

# STRATFORD CROSSING PLAT 1

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: SEC 29-79-26, E1/2  
 REQUESTOR: STRATFORD CROSSING LLC  
 PROPRIETOR: STRATFORD CROSSING LLC  
 9550 HICKMAN RD. SUITE 100  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

### OWNER / DEVELOPER

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

### ENGINEER / SURVEYOR

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

### DATE OF SURVEY

JUNE 4, 2018

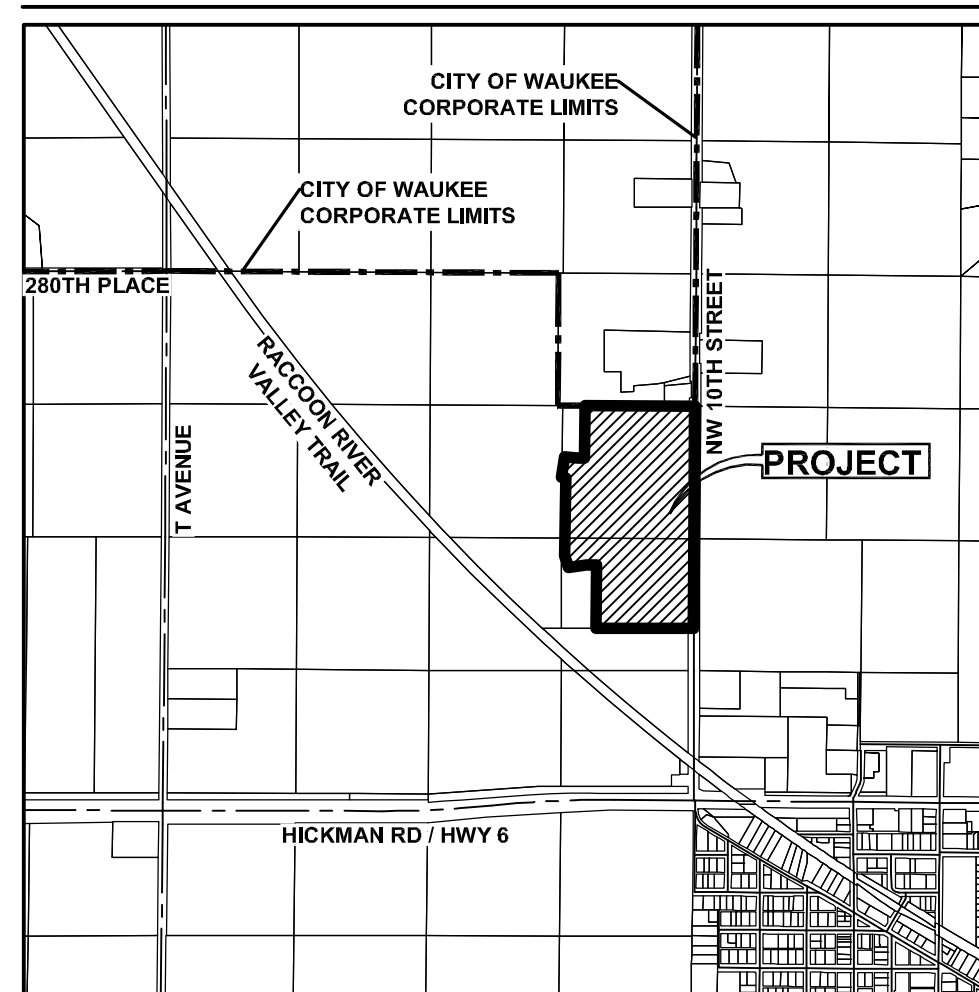
### ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-3 & 9-44)  
 R-3 - MULTI-FAMILY RESIDENTIAL DISTRICT (LOT 8)  
 R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT (LOT 4)  
 C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (LOTS 5, 6 AND 7)

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 5-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- LANDSCAPE BUFFERS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.
- THE STRATFORD CROSSING HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE WITHIN THE SIGN EASEMENT.
- LOTS 9-44 ARE INTENDED FOR TWO-FAMILY RESIDENTIAL HOMES.

### VICINITY MAP:



### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°47'15"	615.00'	180.19'	S81°25'57"W	179.55'	C18	41°20'44"	368.00'	265.55'	S69°46'57"W	259.83'
C2	3°27'24"	735.00'	44.34'	N82°48'01"W	44.33'	C19	27°37'38"	298.00'	143.69'	S62°55'23"W	142.30'
C3	41°01'46"	333.00'	238.46'	N69°37'28"E	233.40'	C20	12°54'13"	100.00'	22.52'	S83°11'18"W	22.47'
C4	40°43'00"	333.00'	236.64'	N69°28'05"E	231.70'	C21	90°20'33"	25.00'	39.42'	N45°11'19"W	35.46'
C5	4°41'16"	650.00'	53.18'	N87°28'56"E	53.17'	C22	88°44'06"	25.00'	38.72'	N44°21'01"E	34.96'
C6	8°28'22"	700.00'	103.52'	S85°18'30"E	103.42'	C23	39°36'30"	368.00'	254.40'	N68°54°49"E	249.36'
C7	41°20'44"	333.00'	240.30'	N69°46'57"E	235.12'	C24	28°15'47"	298.00'	147.00'	N75°41'41"E	145.51'
C8	40°31'50"	333.00'	235.56'	N69°22'30"E	230.68'	C25	90°37'44"	25.00'	39.54'	S44°51'33"E	35.55'
C9	89°39'27"	25.00'	39.12'	N44°48'41"E	35.25'	C26	80°39'35"	25.00'	35.19'	N40°47'06"E	32.36'
C10	21°47'33"	383.00'	145.67'	N78°44'38"E	144.80'	C27	12°27'14"	298.00'	64.77'	N55°20'11"E	64.65'
C11	18°44'17"	100.00'	32.70'	N58°28'43"E	32.56'	C28	12°05'58"	650.00'	137.27'	N79°05'19"E	137.01'
C12	41°20'44"	298.00'	215.04'	N69°46'57"E	210.41'	C29	40°43'00"	368.00'	261.52'	S69°28'05"W	256.05'
C13	1°36'46"	665.00'	18.72'	S88°44'18"E	18.72'	C30	39°05'11"	298.00'	203.29'	S68°39'10"W	199.37'
C14	6°51'36"	665.00'	79.62'	S84°30'07"E	79.57'	C31	91°37'49"	25.00'	39.98'	N45°59'20"W	35.85'
C15	5°00'59"	735.00'	64.35'	N87°02'12"W	64.33'	C32	8°04'34"	685.00'	96.55'	N77°04'37"E	96.47'
C16	90°00'00"	25.00'	39.27'	N44°32'41"W	35.36'	C33	8°42'41"	685.00'	104.15'	N85°28'14"E	104.05'
C17	90°00'00"	25.00'	39.27'	S45°27'19"W	35.36'						

### BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING; SIDE-BY-SIDE TWO-FAMILY DWELLINGS - 0' INTERNAL SIDE YARD SETBACK
- REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

R-3: MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
- REAR YARDS: DWELLING - 30 FEET; ANY OTHER PRINCIPAL BUILDING - 40 FEET

R-4: ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
- REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

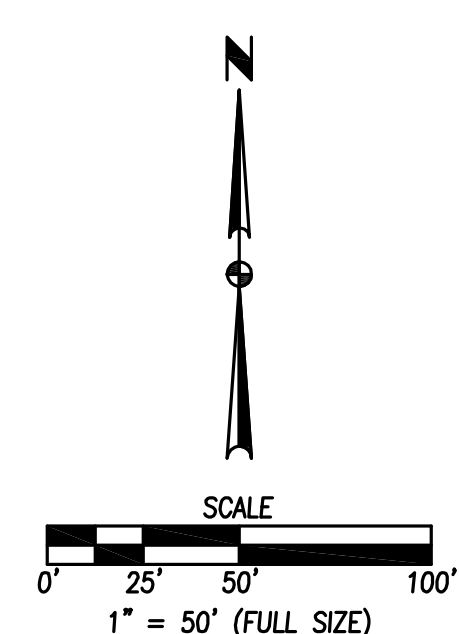
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET.
- REAR YARD: DWELLING - 30 FEET

### PLAT DESCRIPTION

A PART OF THE EAST HALF OF 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 00°01'02" EAST ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1318.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°10'25" EAST CONTINUING ALONG SAID EAST LINE, 898.98 FEET; THENCE SOUTH 89°54'07" WEST, 978.74 FEET; THENCE NORTH 00°27'19" EAST, 628.88 FEET; THENCE SOUTH 89°49'35" WEST, 106.53 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 180.19 FEET AND WHOSE CHORD BEARS SOUTH 81°25'57" WEST, 179.55 FEET; THENCE NORTH 16°57'40" WEST, 70.00 FEET; THENCE NORTH 17°57'43" WEST, 48.11 FEET; THENCE NORTH 00°27'19" EAST, 780.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 44.34 FEET AND WHOSE CHORD BEARS NORTH 82°48'01" WEST, 44.33 FEET; THENCE NORTH 08°55'41" EAST, 205.00 FEET; THENCE SOUTH 84°30'07" EAST, 63.42 FEET; THENCE SOUTH 89°22'09" EAST, 68.45 FEET; THENCE SOUTH 89°32'41" EAST, 65.00 FEET; THENCE NORTH 00°27'19" EAST, 522.84 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°57'31" EAST ALONG SAID NORTH LINE, 1095.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.91 ACRES (2,566,335 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

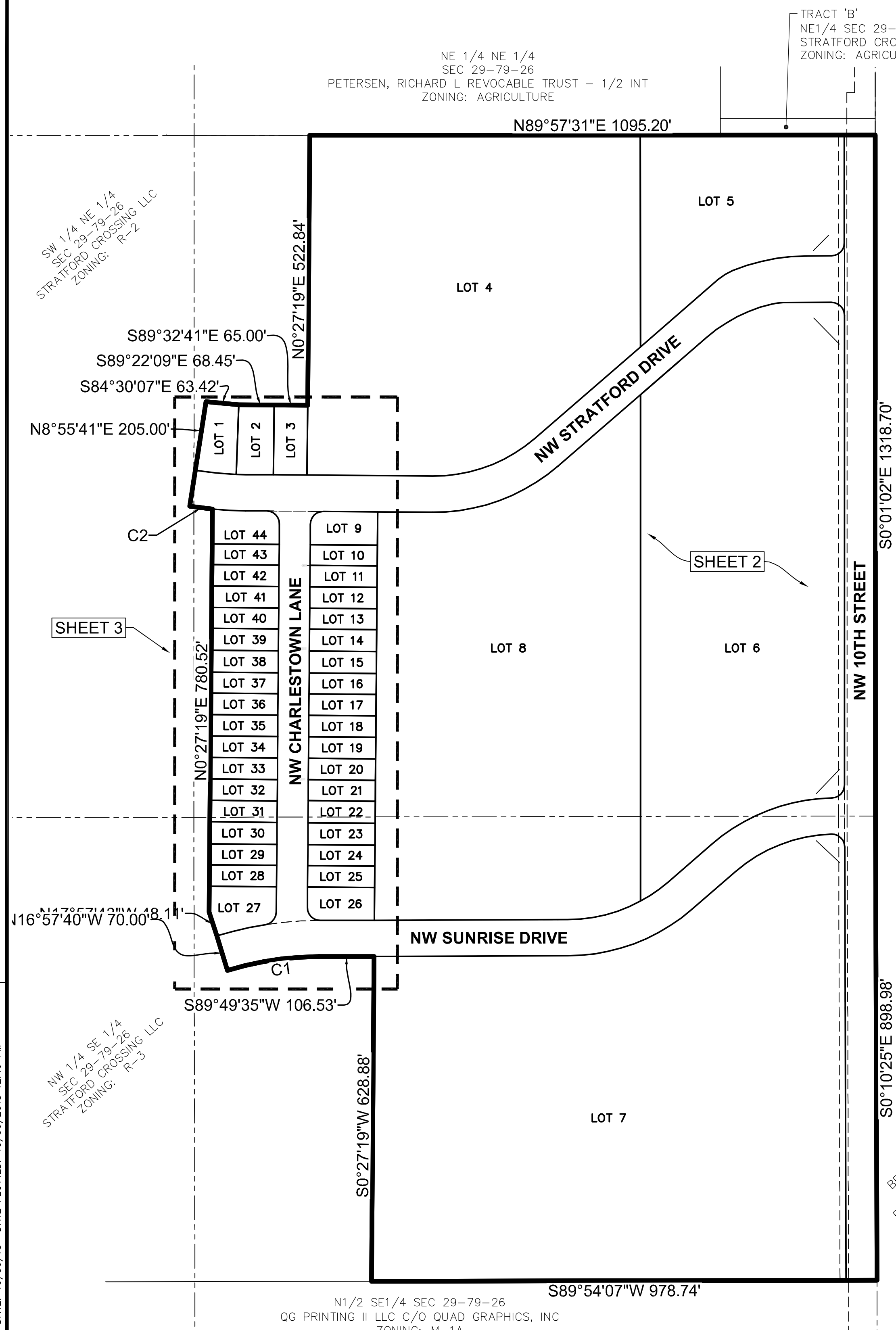


### LEGEND

	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. DATE \_\_\_\_\_  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3



FILE: H:\2017\1709538\DWG\1709538-FINAL PLAT.DWG  
 FILE DATE: 10/30/18 DATE PLOTTED: 10/30/2018 12:19 PM

DATE: 10/30/18  
 REVISIONS: \_\_\_\_\_  
 SECOND SUBMITTAL: \_\_\_\_\_  
 FIRST SUBMITTAL: 09/18/18

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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**STRATFORD CROSSING PLAT 1**  
**FINAL PLAT**

1 / 3  
 1709.538