

STRATFORD CROSSING PLAT 9

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 29-79-26 PT NE1/4 NW1/4
 SEC 29-79-26 PT SE1/4 NW1/4
 SEC 29-79-26 PT NW1/4 NE1/4
 SEC 29-79-26 PT SW1/4 NE1/4

REQUESTOR: STRATFORD CROSSING, LLC
 PROPRIETOR: STRATFORD CROSSING, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

VICINITY MAP NOT TO SCALE



WAUKEEE, IOWA

AREA SUMMARY

NE1/4 NW1/4: 0.66 ACRES (28,897 SQUARE FEET)
 SE1/4 NW1/4: 4.80 ACRES (208,958 SQUARE FEET)
 NW1/4 NE1/4: 2.24 ACRES (97,425 SQUARE FEET)
 SW1/4 NE1/4: 0.60 ACRES (26,347 SQUARE FEET)
 TOTAL: 8.30 ACRES (361,627 SQUARE FEET)

FINAL PLAT
APPROVED BY: Waukeee City Council
 DATE: 09/20/2021
 SIGNED: *[Signature]*

OWNER / DEVELOPER
 STRATFORD CROSSING, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 CONTACT: BILL SPENCER

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY
 JULY 9, 2021

ZONING
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS
 R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT
 FRONT YARD: 30 FEET
 SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
 REAR YARD: 30 FEET

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

LEGAL DESCRIPTION

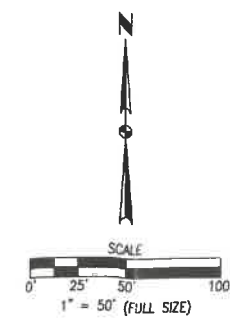
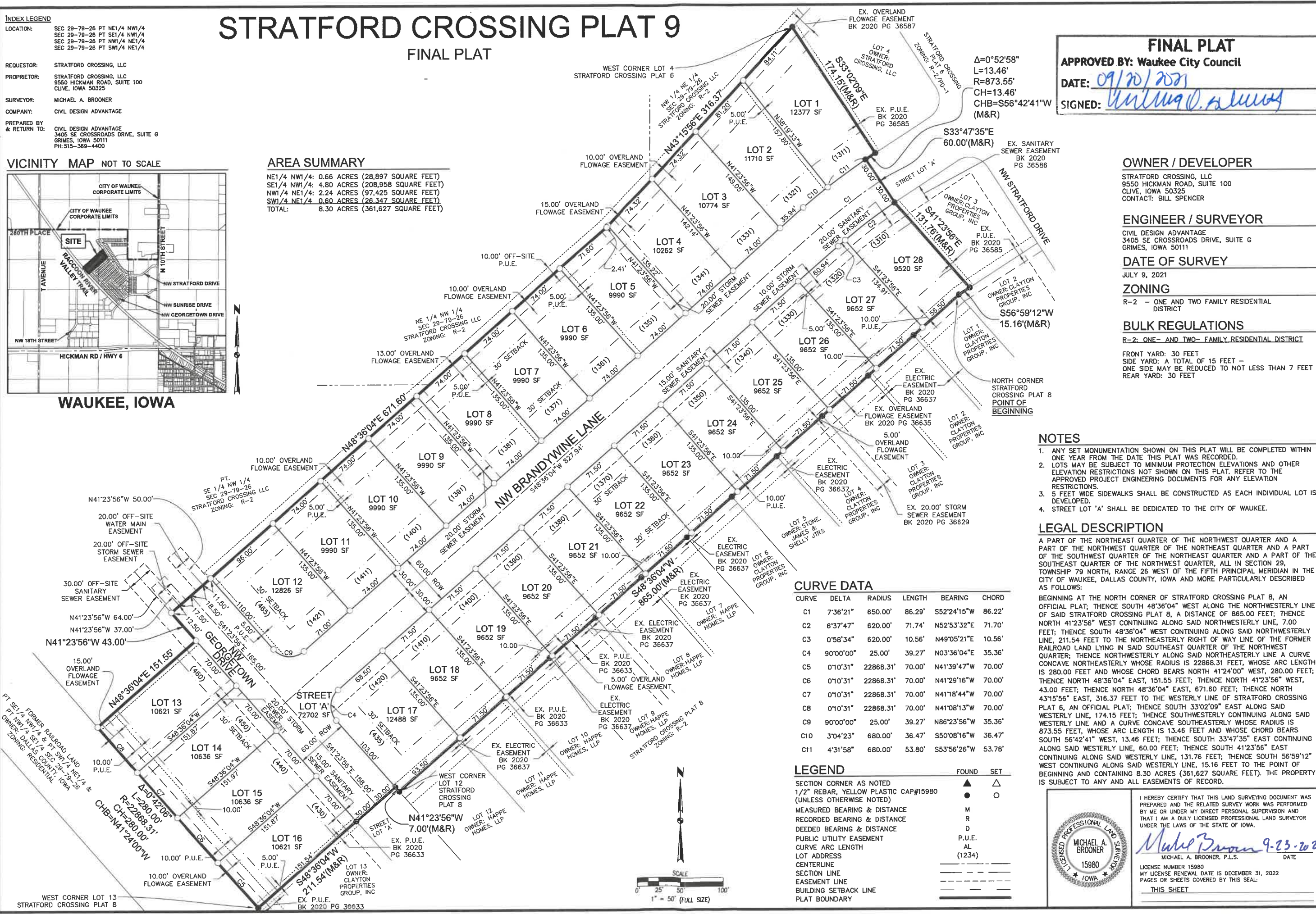
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CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°36'21"	650.00'	86.29'	S52°24'15"W	86.22'
C2	6°37'47"	620.00'	71.74'	N52°53'32"E	71.70'
C3	0°58'34"	620.00'	10.56'	N49°05'21"E	10.56'
C4	90°00'00"	25.00'	39.27'	N03°36'04"E	35.36'
C5	0°10'31"	22868.31'	70.00'	N41°39'47"W	70.00'
C6	0°10'31"	22868.31'	70.00'	N41°29'16"W	70.00'
C7	0°10'31"	22868.31'	70.00'	N41°18'44"W	70.00'
C8	0°10'31"	22868.31'	70.00'	N41°08'13"W	70.00'
C9	90°00'00"	25.00'	39.27'	N86°23'56"W	35.36'
C10	3°04'23"	680.00'	36.47'	S50°08'16"W	36.47'
C11	4°31'58"	680.00'	53.80'	S53°56'26"W	53.78'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---



BK 2021 Pg 28601 Slide F319

DATE: 09/20/21
 REVISIONS: [Table]
 SECOND SUBMITTAL: 09/14/21
 FIRST SUBMITTAL: 07/13/21

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REVIEW: [Signature]
 TECH: [Signature]
 ENGINEER: [Signature]

STRATFORD CROSSING PLAT 9
FINAL PLAT

WAUKEE, IOWA

2012.684