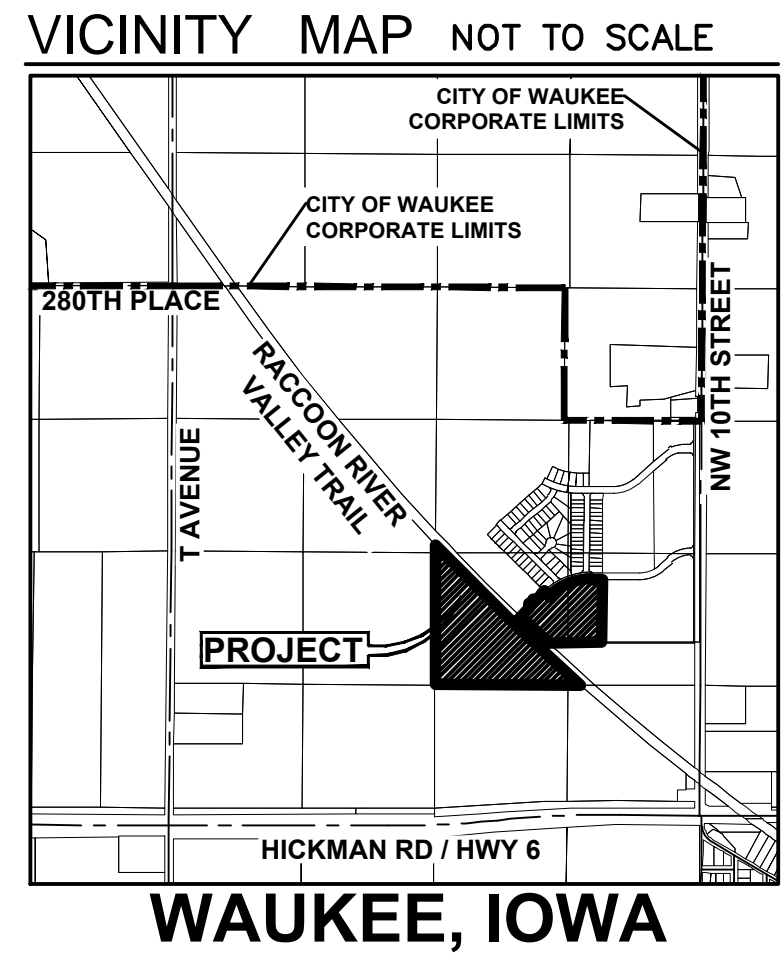


INDEX LEGEND
 LOCATION: PT N 1/2 SE 1/4 & PT SW 1/4 NE 1/4 SEC 29-79-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: STRATFORD CROSSING, LLC
 PROPRIETOR: STRATFORD CROSSING, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400



STRATFORD CROSSING PLAT 4

FINAL PLAT NOTES

- 5-FOOT-WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- DETECTION WILL BE PROVIDED FOR LOTS 1-9 AS THE LOTS ARE DEVELOPED.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS AND CURRENT EDITION OF SUDAS FOR PUBLIC IMPROVEMENTS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE TEMPORARY TURNAROUNDS. THIS INCLUDES AREAS OF THE TEMPORARY TURNAROUNDS LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- 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 LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF WAUKEE

OWNER / DEVELOPER
 STRATFORD CROSSING, LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IA 50325
 PH. (515) 986-5994

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

DATE OF SURVEY
 JULY 24, 2019

ZONING
 M-1 - LIGHT INDUSTRIAL DISTRICT
 R-3 - RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

M-1 LIGHT INDUSTRIAL DISTRICT SETBACKS (LOTS 1-10)
 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: NONE REQUIRED EXCEPT WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET RIGHT-OF-WAY LINE, A SIDE YARD OF 25 FEET SHALL BE REQUIRED.
 REAR YARD: 30 FEET, UNLESS THE REAR LOT LINE ADJOINS A RAILROAD RIGHT-OF-WAY, IN WHICH CASE, NONE REQUIRED.

R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT SETBACKS (LOT 11)
 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

AREA SUMMARY

SW 1/4 NE 1/4	2,976	(0.07 AC)
NW 1/4 SE 1/4 SOUTH FORMER RR ROW	974,988	(22.38 AC)
NW 1/4 SE 1/4 NORTH FORMER RR ROW	175,452	(4.03 AC)
NE 1/4 SE 1/4 SOUTH FORMER RR ROW	7,681	(0.18 AC)
NE 1/4 SE 1/4 NORTH FORMER RR ROW	213,110	(4.89 AC)
TOTAL	1,374,207	(31.55 AC)

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°47'20"	22868.31'	314.85'	N47°01'53"W	314.85'	C21	90°00'00"	25.00'	39.27'	N45°06'03"W	35.36'
C2	2°04'50"	22968.31'	834.03'	S47°40'36"E	833.99'	C22	19°03'13"	363.00'	120.71'	N80°34'27"W	120.16'
C3	2°46'29"	22968.31'	1112.32'	S45°04'28"E	1112.21'	C23	82°52'15"	25.00'	36.16'	S67°31'02"W	33.09'
C4	88°58'12"	25.00'	38.82'	N1°02'03"W	35.04'	C24	17°22'08"	685.00'	207.65'	S34°45'59"W	206.86'
C5	91°01'48"	25.00'	39.72'	N88°57'57"E	35.67'	C25	0°45'33"	22968.31'	304.33'	S45°28'45"E	304.33'
C6	3°05'54"	685.00'	37.04'	N45°00'00"E	37.04'	C26	1°24'45"	22968.31'	566.25'	S44°23'36"E	566.24'
C7	26°29'23"	615.00'	284.33'	N59°47'38"E	281.81'	C27	3°05'54"	650.00'	35.15'	N45°00'00"E	35.14'
C8	16°47'15"	615.00'	180.19'	N81°25'57"E	179.55'	C28	21°46'35"	650.00'	247.04'	N32°33'46"E	245.56'
C9	3°05'54"	615.00'	33.26'	N45°00'00"E	33.25'	C29	21°46'35"	650.00'	247.04'	N10°47'11"E	245.56'
C10	43°33'10"	615.00'	467.48'	N21°40'28"E	456.31'	C30	21°46'31"	333.00'	126.56'	S79°12'47"E	125.80'
C11	6°26'22"	685.00'	76.99'	S3°07'04"W	76.95'	C31	0°36'11"	22968.31'	241.74'	S46°09'37"E	241.74'
C12	10°50'42"	685.00'	129.66'	S11°45'36"W	129.46'	C32	8°53'58"	685.00'	106.40'	N21°37'56"E	106.29'
C13	89°17'29"	25.00'	38.96'	S27°27'47"E	35.14'	C33	17°12'43"	615.00'	184.75'	S34°50'41"W	184.06'
C14	17°59'31"	303.00'	95.15'	S81°06'18"E	94.76'	C34	9°48'14"	303.00'	51.85'	N85°11'56"W	51.78'
C15	90°00'00"	25.00'	39.27'	S44°53'57"W	35.36'	C35	5°44'52"	685.00'	68.72'	S2°46'20"W	68.69'
C16	44°13'12"	34.50'	26.63'	S22°12'39"E	25.97'	C36	27°42'45"	34.50'	16.69'	N13°57'26"W	16.52'
C17	40°22'11"	55.50'	39.10'	S24°08'10"E	38.30'						
C18	142°35'13"	55.50'	138.12'	S67°20'32"W	105.14'						
C19	85°29'00"	55.50'	82.80'	N1°22'39"E	75.34'						
C20	44°13'12"	34.50'	26.63'	N22°00'33"E	25.97'						

PLAT DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 00°06'03" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1318.88 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°06'03" WEST ALONG SAID WEST LINE, 1318.88 FEET TO THE CENTER OF SAID SECTION 29; THENCE NORTH 00°04'41" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 78.82 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22968.31 FEET, WHOSE ARC LENGTH IS 1112.32 FEET AND WHOSE CHORD BEARS SOUTH 45°04'28" EAST, 1112.21 FEET; THENCE NORTH 43°27'03" EAST, 224.35 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.82 FEET AND WHOSE CHORD BEARS NORTH 01°02'03" WEST, 35.04 FEET; THENCE NORTH 45°31'09" WEST, 1.98 FEET; THENCE NORTH 44°28'51" EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.72 FEET AND WHOSE CHORD BEARS NORTH 88°57'57" EAST, 35.67 FEET; THENCE NORTH 43°27'03" EAST, 72.53 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 37.04 FEET AND WHOSE CHORD BEARS NORTH 45°00'00" EAST, 37.04 FEET TO THE SOUTHERLY LINE OF STRATFORD CROSSING PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 43°27'03" EAST ALONG SAID SOUTHERLY LINE, 70.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 284.33 FEET AND WHOSE CHORD BEARS NORTH 59°47'38" EAST, 281.81 FEET TO THE SOUTHEAST CORNER OF SAID STRATFORD CROSSING PLAT 2; THENCE EASTERLY ALONG THE WESTERLY LINE OF STRATFORD CROSSING PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 180.19 FEET AND WHOSE CHORD BEARS NORTH 81°25'57" EAST, 179.55 FEET; THENCE NORTH 89°49'35" EAST CONTINUING ALONG SAID WESTERLY LINE, 106.53 FEET; THENCE SOUTH 00°27'19" WEST CONTINUING ALONG SAID WESTERLY LINE, 628.88 FEET TO THE SOUTHWEST CORNER OF SAID STRATFORD CROSSING PLAT 1; THENCE SOUTH 89°54'07" WEST ALONG THE NORTH LINE OF THE SOUTH 420 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, 526.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 314.85 FEET AND WHOSE CHORD BEARS NORTH 47°01'53" WEST, 314.85 FEET; THENCE SOUTH 43°27'03" WEST, 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22968.31 FEET, WHOSE ARC LENGTH IS 834.03 FEET AND WHOSE CHORD BEARS SOUTH 47°40'36" EAST, 833.99 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°53'52" WEST ALONG SAID SOUTH LINE, 1452.69 FEET TO THE POINT OF BEGINNING.

EXCEPT FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD RIGHT OF WAY WITHIN SAID SECTION 29.

THIS PLAT CONTAINS 31.55 ACRES (1,374,207 SQUARE FEET) AND 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.
 15980
 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.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

THAT PART NE NW & SE NW LYG S & W OF RR SEC 29-79-26 STRATFORD CROSSING, LLC ZONING: R-2/PD-1

NE SW SEC 29-79-26 WAUKEE LAND INVESTMENT, LLC ZONING: M-1

FILE: H:\2018\180314\180314-FINAL PLAT.DWG
 COMMENTS:
 PLOTTED TO: 180314.DWG
 DATE: 10/25/2019 9:44 AM

SW SE/EX RR SEC 29-79-26 SANEMAH ENTERPRISES INC ZONING: A-1

SE SE/EX RR & EX 100'X153' SEC 29-79-26 SANEMAH ENTERPRISES INC ZONING: A-1

DATE: 10/08/19
 REVISIONS:
 SECOND SUBMITTAL
 FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER:EO
 TECH: JE
 REVIEW:
STRATFORD CROSSING PLAT 4
FINAL PLAT
 1803.104

STRATFORD CROSSING PLAT 4

FINAL PLAT

DATE	REVISIONS
10/08/19	FIRST SUBMITTAL
09/01/19	SECOND SUBMITTAL

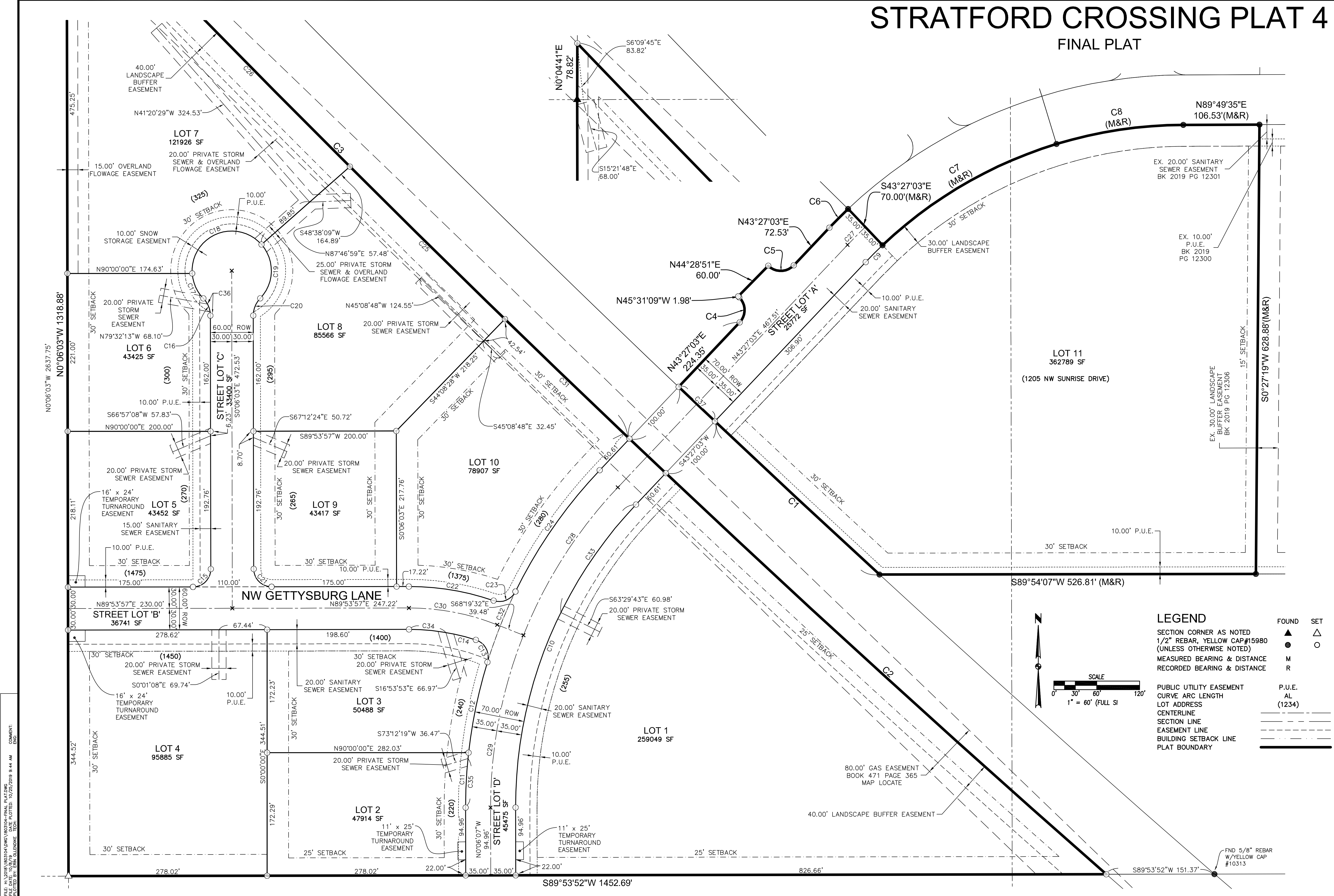
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

STRATFORD CROSSING PLAT 4
FINAL PLAT

2
1803.104



FILE: H:\2018\1903104\1903104-FINAL PLAT.DWG
CONVENT: E.PLOTTED BY: JERAM OLENDORF TECH
DATE: 10/25/2019 8:44 AM