

STRATFORD CROSSING PLAT 11

INDEX LEGEND

LOCATION: PT NE1/4 NW1/4
 PT NW1/4 NE1/4
 PT SE1/4 NW1/4
 SEC 29-79-26
 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: LANDMARK DEVELOPMENT SERVICES
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
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
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

OWNER

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

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 CONTACT: BILL SPENCER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

MAY 27, 2022

ZONING AND BULK REGULATIONS

R-2- ONE- AND TWO- FAMILY RESIDENTIAL
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
MINIMUM LOT WIDTH=65 FEET
MINIMUM LOT AREA=8,000 FEET

FINAL PLAT

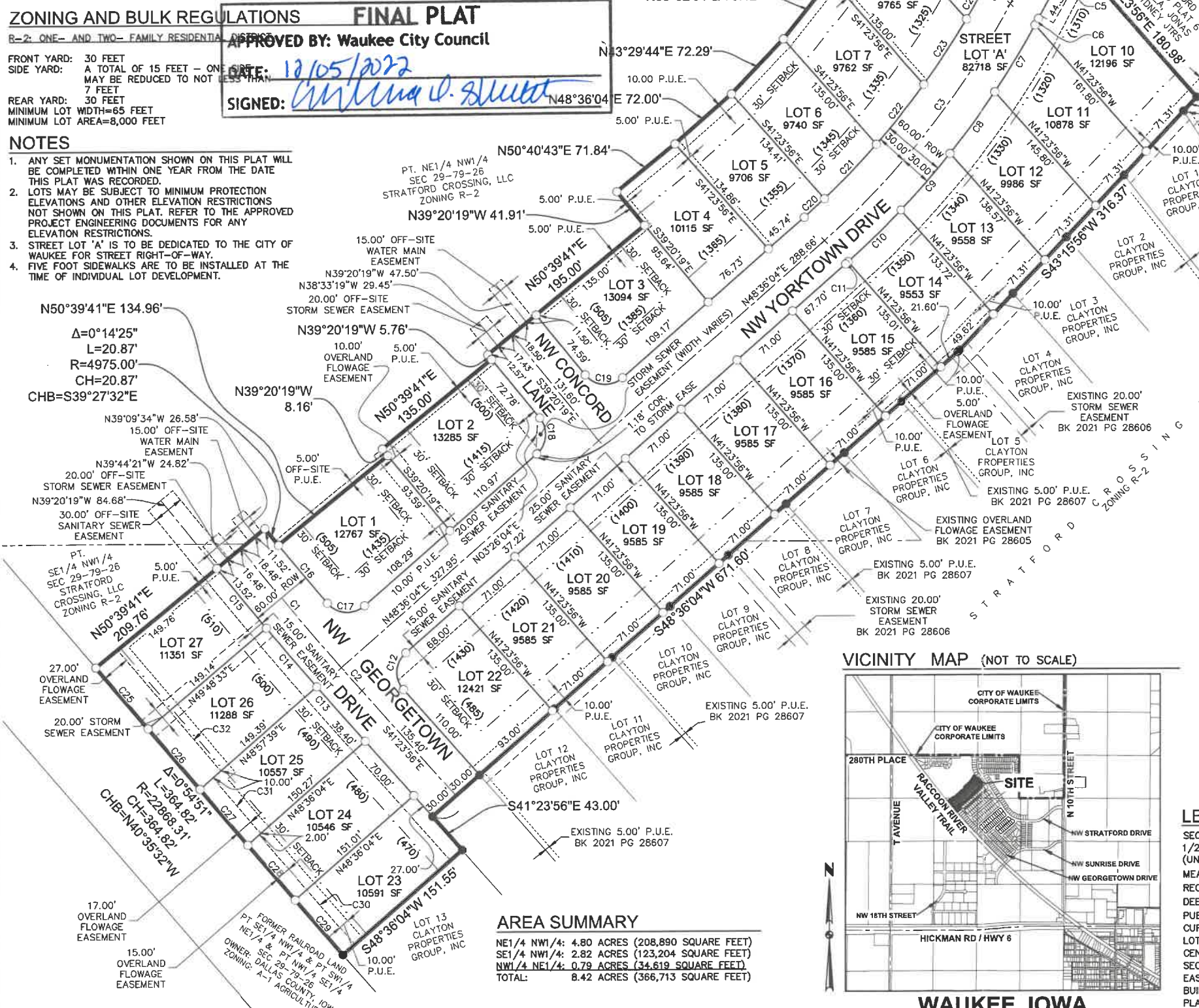
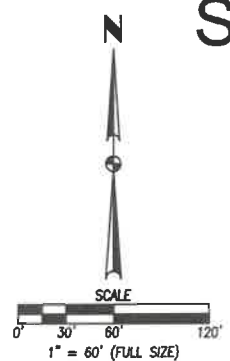
APPROVED BY: Waukeee City Council

DATE: 12/05/2022

SIGNED: *Michael A. Brooner*

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.
- STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
- FIVE FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.



PLAT DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH CORNER OF STRATFORD CROSSING PLAT 9, AN OFFICIAL PLAT; THENCE SOUTH 43°15'56" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 9, A DISTANCE OF 316.37 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 671.60 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 43.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 151.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LYING IN SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 40°35'32" WEST, 364.82 FEET; THENCE NORTH 50°39'41" EAST, 209.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS SOUTH 39°27'32" EAST, 20.87 FEET; THENCE NORTH 50°39'41" EAST, 134.96 FEET; THENCE NORTH 39°20'19" WEST, 8.16 FEET; THENCE NORTH 50°39'41" EAST, 135.00 FEET; THENCE NORTH 39°20'19" WEST, 5.76 FEET; THENCE NORTH 50°39'41" EAST, 195.00 FEET; THENCE NORTH 39°20'19" WEST, 41.91 FEET; THENCE NORTH 50°40'43" EAST, 71.84 FEET; THENCE NORTH 48°36'04" EAST, 72.00 FEET; THENCE NORTH 43°29'44" EAST, 72.29 FEET; THENCE NORTH 38°32'54" EAST, 73.12 FEET; THENCE NORTH 33°02'42" EAST, 74.74 FEET; THENCE NORTH 28°22'11" EAST, 76.73 FEET; THENCE SOUTH 41°23'56" EAST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 43.71 FEET AND WHOSE CHORD BEARS NORTH 31°20'52" EAST, 43.69 FEET TO THE WESTERLY LINE OF STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 40°15'19" EAST ALONG SAID WESTERLY LINE, 62.55 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 3.72 FEET AND WHOSE CHORD BEARS NORTH 32°05'50" EAST, 3.72 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 180.98 FEET; THENCE SOUTH 43°15'56" WEST CONTINUING ALONG SAID WESTERLY LINE, 18.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.42 ACRES (366,713 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°03'37"	4181.71'	150.36'	S40°11'57"E	150.35'	C17	90°58'46"	25.00'	39.70'	N85°54'33"W	35.66'
C2	2°03'37"	823.40'	29.61'	S41°13'46"E	29.61'	C18	87°56'23"	25.00'	38.37'	S04°37'53"W	34.71'
C3	20°44'04"	800.00'	289.51'	N38°14'03"E	287.93'	C19	92°03'37"	25.00'	40.17'	N85°22'07"W	35.99'
C4	5°32'37"	333.27'	32.25'	N30°38'20"E	32.23'	C20	1°57'15"	770.00'	26.26'	S47°37'27"W	26.26'
C5	3°52'44"	303.00'	20.51'	N29°48'23"E	20.51'	C21	5°22'38"	770.00'	72.26'	S43°57'30"W	72.24'
C6	0°28'59"	830.00'	7.00'	N28°06'30"E	7.00'	C22	5°26'35"	770.00'	73.15'	S38°32'54"W	73.12'
C7	5°08'45"	830.00'	74.54'	N30°55'22"E	74.52'	C23	5°33'48"	770.00'	74.77'	S33°02'42"W	74.74'
C8	5°01'25"	830.00'	72.77'	N36°00'27"E	72.75'	C24	2°23'47"	770.00'	32.21'	S29°03'54"W	32.20'
C9	4°56'47"	830.00'	71.65'	N40°59'33"E	71.63'	C25	0°11'35"	22868.31'	77.10'	N40°13'54"W	77.10'
C10	4°54'29"	830.00'	71.10'	N45°55'11"E	71.08'	C26	0°11'32"	22868.31'	76.77'	N40°25'28"W	76.77'
C11	0°13'39"	830.00'	3.30'	N48°29'15"E	3.30'	C27	0°10'40"	22868.31'	70.94'	N40°36'34"W	70.94'
C12	90°00'00"	25.00'	39.27'	N03°36'04"E	35.36'	C28	0°10'31"	22868.31'	70.00'	N40°47'10"W	70.00'
C13	0°21'35"	5035.00'	31.61'	S41°13'08"E	31.61'	C29	0°10'31"	22868.31'	70.00'	N40°57'41"W	70.00'
C14	0°50'54"	5035.00'	74.56'	S40°36'54"E	74.56'	C30	0°21'04"	22853.31'	140.01'	S40°52'25"E	140.01'
C15	0°51'08"	5035.00'	74.88'	S39°45'53"E	74.88'	C31	0°10'38"	22919.70'	70.86'	S40°36'33"E	70.86'
C16	0°50'26"	4975.00'	72.98'	N39°59'57"W	72.98'	C32	0°22'57"	22929.36'	153.07'	S40°19'40"E	153.07'

VICINITY MAP (NOT TO SCALE)



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	----



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael A. Brooner 12-9-2022
 MICHAEL A. BROONER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

Doc ID: 008965800019 Type: PLAT
 Recorded: 12/13/2022 at 01:18:17 PM
 Fee Amt: \$97.00 Page 1 of 19
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# BK 2022 PG 25131

STRATFORD CROSSING PLAT 11
FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 REVISIONS: [Table with columns for Date, Description, and Initials]
 THIRD SUBMITTAL: 10/05/22
 SECOND SUBMITTAL: 08/12/22
 FIRST SUBMITTAL: 06/01/22
 REVIEW: [Table with columns for Name and Date]
 TECH: [Table with columns for Name and Date]
 ENGINEER: [Table with columns for Name and Date]
 2110.808