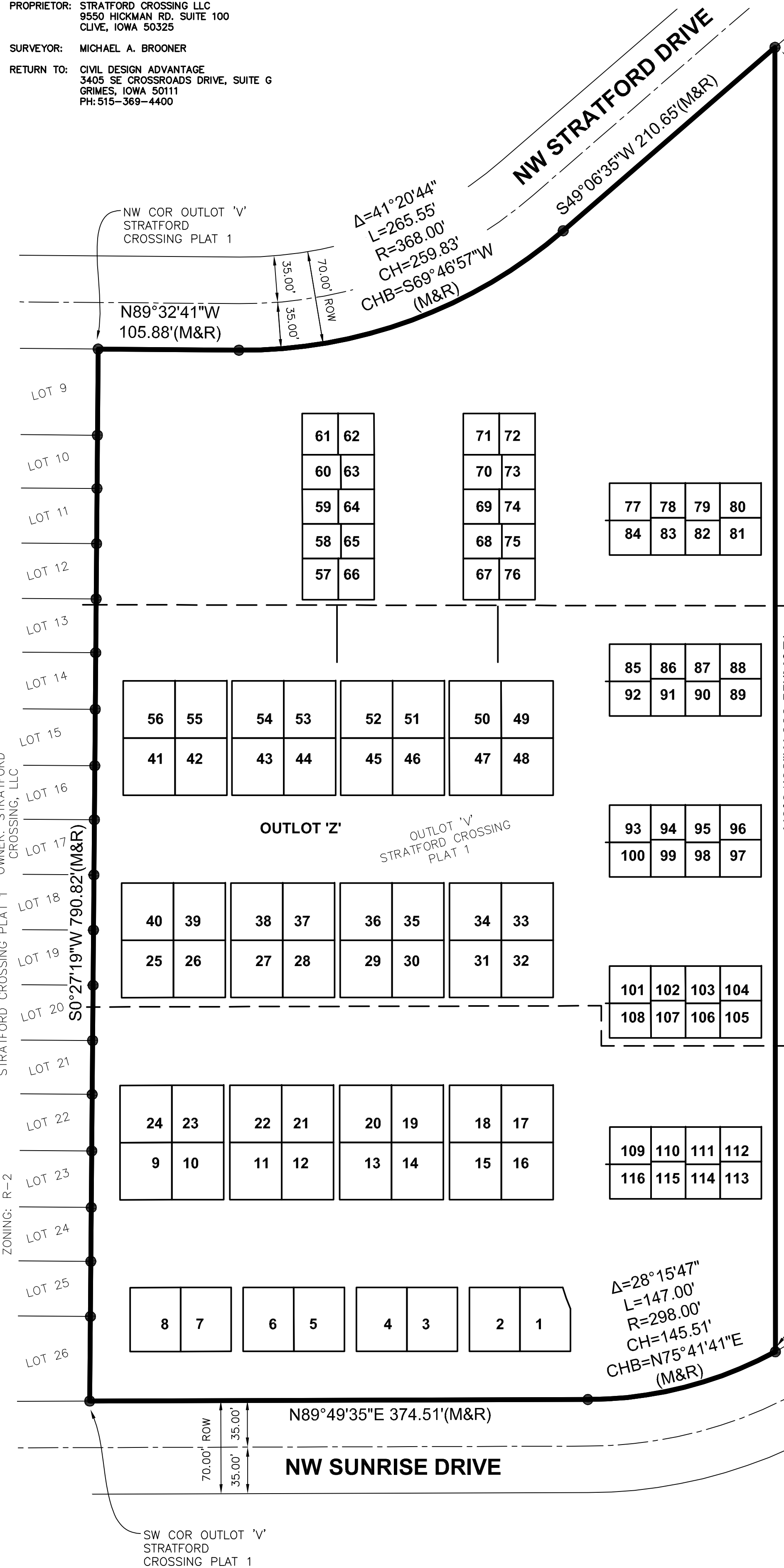


STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

INDEX LEGEND
LOCATION: LOT 8, STRATFORD CROSSING PLAT 1
 ANKENY, POLK COUNTY, IOWA
REQUESTOR: ELEMENT 119
PROPRIETOR: STRATFORD CROSSING LLC
 9550 HICKMAN RD, SUITE 100
 CLIVE, IOWA 50325
SURVEYOR: MICHAEL A. BROONER
RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



NE COR OUTLOT 'V'
 STRATFORD CROSSING PLAT 1

SHEET 2
 SHEET 3

SHEET 3
 SHEET 4

OUTLOT 'X'
 STRATFORD CROSSING PLAT 1
 ZONING: C-1

SE COR OUTLOT 'V'
 STRATFORD CROSSING PLAT 1

OWNER / DEVELOPER

STRATFORD CROSSING, LLC
 9550 HICKMAN RD, SUITE 100
 CLIVE, IA 50325

DEVELOPER

ELEMENT 119
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

ENGINEER / SURVEYOR

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

DATE OF SURVEY

OCTOBER 30, 2018

PLAT DESCRIPTION

OUTLOT 'V', STRATFORD CROSSING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 9.98 ACRES (434,783 SQUARE FEET).

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREETS, UTILITIES, DETENTION BASINS, AND LANDSCAPE BUFFERS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ZONING

R-3: MULTI-FAMILY RESIDENTIAL DISTRICT

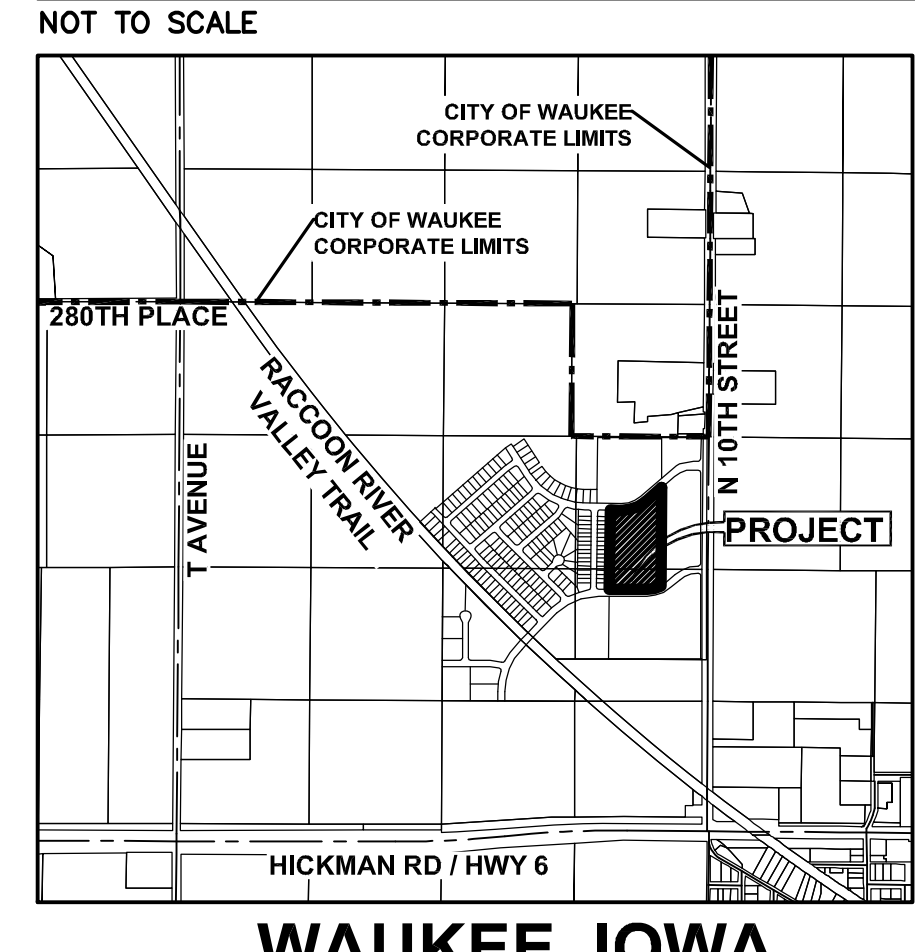
BULK REGULATIONS

SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: 15 FEET

CURVE DATA

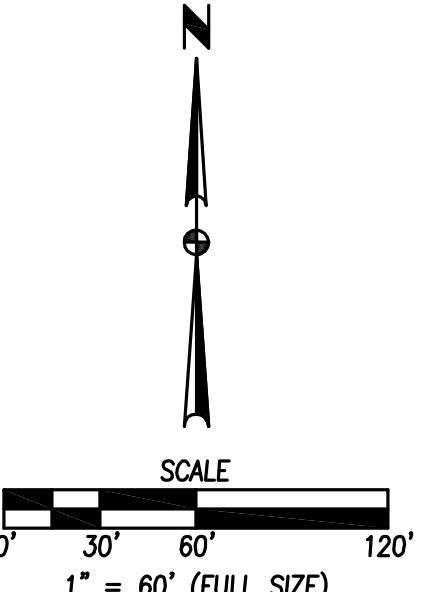
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°25'58"	368.00'	47.74'	N86°44'20"E	47.70'
C2	14°57'35"	368.00'	96.08'	N75°32'34"E	95.81'
C3	35°10'44"	368.00'	225.95'	N72°51'57"E	222.42'
C4	6°10'00"	368.00'	39.61'	N52°11'35"E	39.59'
C5	90°00'00"	32.50'	51.05'	S44°58'59"W	45.96'
C6	33°07'20"	100.00'	57.81'	S18°09'46"E	57.01'
C7	1°35'04"	100.00'	2.77'	S0°48'34"E	2.77'
C8	8°32'47"	118.00'	17.60'	S4°17'25"E	17.58'
C9	22°14'40"	118.00'	45.81'	N19°41'09"W	45.52'
C10	8°14'58"	118.00'	16.99'	N20°08'52"W	16.98'
C11	22°14'40"	118.00'	45.81'	N19°41'09"W	45.52'
C12	30°47'27"	100.00'	53.74'	S15°24'45"E	53.10'
C13	22°20'15"	150.00'	58.48'	S19°38'21"E	58.11'
C14	17°27'40"	132.00'	40.23'	N22°04'38"W	40.07'
C15	6°26'23"	298.00'	33.49'	N86°36'23"E	33.48'

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW 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		



PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S.
 15980
 IOWA PROFESSIONAL LAND SURVEYOR

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.

DATE: _____
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 SHEETS 1 THROUGH 4

STRATFORD CROSSING TOWNHOMES PLAT 1 FINAL PLAT

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

TECH: _____
 ENGINEER: _____

1/4
 1805.275

FILE: H:\2018\1805275 DWG\1805275-FINAL PLAT.DWG
 FILE DATE: 11/30/18 DATE PLOTTED: 12/21/2018 3:16 PM