

STRATFORD CROSSING PLAT 10

FINAL PLAT

INDEX LEGEND

LOCATION: PT NW1/4 NW1/4 & NE1/4 NW1/4
SEC 29-79-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: STRATFORD CROSSING, LLC

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

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER/DEVELOPER

STRATFORD CROSSING, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - 7' MINIMUM
REAR YARD: 30 FEET

DATE OF SURVEY

MAY 17, 2022

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.
- MAINTENANCE OF LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- STREET LOT 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.

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	---	

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 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:

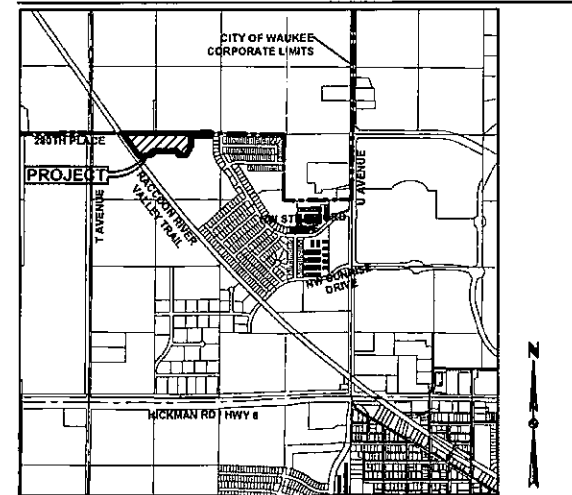
BEGINNING AT THE NORTHWEST CORNER OF STRATFORD CROSSING PLAT 7, AN OFFICIAL PLAT; THENCE SOUTH 00°02'36" EAST ALONG THE WEST LINE OF SAID STRATFORD CROSSING PLAT 7, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'24" WEST, 331.60 FEET; THENCE SOUTH 00°02'36" EAST, 221.82 FEET; THENCE SOUTH 28°00'57" WEST, 204.96 FEET; THENCE SOUTH 89°57'24" WEST, 165.87 FEET; THENCE NORTH 28°40'23" WEST, 51.28 FEET; THENCE NORTH 12°58'40" WEST, 55.98 FEET; THENCE SOUTH 84°32'11" WEST, 195.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 10.34 FEET AND WHOSE CHORD BEARS NORTH 04°23'23" WEST, 10.34 FEET; THENCE SOUTH 86°21'02" WEST, 135.00 FEET; THENCE NORTH 00°02'36" WEST, 10.97 FEET; THENCE SOUTH 87°31'27" WEST, 195.58 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 66.67 FEET AND WHOSE CHORD BEARS SOUTH 05°05'32" EAST, 68.65 FEET; THENCE SOUTH 82°17'29" WEST, 284.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE RAILROAD LAND LYING IN SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 595.73 FEET AND WHOSE CHORD BEARS NORTH 36°18'52" WEST, 595.71 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°57'24" EAST ALONG SAID NORTH LINE, 1784.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.78 ACRES (556,913 SQUARE FEET).

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

AREA SUMMARY

NW1/4 NW1/4:	5.33 ACRES	(232,250 SQUARE FEET)
NE1/4 NW1/4:	7.45 ACRES	(324,663 SQUARE FEET)
TOTAL:	12.78 ACRES	(556,913 SQUARE FEET)

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°25'57"	700.00'	29.72'	S01°15'34"E	29.72'
C2	5°05'13"	370.00'	32.85'	S02°35'12"E	32.84'
C3	3°36'22"	400.00'	25.18'	S01°50'47"E	25.17'
C4	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C5	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C6	2°25'57"	670.00'	28.45'	N01°15'34"W	28.44'
C7	5°13'58"	730.00'	66.67'	S05°05'32"E	66.65'
C8	2°25'57"	730.00'	30.99'	S01°15'34"E	30.99'
C9	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C10	62°19'39"	25.00'	27.20'	N58°52'46"W	25.87'
C11	19°43'09"	34.50'	11.87'	S80°05'50"W	11.82'
C12	64°19'15"	34.50'	38.73'	N57°47'47"E	36.73'
C13	4°49'24"	55.50'	4.67'	N28°02'52"E	4.67'
C14	77°57'08"	55.50'	75.51'	N69°26'08"E	69.82'
C15	1°31'41"	750.00'	20.00'	S05°02'04"E	20.00'
C16	47°34'01"	55.50'	46.08'	S47°48'18"E	44.76'
C17	47°34'07"	55.50'	46.08'	S00°14'14"E	44.77'
C18	47°57'25"	55.50'	46.45'	S47°31'32"W	45.11'
C19	18°27'10"	55.50'	17.87'	S80°43'49"W	17.80'
C20	51°26'21"	25.00'	22.44'	N25°40'35"E	21.70'
C21	90°00'00"	25.00'	39.27'	S44°57'24"W	35.36'
C22	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C23	0°11'06"	22868.31'	73.81'	S35°39'38"E	73.81'
C24	0°04'56"	22868.31'	32.85'	N35°47'39"W	32.85'
C25	0°52'09"	22868.31'	346.96'	N36°16'12"W	346.96'
C26	0°38'31"	22848.31'	255.97'	N36°42'37"W	255.97'
C27	0°39'05"	22853.31'	259.85'	N36°42'47"W	259.85'
C28	0°21'22"	22868.31'	142.11'	N36°52'57"W	142.11'
C29	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C30	90°00'00"	25.00'	39.27'	N45°02'36"W	35.36'
C31	43°22'55"	55.50'	42.02'	N68°21'08"W	41.03'
C32	49°46'24"	55.50'	48.21'	N21°46'29"W	46.71'
C33	49°45'53"	55.50'	48.20'	N27°59'40"E	46.70'
C34	56°46'40"	55.50'	55.00'	N81°15'56"E	52.78'
C35	44°37'22"	55.50'	43.22'	S48°02'02"E	42.14'
C36	64°19'15"	34.50'	38.73'	S57°52'58"E	36.73'
C37	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C38	5°05'13"	340.00'	30.19'	N02°35'12"W	30.18'
C39	0°22'49"	22868.31'	151.79'	N36°01'32"W	151.79'
C40	26°58'10"	25.00'	11.77'	S13°26'30"W	11.66'
C41	26°50'35"	25.00'	11.71'	N13°27'53"W	11.61'
C42	3°18'27"	689.00'	39.77'	S04°48'31"E	39.77'
C43	4°00'02"	674.00'	47.06'	N04°28'34"W	47.05'
C44	7°44'34"	351.50'	47.50'	S09°00'06"E	47.46'
C45	0°14'27"	730.00'	3.07'	S00°09'49"E	3.07'
C46	1°20'47"	730.00'	17.15'	S07°01'40"E	17.15'



Doc ID: 008889550021 Type: PLAT
Recorded: 08/19/2022 at 10:14:33 AM
Fee Amt: \$107.00 Page 1 of 21
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2022 PG 18320
Slide G 115-117

DATE	REVISIONS
08-17-22	FINAL SUBMITTAL
05-09-22	THIRD SUBMITTAL
11-11-21	SECOND SUBMITTAL
09-03-21	FIRST SUBMITTAL

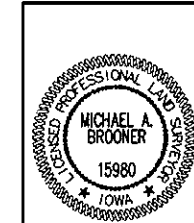
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WAUKEE, IOWA

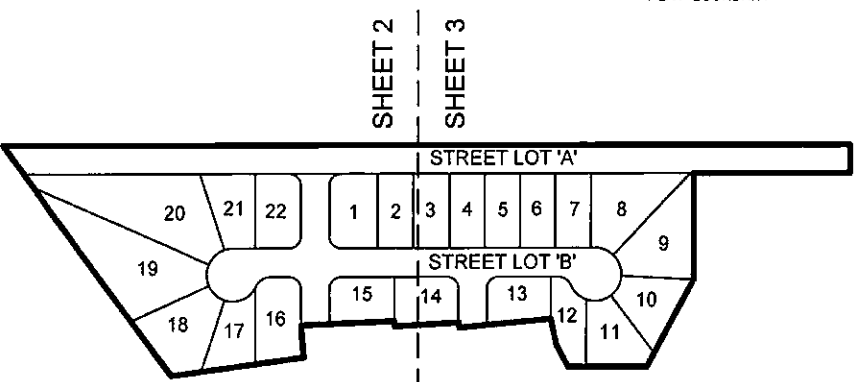
FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 08/15/2022
SIGNED: *Michael A. Brooner*



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 8-17-2022
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3



DATE PLOTTED: 8/17/2022 7:45 AM
DRAWN BY: M. BROONER
CHECKED BY: M. BROONER
FILED BY: M. BROONER

STRATFORD CROSSING PLAT 10

FINAL PLAT

DATE	REVISIONS
08-17-22	FINAL SUBMITTAL
05-06-22	SECOND SUBMITTAL
11-11-21	FIRST SUBMITTAL

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

TECH: [Blank]
 ENGINEER: [Blank]
 REVIEW: [Blank]

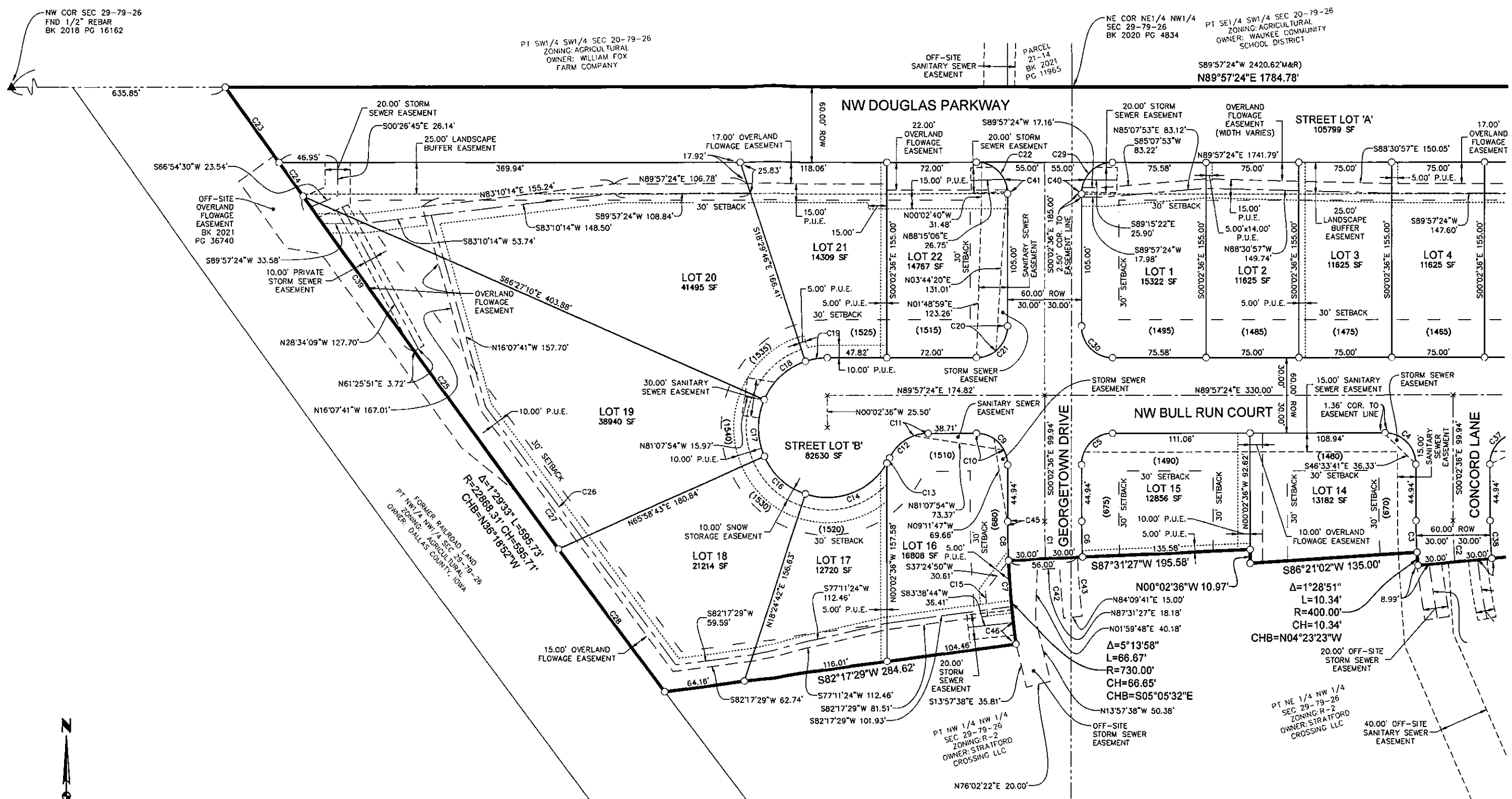
STRATFORD CROSSING PLAT 10
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WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

2
3

2101.016



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 PLOTTER: HP DesignJet T1200

STRATFORD CROSSING PLAT 10

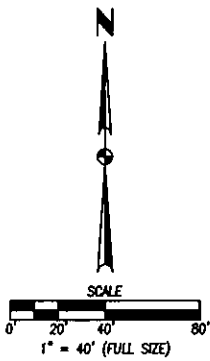
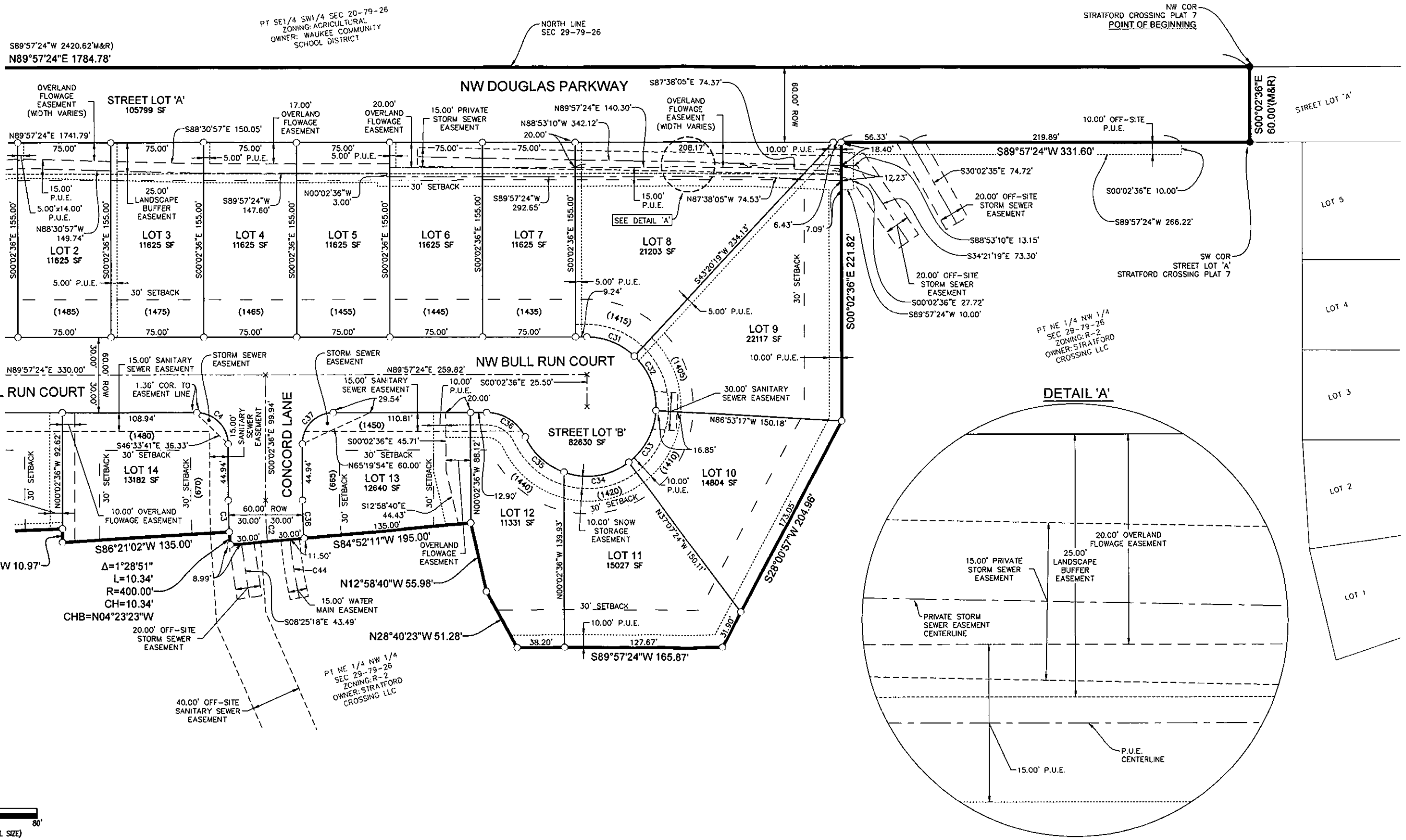
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REVISIONS	DATE
FINAL SUBMITTAL	08-17-22
THIRD SUBMITTAL	05-09-22
SECOND SUBMITTAL	11-11-21
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STRATFORD CROSSING PLAT 10
FINAL PLAT



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