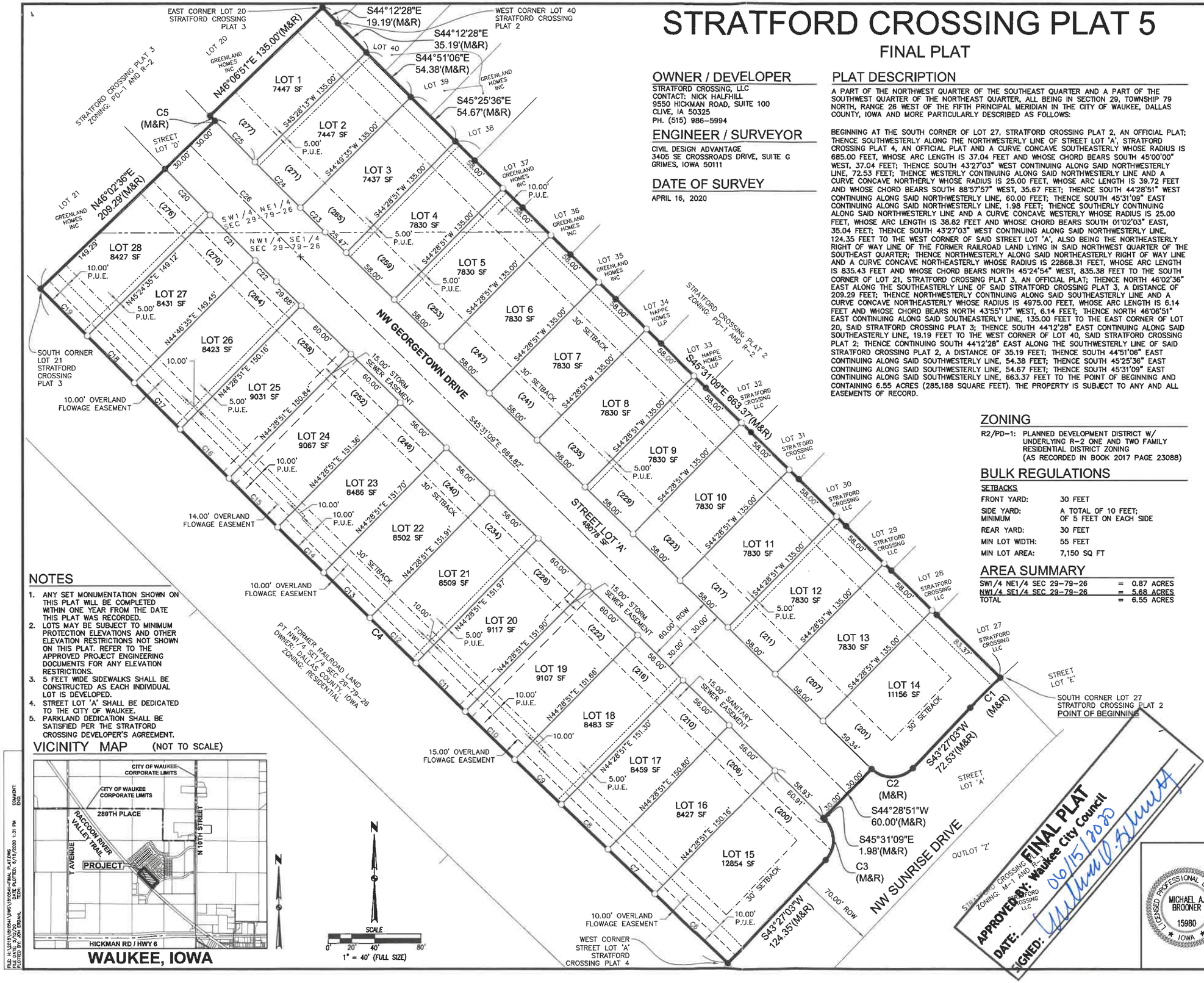
STRATFORD CROSSING PLAT 5

FINAL PLAT



OWNER / DEVELOPER

STRATFORD CROSSING, LLC
CONTACT: NICK HALFHILL
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

APRIL 16, 2020

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING 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 SOUTH CORNER OF LOT 27, STRATFORD CROSSING PLAT 2, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF STREET LOT 'A', STRATFORD CROSSING PLAT 4, AN OFFICIAL PLAT AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 37.04 FEET AND WHOSE CHORD BEARS SOUTH 45°00'00" WEST, 37.04 FEET; THENCE SOUTH 43°27'03" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 72.53 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.72 FEET AND WHOSE CHORD BEARS SOUTH 88°57'57" WEST, 35.67 FEET; THENCE SOUTH 44°28'51" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 60.00 FEET; THENCE SOUTH 45°31'09" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 1.98 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.82 FEET AND WHOSE CHORD BEARS SOUTH 01°02'03" EAST, 35.04 FEET; THENCE SOUTH 43°27'03" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 124.35 FEET TO THE WEST CORNER OF SAID STREET LOT 'A', ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LAND LYING IN SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 835.43 FEET AND WHOSE CHORD BEARS NORTH 45°24'54" WEST, 835.38 FEET TO THE SOUTH CORNER OF LOT 21, STRATFORD CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 46°02'36" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STRATFORD CROSSING PLAT 3, A DISTANCE OF 209.29 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 6.14 FEET AND WHOSE CHORD BEARS NORTH 43°55'17" WEST, 6.14 FEET; THENCE NORTH 46°06'51" EAST CONTINUING ALONG SAID SOUTHEASTERLY LINE, 135.00 FEET TO THE EAST CORNER OF LOT 20, SAID STRATFORD CROSSING PLAT 3; THENCE SOUTH 44°12'28" EAST CONTINUING ALONG SAID SOUTHEASTERLY LINE, 19.19 FEET TO THE WEST CORNER OF LOT 40, SAID STRATFORD CROSSING PLAT 2; THENCE CONTINUING SOUTH 44°12'28" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 2, A DISTANCE OF 35.19 FEET; THENCE SOUTH 44°51'06" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 54.38 FEET; THENCE SOUTH 45°25'36" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 54.67 FEET; THENCE SOUTH 45°31'09" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 663.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 ACRES (285,188 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R2/PD-1: PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (AS RECORDED IN BOOK 2017 PAGE 23088)

BULK REGULATIONS

SETBACKS

FRONT YARD:	30 FEET
SIDE YARD: MINIMUM	A TOTAL OF 10 FEET; OF 5 FEET ON EACH SIDE
REAR YARD:	30 FEET
MIN LOT WIDTH:	55 FEET
MIN LOT AREA:	7,150 SQ FT

AREA SUMMARY

SW1/4 NE1/4 SEC 29-79-26	=	0.87 ACRES
NW1/4 SE1/4 SEC 29-79-26	=	5.68 ACRES
TOTAL	=	6.55 ACRES

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
4. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
5. PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.

VICINITY MAP (NOT TO SCALE)

WAUKEE, IOWA

SCALE 0' 20' 40' 80'
1" = 40' (FULL SIZE)

Doc ID: 008078690021 Type: PLAT
Recorded: 06/18/2020 at 12:45:18 PM
Fee Amt: $107.00 Page 1 of 21
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2020 PG 14083
Slide F 224

INDEX LEGEND

LOCATION:	PT NW1/4 SE1/4 SEC 29-79-26 PT SW1/4 NE1/4 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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°05'54"	685.00'	37.04'	S45°00'00"W	37.04'
C2	91°01'48"	25.00'	39.72'	S88°57'57"W	35.67'
C3	88°58'12"	25.00'	38.82'	S1°02'03"E	35.04'
C4	2°05'35"	22868.31'	835.43'	N45°24'54"W	835.38
C5	0°04'15"	4975.00'	6.14'	N43°55'17"W	6.14'
C6	0°13'15"	22868.31'	88.15'	N46°21'04"W	88.15'
C7	0°08'25"	22868.31'	56.00'	N46°10'14"W	56.00'
C8	0°08'25"	22868.31'	56.00'	N46°01'48"W	56.00'
C9	0°08'25"	22868.31'	56.00'	N45°53'23"W	56.00'
C10	0°09'01"	22868.31'	60.00'	N45°44'40"W	60.00'
C11	0°09'01"	22868.31'	60.00'	N45°35'39"W	60.00'
C12	0°08'25"	22868.31'	56.00'	N45°26'56"W	56.00'
C13	0°08'25"	22868.31'	56.00'	N45°18'31"W	56.00'
C14	0°08'25"	22868.31'	56.00'	N45°10'06"W	56.00'
C15	0°09'01"	22868.31'	60.00'	N45°01'22"W	60.00'
C16	0°09'01"	22868.31'	60.00'	N44°52'21"W	60.00'
C17	0°08'31"	22868.31'	56.62'	N44°43'35"W	56.62'
C18	0°08'37"	22868.31'	57.32'	N44°35'01"W	57.32'
C19	0°08'37"	22868.31'	57.32'	N44°26'24"W	57.32'
C20	0°38'01"	5035.00'	55.67'	S44°16'24"E	55.67'
C21	0°38'01"	5035.00'	55.67'	S44°54'25"E	55.67'
C22	0°17'44"	5035.00'	25.96'	S45°22'17"E	25.96'
C23	0°20'44"	4975.00'	30.01'	N45°20'47"W	30.01'
C24	0°38'38"	4975.00'	55.90'	N44°51'06"W	55.90'
C25	0°34'23"	4975.00'	49.75'	N44°14'36"W	49.75'
C26	1°33'45"	5005.00'	136.48'	S44°44'16"E	136.48

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		

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL A. BROONER 15980 IOWA

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, P.L.S. DATE 6/16/2020

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
FINAL SUBMITTAL	06/16/20
FIRST SUBMITTAL	04/20/20

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH: JAE REVIEW:
CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 5
FINAL PLAT
WAUKEE, IOWA

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FILE DATE: 5/12/20 DATE PLOTTED: 6/15/2020 1:31 PM COMMENT:
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