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STRATFORD CROSSING PLAT 2

FINAL PLAT

Doc ID: 007806890020 Type: PLAT
Recorded: 07/19/2019 at 11:01:30 AM
Fee Amt: $102.00 Page 1 of 20
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2019 PG 12309

INDEX LEGEND

LOCATION: SEC 29-78-26, S1/2 NE1/4 N1/2 SE1/4

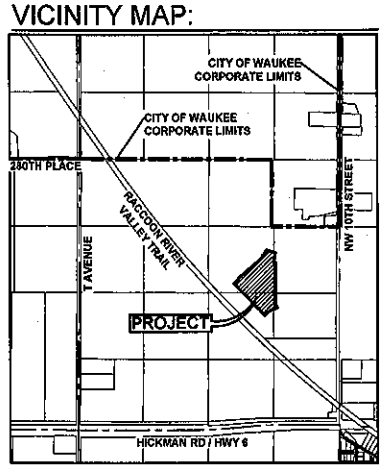
REQUESTOR: STRATFORD CROSSING LLC.

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

SURVEYOR: MICHAEL A. BROONER

RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH:515-369-4400

VICINITY MAP:



DATE OF SURVEY

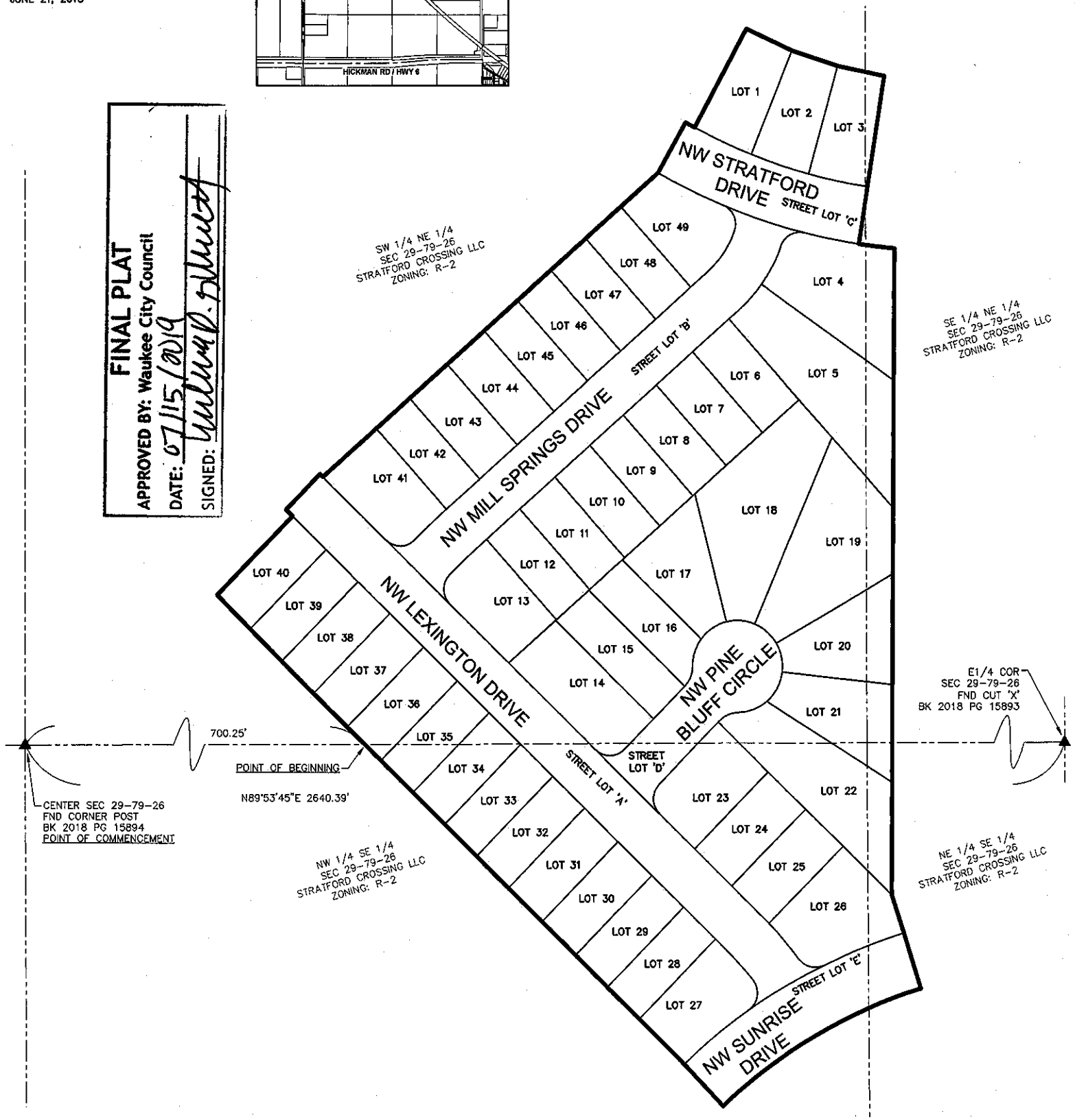
JUNE 21, 2018

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

ZONING

R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-3)
PD-1 – PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 4-49) (AS RECORDED IN BOOK 2017 PAGE 23088)



APPROVED BY: Waukee City Council
DATE: 07/15/2019
SIGNED: Quinn D. Elliott

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°05'46"	665.00'	12.72'	S61°07'16"E	12.72'
C2	3°27'24"	735.00'	44.34'	S82°48'01"E	44.33'
C3	26°29'23"	615.00'	284.33'	S59°47'38"W	281.81'
C4	26°29'23"	650.00'	300.52'	N59°47'38"E	297.85'
C5	26°29'23"	650.00'	300.52'	N59°47'38"E	297.85'
C6	14°19'19"	400.00'	99.99'	S38°21'29"E	99.73'
C7	4°07'13"	650.00'	46.74'	S46°32'28"W	46.73'
C8	30°16'59"	150.00'	79.28'	S33°27'35"W	78.36'
C9	11°06'32"	700.00'	135.72'	S66°07'39"E	135.51'
C10	9°23'24"	700.00'	114.72'	S76°22'37"E	114.59'
C11	5°14'29"	735.00'	67.24'	S78°27'05"E	67.21'
C12	85°07'37"	25.00'	37.14'	N61°36'21"E	33.82'
C13	16°35'51"	180.00'	52.14'	N27°20'27"E	51.96'
C14	12°57'42"	180.00'	40.72'	N42°07'14"E	40.63'
C15	4°07'13"	620.00'	44.59'	N46°32'28"E	44.58'
C16	90°00'00"	25.00'	39.27'	N0°31'09"W	35.36'
C17	90°00'00"	25.00'	39.27'	S89°28'51"W	35.36'
C18	0°03'47"	34.50'	0.04'	S44°26'58"W	0.04'
C19	44°09'25"	34.50'	26.59'	S22°20'22"W	25.94'
C20	36°12'52"	55.50'	35.08'	S18°22'05"W	34.50'
C21	39°38'09"	55.50'	38.39'	S56°17'36"W	37.63'
C22	36°49'01"	55.50'	35.66'	N85°28'50"W	35.05'
C23	36°49'01"	55.50'	35.66'	N48°39'49"W	35.05'
C24	36°49'01"	55.50'	35.66'	N11°50'47"W	35.05'
C25	42°51'14"	55.50'	41.51'	N27°59'20"E	40.55'
C26	39°17'06"	55.50'	38.05'	N69°03'30"E	37.31'
C27	44°13'12"	34.50'	26.63'	N66°35'27"E	25.97'
C28	90°00'00"	25.00'	39.27'	N0°31'09"W	35.36'
C29	1°35'20"	430.00'	11.92'	N44°43'29"W	11.92'
C30	7°28'43"	430.00'	56.13'	N40°11'27"W	56.09'
C31	79°23'37"	25.00'	34.64'	N76°08'54"W	31.94'
C32	8°53'02"	685.00'	106.21'	S68°35'49"W	106.10'
C33	8°39'09"	685.00'	103.44'	S50°52'31"W	103.35'
C34	93°37'08"	25.00'	40.85'	S8°23'32"W	36.45'
C35	7°06'06"	370.00'	45.86'	S41°58'06"E	45.83'
C36	90°00'00"	25.00'	39.27'	S89°28'51"W	35.36'
C37	4°07'13"	680.00'	48.90'	S46°32'28"W	48.89'
C38	28°43'21"	120.00'	60.16'	S34°14'24"W	59.53'
C39	87°24'28"	25.00'	38.14'	S23°49'31"E	34.55'
C40	6°57'22"	735.00'	89.23'	S64°03'04"E	89.18'
C41	6°39'50"	665.00'	77.34'	N65°00'04"W	77.30'
C42	6°22'10"	665.00'	73.93'	N71°31'04"W	73.89'
C43	6°22'10"	665.00'	73.93'	N77°53'14"W	73.89'
C44	8°57'12"	685.00'	107.04'	S59°40'42"W	106.93'
C45	8°18'05"	735.00'	106.49'	N71°40'48"W	106.40'
C46	1°29'22"	735.00'	19.11'	S61°19'04"E	19.11'

NOTES Slide F143-144

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

PLAT DESCRIPTION

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

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 89°53'45" EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, 700.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°31'09" WEST, 112.05 FEET; THENCE NORTH 45°25'36" WEST, 54.67 FEET; THENCE NORTH 44°51'06" WEST, 54.38 FEET; THENCE NORTH 44°12'28" WEST, 35.19 FEET; THENCE NORTH 44°28'51" EAST, 133.47 FEET; THENCE NORTH 45°31'09" WEST, 11.16 FEET; THENCE NORTH 44°28'51" EAST, 60.00 FEET; THENCE SOUTH 45°31'09" EAST, 5.00 FEET; THENCE NORTH 48°36'04" EAST, 554.00 FEET; THENCE NORTH 29°25'37" EAST, 70.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 12.72 FEET AND WHOSE CHORD BEARS SOUTH 61°07'16" EAST, 12.72 FEET; THENCE NORTH 28°19'51" EAST, 135.00 FEET; THENCE SOUTH 65°00'04" EAST, 61.61 FEET; THENCE SOUTH 71°31'04" EAST, 58.89 FEET; THENCE SOUTH 77°53'14" EAST, 58.89 FEET; THENCE SOUTH 08°55'41" WEST, 205.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 44.34 FEET AND WHOSE CHORD BEARS SOUTH 82°48'01" EAST, 44.33 FEET; THENCE SOUTH 00°27'19" WEST, 780.52 FEET; THENCE SOUTH 17°57'43" EAST, 48.11 FEET; THENCE SOUTH 16°57'40" EAST, 70.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 284.33 FEET AND WHOSE CHORD BEARS SOUTH 59°47'38" WEST, 281.81 FEET; THENCE NORTH 43°27'03" WEST, 70.00 FEET; THENCE NORTH 45°31'09" WEST, 551.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.43 ACRES (628,403 SQUARE FEET).

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

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
- REAR YARD: DWELLING – 30 FEET ANY OTHER PRINCIPAL BUILDING – 40 FEET

'R-2/PD-1' PLANNED DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF 'R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT:

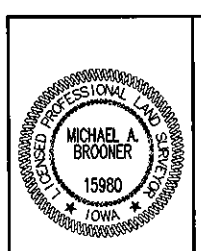
- FRONT YARD: 30 FEET
- SIDE YARD: TOTAL OF 10 FEET – MINIMUM OF 5 FEET ON EACH SIDE
- REAR YARD: 30 FEET
- MINIMUM LOT SQUARE FOOTAGE: 7,150 SQUARE FEET
- MINIMUM LOT WIDTH: 55 FEET

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		

N

SCALE
0' 40' 80' 160'
1" = 80' (FULL SIZE)



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. 6-24-2019 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

REVISIONS	DATE
THIRD SUBMITTAL	06/24/19
SECOND SUBMITTAL	10/30/18
FIRST SUBMITTAL	09/18/18

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

ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 2
FINAL PLAT

1/2

1709.539

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FILE DATE: 6/24/19 DATE PLOTTED: 6/24/2019 3:07 PM

STRATFORD CROSSING PLAT 2

FINAL PLAT

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		

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

REVISIONS

	DATE
THIRD SUBMITTAL	06/24/19
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FIRST SUBMITTAL	09/18/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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TECH:

CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 2

FINAL PLAT

WAUKEE, IOWA

2/2

1709.539

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FILE DATE: 6/24/19 DATE PLOTTED: 6/24/2019 3:07 PM