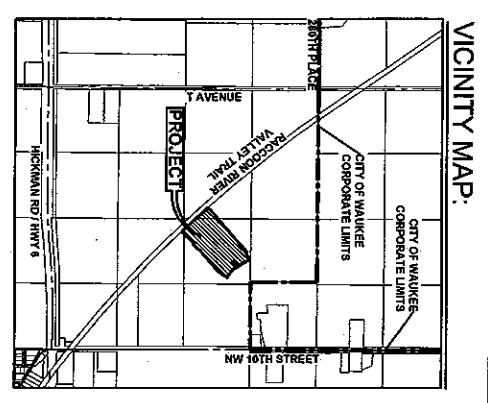


REQUESTOR: STRATFORD CROSSING LLC
 PROJECT: STRATFORD CROSSING LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROOKER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111
 PH: 515-369-4400

DATE OF SURVEY
 JUNE 21, 2018

N 1/4 COR
 SEC 29-79-26
 RND 4th CONC. MON.
 W/BRASS DISC
 BK 2018 PG 16161



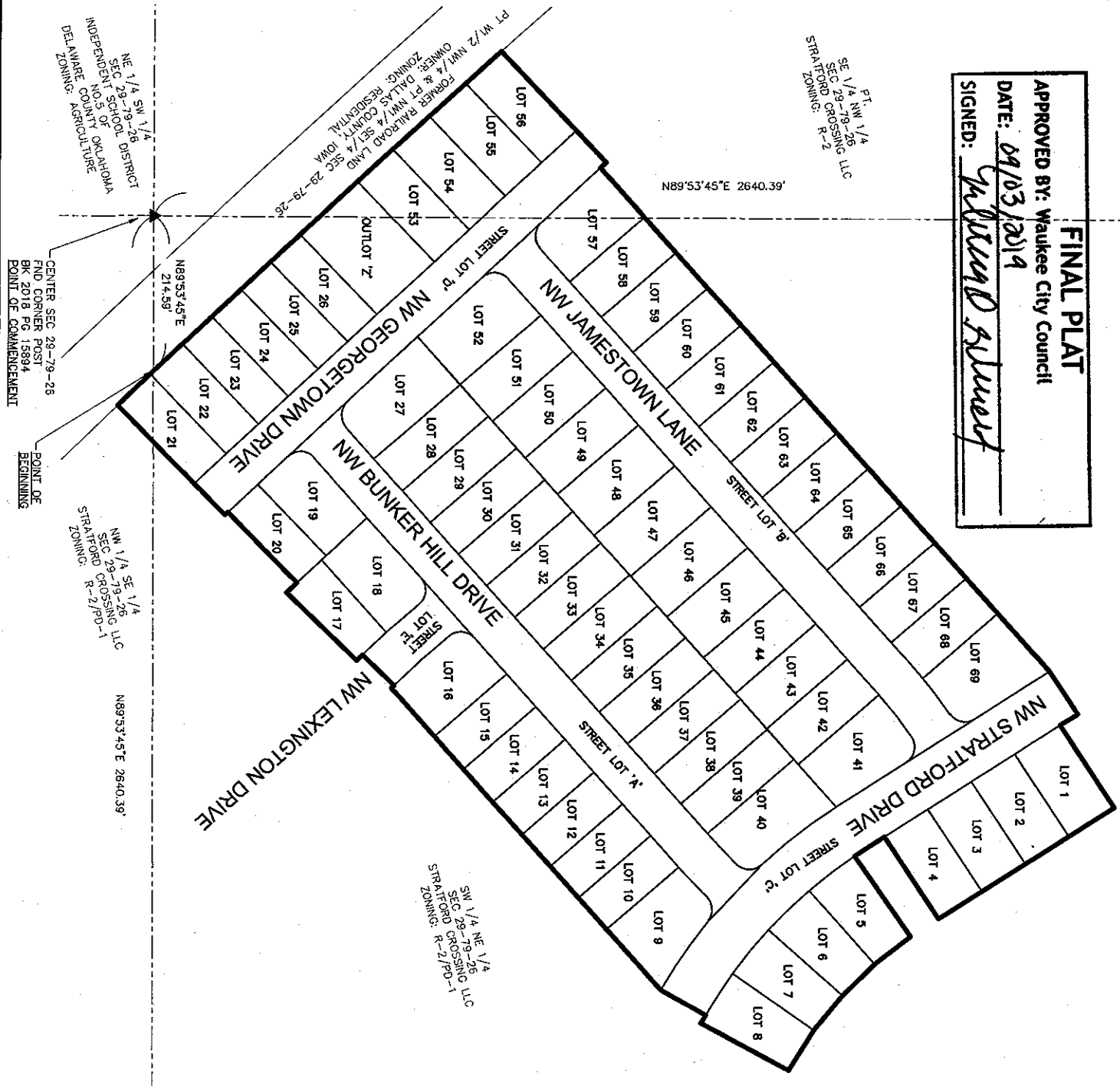
STRATFORD CROSSING PLAT 3

FINAL PLAT

OWNER / DEVELOPER
 STRATFORD CROSSING, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 CONTACT: NICK HALHILL

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111

FINAL PLAT
 APPROVED BY: Waukeke City Council
 DATE: 09/03/2019
 SIGNED: *Michael A. Brooker*



- ZONING**
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-8, 27-69 AND OUTLOT 2)
 PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 9-26)
 (AS RECORDED IN BOOK 20088)
- NOTES**
 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 AND D SHALL BE DEDICATED TO THE CITY OF WAUKEKE.
 4. OUTLOT 2 TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 5. PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	136°59'	22868.31'	645.13'	N43°33'32"W	645.11'
C2	007°24'	4975.00'	10.72'	S43°10'30"E	10.72'
C3	1°41'02"	665.00'	19.54'	S33°52'40"E	19.54'
C4	1°05'46"	665.00'	12.72'	N61°07'16"W	12.72'
C5	0°04'15"	4975.00'	6.14'	N44°17'04"W	6.14'
C6	0°10'05"	22868.31'	67.04'	N44°17'04"W	67.04'
C7	0°29'44"	5005.00'	43.48'	S43°42'28"E	43.48'
C8	0°20'44"	5005.00'	30.19'	S43°17'10"E	30.19'
C9	8°21'46"	650.00'	94.87'	S52°46'58"W	94.79'
C10	14°28'52"	700.00'	176.92'	S40°16'35"E	176.48'
C11	13°03'22"	700.00'	159.51'	S54°02'42"E	159.16'
C12	6°07'08"	650.00'	69.41'	N45°32'31"E	69.38'
C13	4°07'13"	650.00'	46.74'	S43°27'32"E	46.73'
C14	0°09'11"	22868.31'	61.04'	S44°17'31"E	61.04'
C15	0°09'01"	22868.31'	60.00'	S44°08'25"E	60.00'
C16	0°08'16"	22868.31'	55.00'	S43°59'48"E	55.00'
C17	0°08'16"	22868.31'	55.00'	S43°51'30"E	55.00'
C18	0°08'16"	22868.31'	55.00'	S43°51'41"E	55.00'
C19	0°08'16"	22868.31'	55.00'	S43°54'58"E	55.00'
C20	0°15'59"	22868.31'	106.38'	S43°22'50"E	106.38'
C21	0°09'46"	22868.31'	65.00'	S43°09'57"E	65.00'
C22	0°10'04"	22868.31'	67.00'	S43°00'02"E	67.00'
C23	0°10'04"	22868.31'	67.00'	S42°49'58"E	67.00'
C24	0°09'53"	22868.31'	65.73'	S42°39'59"E	65.73'
C25	0°20'44"	5035.00'	30.37'	N43°17'10"W	30.37'
C26	0°29'52"	5035.00'	43.74'	N43°42'28"W	43.74'
C27	0°25'37"	4975.00'	37.08'	S43°40'21"E	37.08'
C28	9°20'33"	25.00'	40.17'	S23°34'16"W	35.99'
C29	9°00'00"	25.00'	39.27'	N86°23'56"W	35.36'
C30	0°45'42"	680.00'	9.04'	N41°46'46"W	9.04'
C31	3°21'31"	680.00'	39.86'	N43°50'23"W	39.86'
C32	4°07'13"	620.00'	44.59'	N43°27'32"W	44.58'
C33	9°00'00"	25.00'	39.27'	N33°36'04"E	35.36'
C34	3°45'38"	680.00'	44.83'	S46°43'16"W	44.62'
C35	8°33'21"	25.00'	36.45'	S86°36'34"W	33.31'
C36	8°57'04"	735.00'	114.83'	N56°05'51"W	114.71'
C37	5°51'43"	665.00'	68.04'	S57°38'32"E	68.01'
C38	6°39'50"	665.00'	77.34'	S51°22'45"E	77.30'
C39	6°39'50"	665.00'	77.34'	S44°42'58"E	77.30'
C40	6°39'50"	665.00'	77.34'	S38°03'08"E	77.30'
C41	88°59'05"	25.00'	38.83'	N11°27'33"E	35.04'
C42	5°07'44"	680.00'	60.87'	N53°23'04"E	60.85'
C43	2°13'07"	680.00'	26.33'	N49°42'58"E	26.33'
C44	87°56'23"	25.00'	38.37'	S87°25'44"E	34.71'
C45	0°13'20"	4975.00'	19.28'	S43°20'52"E	19.29'
C46	92°03'37"	25.00'	40.17'	S23°34'16"W	35.99'
C47	0°24'40"	620.00'	4.45'	S48°48'25"W	4.45'
C48	6°44'55"	620.00'	73.03'	S52°23'12"W	72.98'
C49	91°12'11"	25.00'	39.79'	N78°38'15"W	35.72'
C50	0°15'37"	735.00'	3.34'	N33°09'58"W	3.34'
C51	10°01'04"	735.00'	128.51'	N38°18'18"W	128.34'
C52	88°34'55"	25.00'	38.65'	N0°58'57"E	34.92'
C53	3°20'00"	620.00'	36.07'	N46°56'04"E	36.06'
C54	87°56'23"	25.00'	38.37'	S87°25'44"E	34.71'
C55	44°57'16"	30.00'	23.54'	S69°01'06"W	22.94'
C56	44°45'27"	30.00'	23.43'	S68°07'01"W	22.84'

see filing for MOE
 Slide C150-159

Doc ID: 007849010022 Type: PLAT
 Recorded: 09/10/2019 at 11:15:21 AM
 Fee Amt: \$112.00 Page 1 of 22
 Dallas County Iowa
 Chad C. Althart RECORDER
 File#
 BK 2019 pg 16517

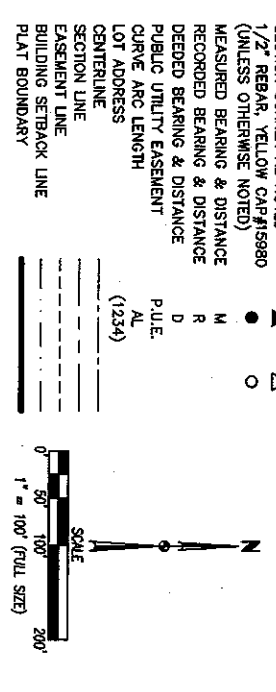
REVISIONS	DATE
THIRD SUBMITTAL	06/06/19
SECOND SUBMITTAL	05/09/19
FIRST SUBMITTAL	09/18/18

PLAT DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL BEING IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEKE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 89°53'45" EAST 214.59 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 645.13 FEET AND WHOSE CHORD BEARS NORTH 43°23'52" WEST, 645.11 FEET; THENCE NORTH 46°53'12" EAST, 208.40 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 10.72 FEET AND WHOSE CHORD BEARS SOUTH 43°10'30" EAST, 10.72 FEET; THENCE NORTH 48°36'04" EAST, 923.86 FEET; THENCE NORTH 56°57'51" EAST, 70.00 FEET; THENCE SOUTH 33°02'09" EAST, 28.21 FEET; THENCE NORTH 56°57'51" EAST, 135.00 FEET; THENCE SOUTH 33°02'09" EAST, 28.21 FEET; THENCE SOUTH 56°57'51" WEST, 135.00 FEET; THENCE SOUTH 33°02'09" EAST, 29.10 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 19.54 FEET AND WHOSE CHORD BEARS SOUTH 33°52'40" EAST, 19.54 FEET; THENCE NORTH 55°16'49" EAST, 135.00 FEET; THENCE SOUTH 38°03'08" EAST, 61.61 FEET; THENCE SOUTH 58°11'25" EAST, 61.61 FEET; THENCE SOUTH 51°22'45" WEST, 135.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 12.72 FEET AND WHOSE CHORD BEARS NORTH 61°07'16" WEST, 554.00 FEET; THENCE NORTH 45°31'09" WEST, 11.16 FEET; THENCE SOUTH 44°28'51" WEST, 60.00 FEET; THENCE NORTH 44°12'28" WEST, 19.16 FEET; THENCE SOUTH 48°09'51" WEST, 133.47 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 61.4 FEET AND WHOSE CHORD BEARS SOUTH 43°51'30" EAST, 61.4 FEET; THENCE SOUTH 49°02'36" WEST, 209.29 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 67.04 FEET AND WHOSE CHORD BEARS NORTH 44°17'04" WEST, 67.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.10 ACRES (875,686 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
 - 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
 R-2-2D-1 PLANNED UNIT DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF R-2-2 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



MICHAEL A. BROOKER
 LICENSED SURVEYOR
 IOWA
 15980

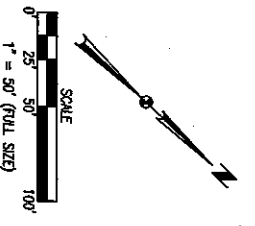
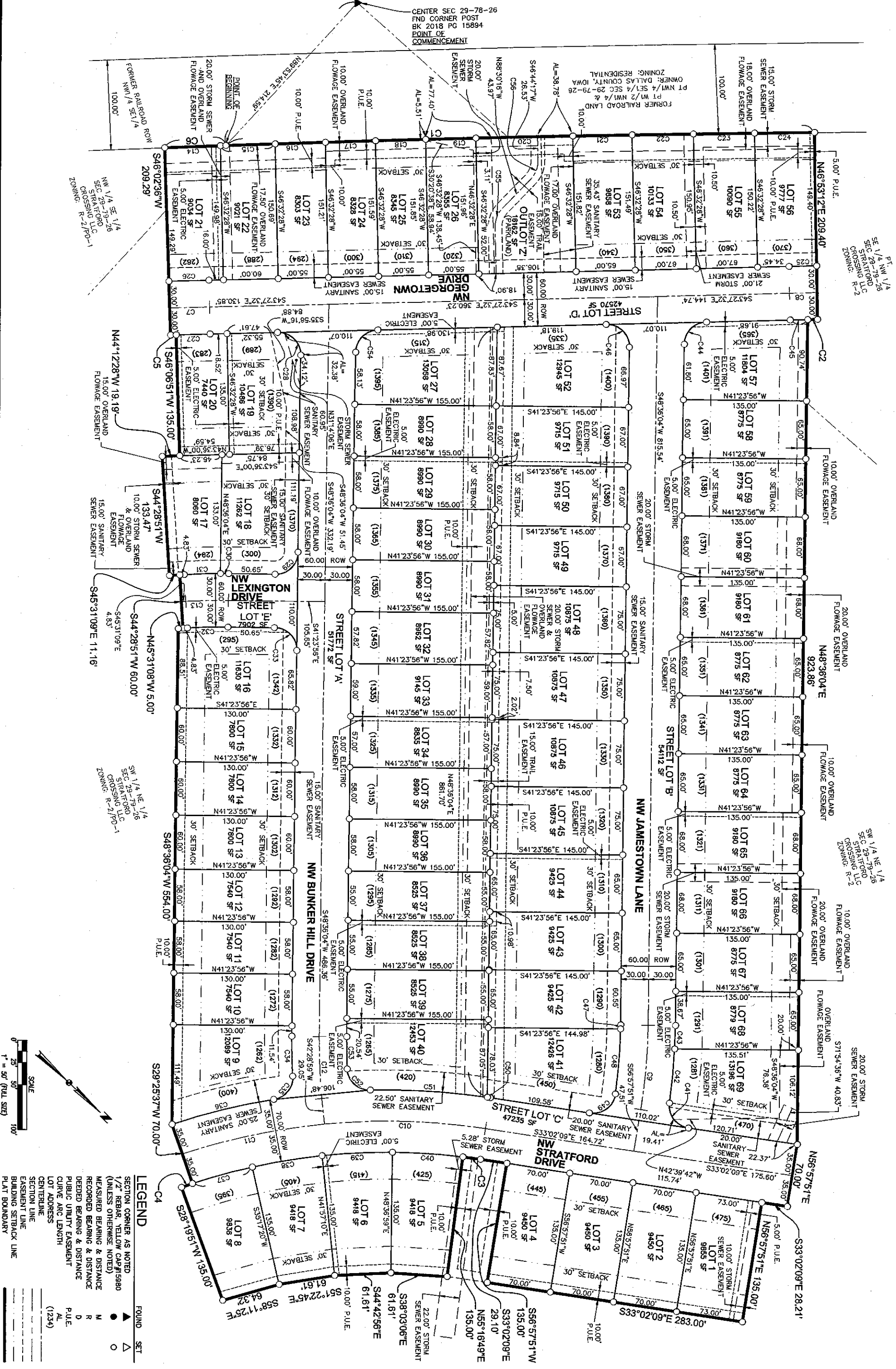
Michael A. Brooker
 MICHAEL A. BROOKER, P.L.S.
 DATE: 9-6-2019

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS CONDUCTED 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.

BY LICENSE RENEWAL DATE IS SEPTEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SCALE:
 SHEETS 1 AND 2

STRATFORD CROSSING PLAT 3

FINAL PLAT



LEGEND

SECTION CORNER AS NOTED	FOUND
1/2" REBAR, YELLOW CAP #5880	SET
(UNLESS OTHERWISE NOTED)	
MEASURED BEARING & DISTANCE	
RECORDED BEARING & DISTANCE	
DEEDED BEARING & DISTANCE	
PUBLIC UTILITY EASEMENT	
LOT ADDRESS	
CENTRAL LINE	
SECTION LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
PLAT BOUNDARY	

STRATFORD CROSSING PLAT 3

FINAL PLAT



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

REVISIONS	DATE
THIRD SUBMITTAL	09/06/19
SECOND SUBMITTAL	05/06/19
FIRST SUBMITTAL	09/18/18