

STRATFORD COMMERCIAL PLAT 2

FINAL PLAT



Doc ID: 008973930011 Type: PLAT
Recorded: 01/12/2023 at 08:02:00 AM
Fee Amt: \$57.00 Page 1 of 11
Dallas County Iowa
ReNae Arnold RECORDER
File#

BK 2023 PG 156

DATE	REVISIONS
12/15/22	FINAL SUBMITTAL
11/02/23	THIRD SUBMITTAL
07/13/23	SECOND SUBMITTAL
05/24/23	FIRST SUBMITTAL

INDEX LEGEND

LOCATION: PARCEL '21-148' OF OUTLOT 'Y',
STRATFORD CROSSING PLAT 1 &
PT TRACT B, NE1/4 NE1/4 SEC 29-79-26

REQUESTOR: CASEY'S MARKETING COMPANY
ONE CONVENIENCE BLVD. PO BOX 3001
ANKENY, IA 50021

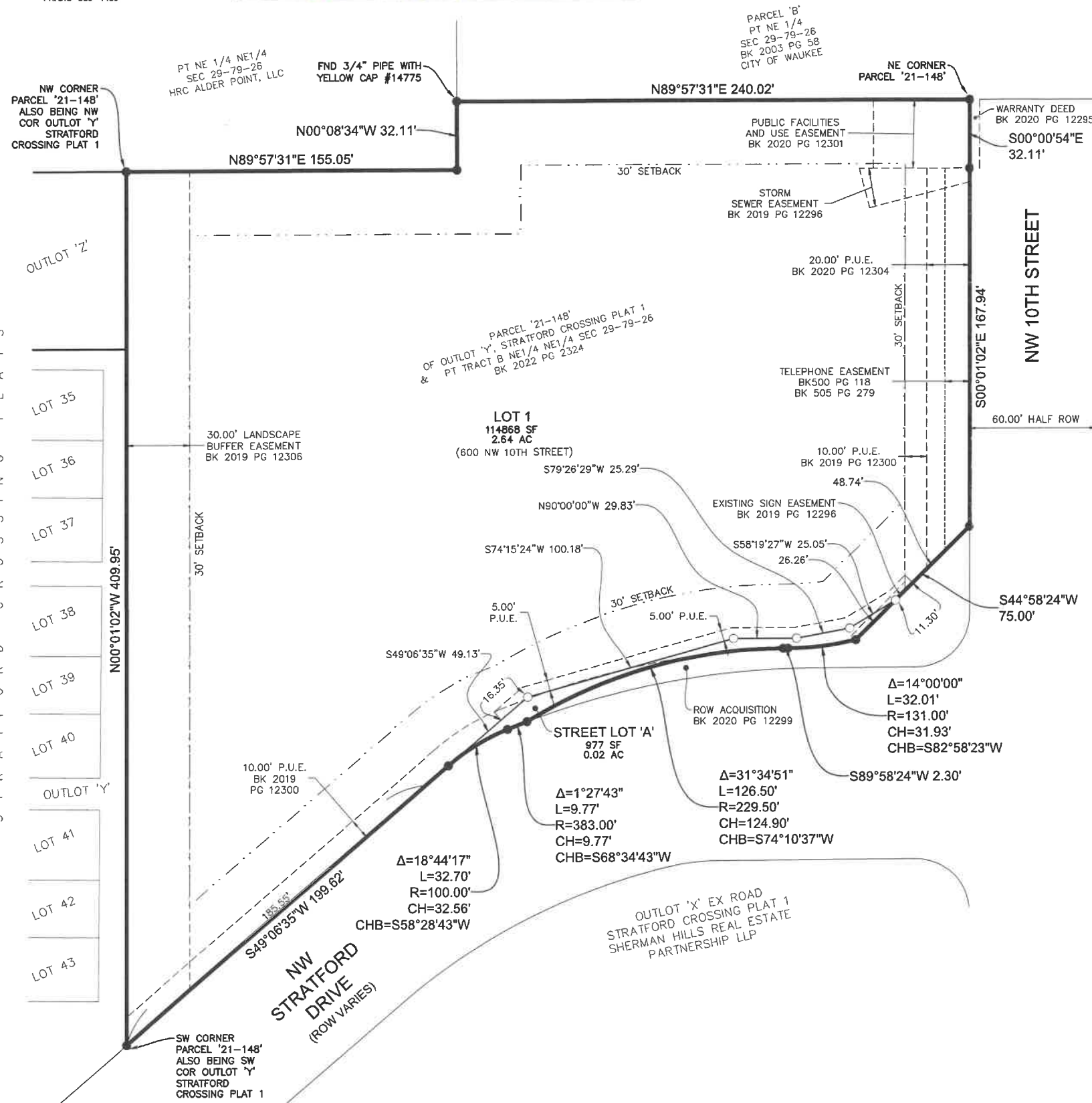
PROPRIETOR: CASEY'S MARKETING COMPANY
ONE CONVENIENCE BLVD. PO BOX 3001
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROOKER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 12/19/2022
SIGNED: *Michael A. Brooker*



OWNER
CASEY'S MARKETING COMPANY
ONE SE CONVENIENCE BLVD.
ANKENY, IA 50021

APPLICANT
CASEY'S MARKETING COMPANY
ONE SE CONVENIENCE BLVD.
ANKENY, IA 50021
CONTACT: BRITNI ANDREASSEN
PH: (515) 381-5106

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY
MAY 19, 2022

PLAT DESCRIPTION
PARCEL '21-148' OF OUTLOT 'Y', STRATFORD CROSSING PLAT 1 AND OF TRACT B OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003 AT PAGE 58, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.66 ACRES (115,845 SQUARE FEET).

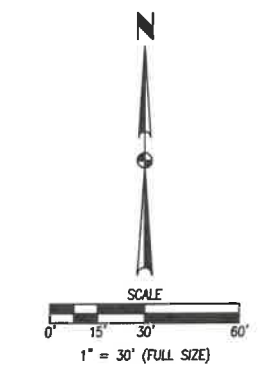
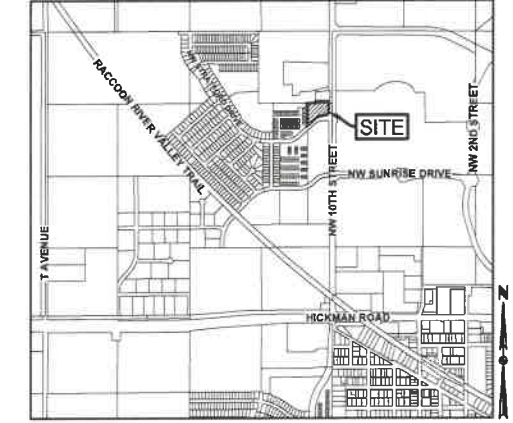
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS.

- 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' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

ZONING
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

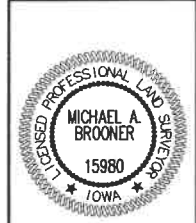
- BULK REGULATIONS**
- SETBACKS:**
- MINIMUM FRONT YARD - 30 FEET
 - MINIMUM REAR YARD - 30 FEET
 - MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET
- MAXIMUM HEIGHT:**
- NO MAXIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
 - 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

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. Brooker 12-16-2022
MICHAEL A. BROOKER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

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

STRATFORD COMMERCIAL PLAT 2
FINAL PLAT

WAUKEE, IOWA

2202.055

FILE: H:\2023\2202055\WVA\2202055-FINAL PLATING PLOTTED BY: AM ENR Date: 12/15/2023 12:46 PM