

STRATFORD CROSSING PLAT 1

FINAL PLAT

FINAL PLAT
 APPROVED BY: Waikée City Council
 DATE: 6/15/2019
 SIGNED: *Walter D. Blumert*

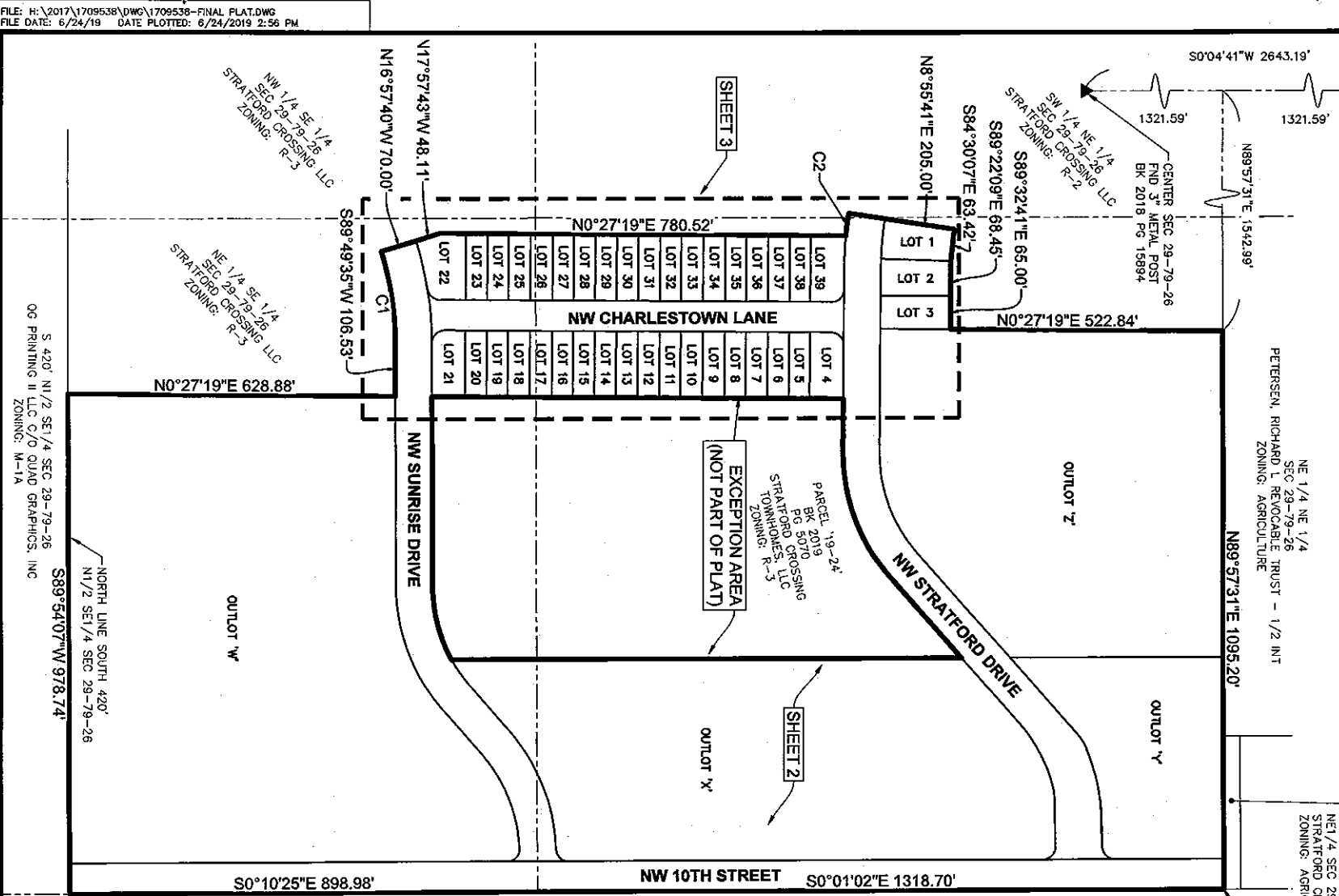
OWNER / DEVELOPER
 STRATFORD CROSSING LLC
 9650 HICKMAN RD. SUITE 100
 CLIVE, IA 50325

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

DATE OF SURVEY
 JUNE 4, 2018

Doc ID: 007806760039 Type: PLAT
 Recorded: 07/19/2019 at 10:20:21 AM
 Fee Amt: \$197.00 Page 1 of 39
 Dallas County Iowa
 Chad C. Althart RECORDER
 File#
BK 2019 Pg **12296**
Slide File 140-142
See filing form

INDEX LEGEND
 LOCATION: SEC 29-79-26, PART OF E/2
 REQUESTOR: STRATFORD CROSSING LLC
 PROJECTOR: STRATFORD CROSSING LLC
 9650 HICKMAN RD. SUITE 100
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROOKER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

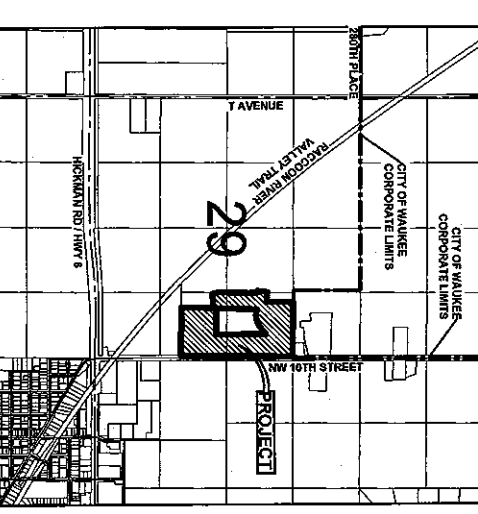


- ZONING**
- R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-39)
 - R-4 - ROW DWELLING AND HIGHWAY SERVICE COMMERCIAL DISTRICT (OUTLOT Z)
 - C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (OUTLOT W, OUTLOT X, OUTLOT Y)
- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - 5- FEET WIDE SHOULDER SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
 - STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE. BUFFERS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
 - LANDSCAPE DEDICATION SHALL BE SATISFIED PER THE STRATFORD DEVELOPER'S AGREEMENT.
 - THE STRATFORD CROSSING HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE WITHIN THE SIGN EASEMENT.
 - LOTS 1-39 ARE INTENDED FOR TWO-FAMILY RESIDENTIAL.
 - HOURS - 39 ARE INTENDED FOR TWO-FAMILY RESIDENTIAL.
 - 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.

- 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-4: ROW DWELLING AND HIGHWAY SERVICE COMMERCIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA.
 - FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THROUGHFARE 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. FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
 - REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

PLAT DESCRIPTION

A PART OF THE EAST HALF OF 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:



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°47'15"	615.00'	180.19'	S81°25'57"W	179.55'
C2	3°27'24"	735.00'	44.34'	N82°48'01"W	44.33'
C3	41°01'46"	333.00'	238.46'	N69°57'28"E	233.40'
C4	40°43'00"	333.00'	236.64'	N69°28'05"E	231.70'
C5	4°41'16"	650.00'	53.18'	N87°28'56"E	53.17'
C6	12°05'58"	650.00'	137.27'	N79°05'19"E	137.01'
C7	8°28'22"	700.00'	103.52'	S85°18'30"E	103.42'
C8	41°20'44"	333.00'	240.30'	N69°46'57"E	235.12'
C9	40°31'50"	333.00'	235.56'	N69°22'30"E	230.68'
C10	89°39'27"	25.00'	39.12'	N44°48'41"E	35.25'
C11	21°47'33"	383.00'	145.67'	N78°44'38"E	144.80'
C12	18°44'17"	100.00'	32.70'	N58°28'43"E	32.56'
C13	41°20'44"	298.00'	215.04'	N69°46'57"E	210.41'
C14	1°36'46"	665.00'	18.72'	S88°44'18"E	18.72'
C15	6°51'36"	665.00'	78.82'	S84°30'07"E	79.57'
C16	5°00'59"	735.00'	64.35'	N87°02'12"W	64.33'
C17	90°00'00"	25.00'	38.27'	N44°32'41"W	35.36'
C18	80°39'35"	25.00'	35.19'	N40°47'08"E	32.36'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C19	8°04'34"	885.00'	96.55'	N77°04'37"E	96.47'
C20	90°37'44"	25.00'	39.54'	S44°51'33"E	35.55'
C21	90°00'00"	25.00'	39.27'	S45°27'19"W	35.36'
C22	27°37'38"	298.00'	143.69'	S82°52'23"W	142.30'
C23	12°54'13"	100.00'	22.52'	S83°11'18"W	22.47'
C24	90°20'33"	25.00'	39.42'	N45°11'19"W	35.46'
C25	91°37'49"	25.00'	39.98'	N45°59'20"W	35.85'
C26	88°44'06"	23.00'	38.72'	N44°21'01"E	34.96'
C27	39°36'30"	368.00'	254.40'	N68°54'49"E	249.36'
C28	40°43'00"	368.00'	261.52'	S69°28'05"W	256.05'
C29	39°05'11"	298.00'	203.28'	S68°39'10"W	198.37'
C30	88°44'06"	15.00'	23.23'	N44°21'01"E	20.98'
C31	4°32'95"	378.00'	30.01'	N86°26'57"E	30.00'
C32	5°58'16"	288.00'	30.01'	N85°12'38"E	30.00'
C33	91°37'46"	15.00'	23.99'	S45°59'20"E	21.51'
C34	12°27'14"	298.00'	64.77'	N55°20'11"E	64.65'
C35	8°42'41"	665.00'	104.15'	N85°28'14"E	104.05'

LEGEND

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP#15980
 (UNLESS OTHERWISE NOTED)

MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

FOUND SET
 ● ▲ ○
 M R D P.U.E. AL (1234)

SCALE
 1" = 150' (FULL SIZE)

LICENSED PROFESSIONAL SURVEYOR
 MICHAEL A. BROOKER
 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.

Walter D. Blumert
 MICHAEL A. BROOKER, P.L.S.
 DATE: 6-24-2019

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 ANY PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

LEGEND

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #15980
 (UNLESS OTHERWISE NOTED)

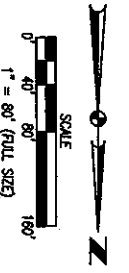
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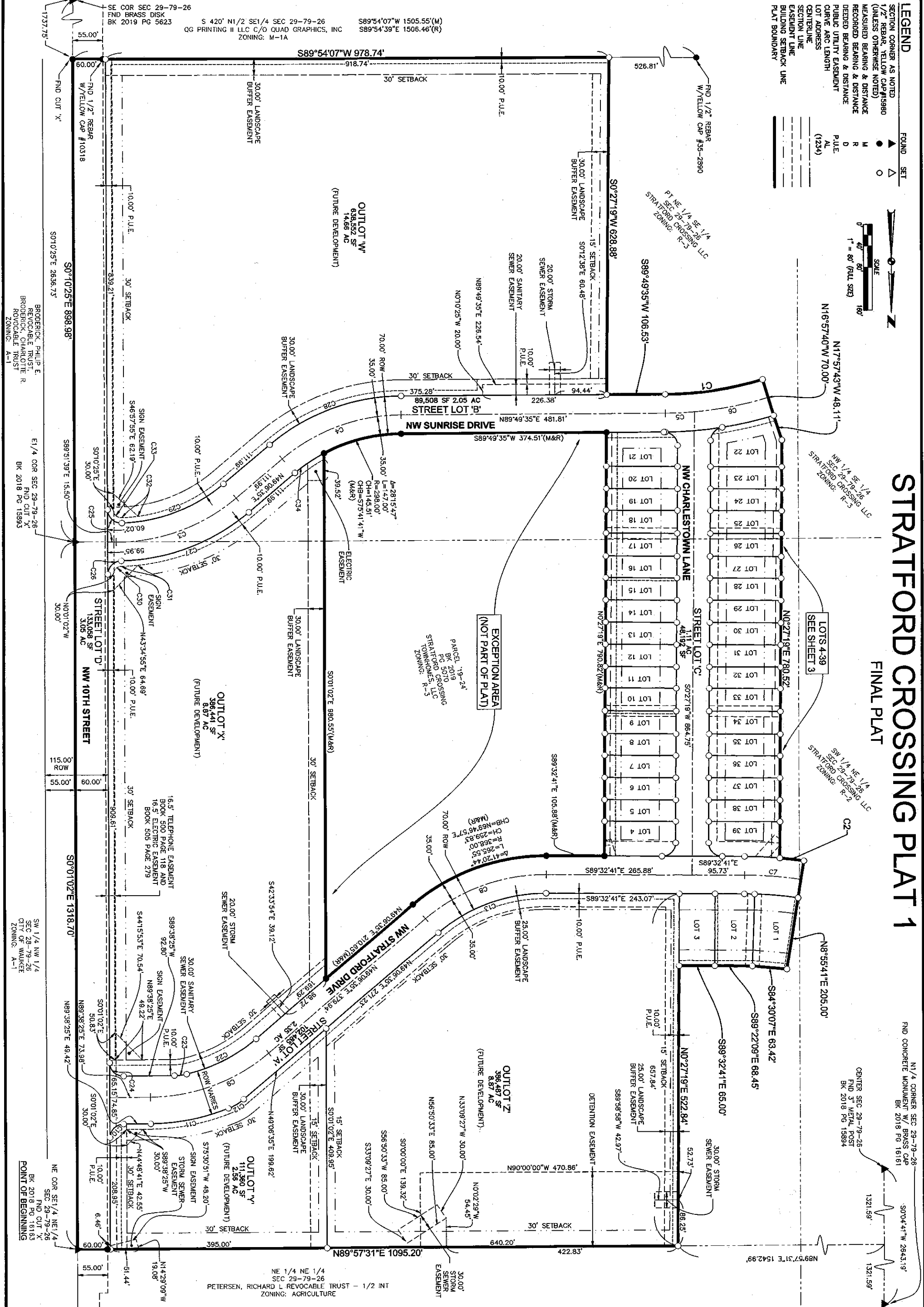
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 AL
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STRATFORD CROSSING PLAT 1

FINAL PLAT

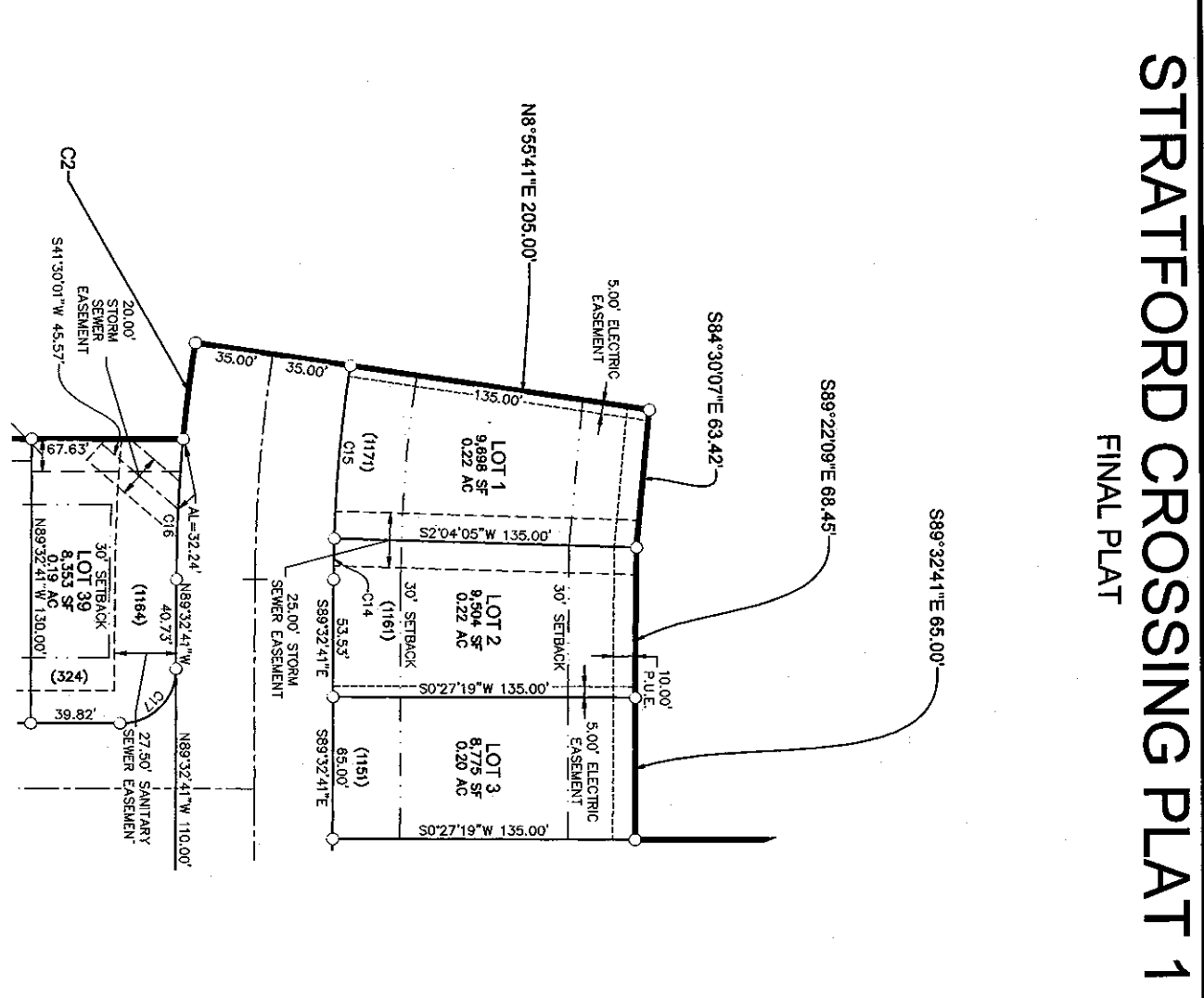
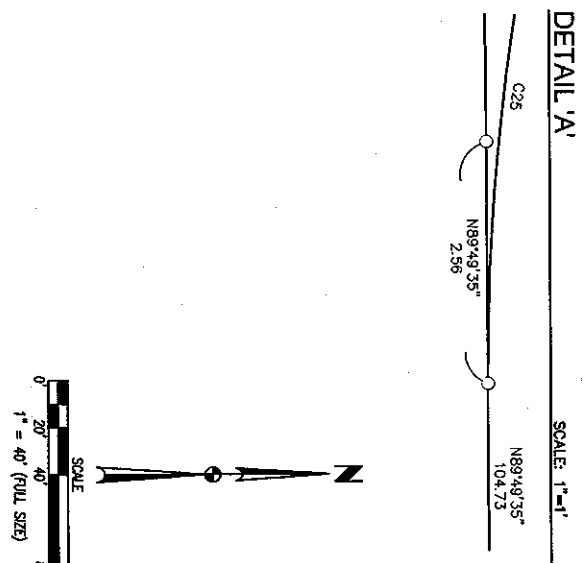
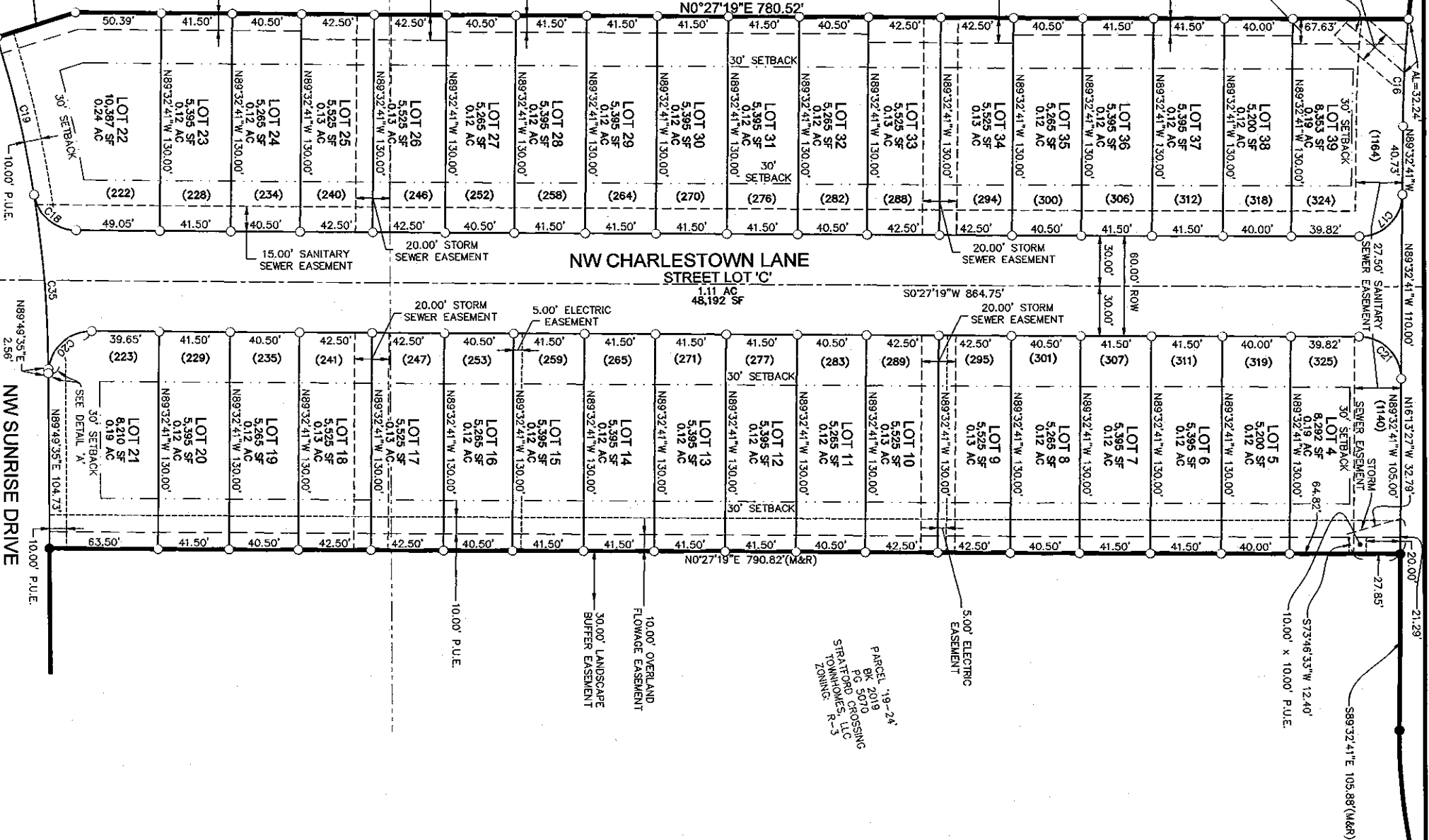


<p>2</p> <p>STRATFORD CROSSING PLAT 1</p> <p>FINAL PLAT</p> <p>WAUKEE, IOWA</p>	<p>CIVIL DESIGN ADVANTAGE</p>	<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>ENGINEER: _____ TECH: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>THIRD SUBMITTAL</td> <td>06/24/19</td> </tr> <tr> <td>SECOND SUBMITTAL</td> <td>10/30/18</td> </tr> <tr> <td>FIRST SUBMITTAL</td> <td>09/18/18</td> </tr> </tbody> </table>	REVISIONS	DATE	THIRD SUBMITTAL	06/24/19	SECOND SUBMITTAL	10/30/18	FIRST SUBMITTAL	09/18/18
REVISIONS	DATE										
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NW 1/4 SE 1/4
 SEC 28-79-26
 STRATFORD CROSSING, LLC
 ZONING: R-3

SW 1/4 NE 1/4
 SEC 28-79-26
 STRATFORD CROSSING, LLC
 ZONING: R-2

N17°57'43"W 48.11'
 100.00' P.U.E.
 C19
 100.00' P.U.E.
 NW SUNRISE DRIVE
 N89°49'35"E 104.73'
 100.00' P.U.E.



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FOUND SET

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 1/2" REBAR YELLOW CAP #15980
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 PLAT BOUNDARY

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 D
 P.U.E.
 AL
 (1234)

3 STRATFORD CROSSING PLAT 1 FINAL PLAT

3

1709.538

GA CIVIL DESIGN ADVANTAGE

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

ENGINEER: _____ TECH: _____

REVISIONS	DATE
THIRD SUBMITTAL	06/24/19
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