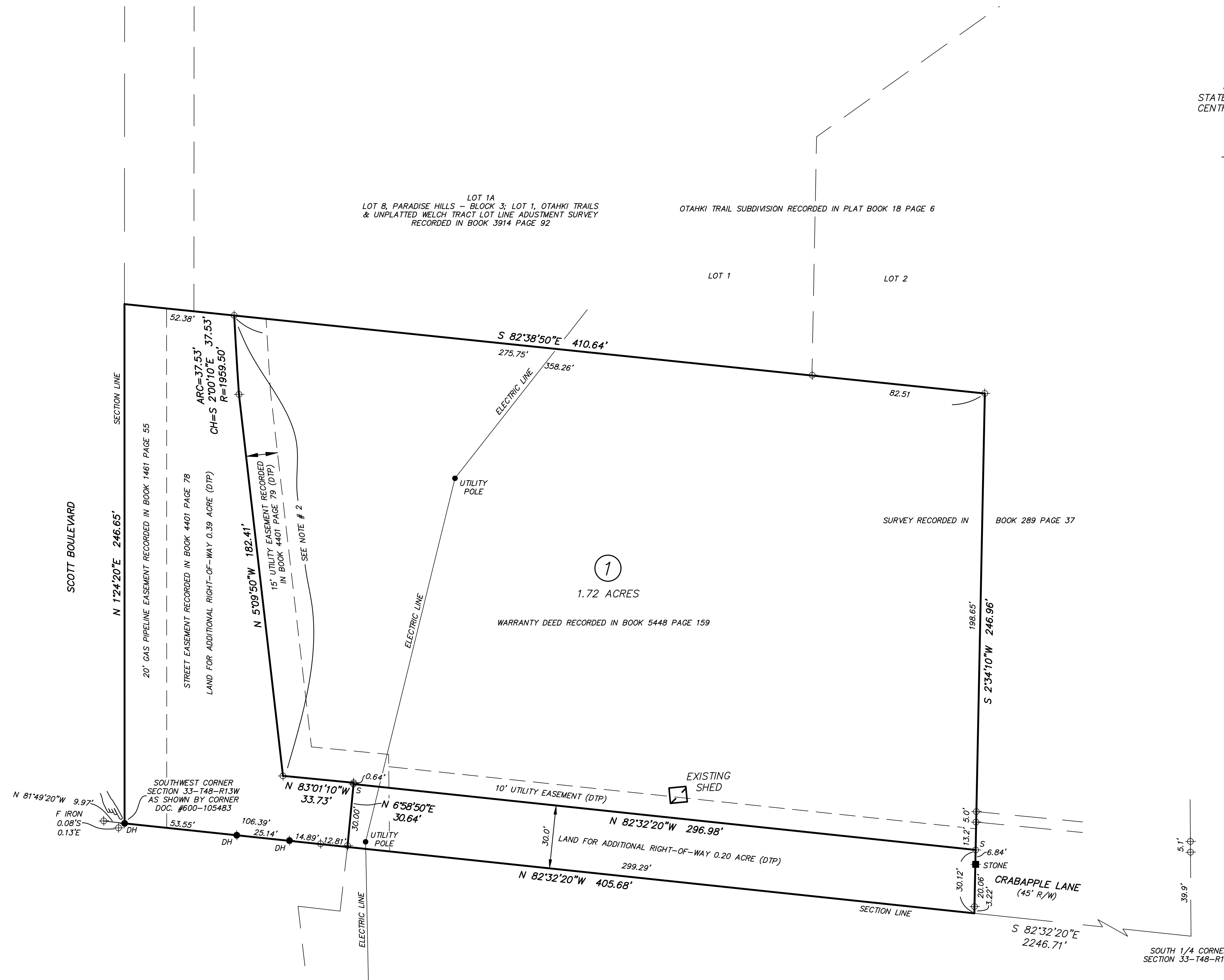
ALL MONUMENTS ARE FOUND  
 UNLESS SHOWN (S) SET



- 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.



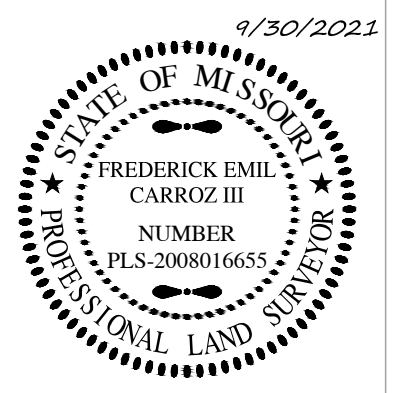
A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING THE TRACT SHOW BY SURVEY RECORDED IN BOOK 289 PAGE 37, AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5448 PAGE 159, FURTHER DESCRIBED AS FOLLOWS:

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  
 PROFESSIONAL LAND SURVEYOR  
 PLS - 2008016655

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

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
 COLUMBIA, MISSOURI, ON \_\_\_\_\_  
 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, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

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

TRACY M. BACH

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_\_\_

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC

STATE OF MISSOURI }  
 COUNTY OF BOONE } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 DECEMBER 15, 2023.

JONATHAN CORY BERGTHOLD, NOTARY PUBLIC