

WHEN RECORDED RETURN TO: City of Waukee, Iowa, Attn: City Clerk, 230 Hickman Road, Waukee, IA 50263

Preparer Information: Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, Iowa 50322, (515) 369-4400

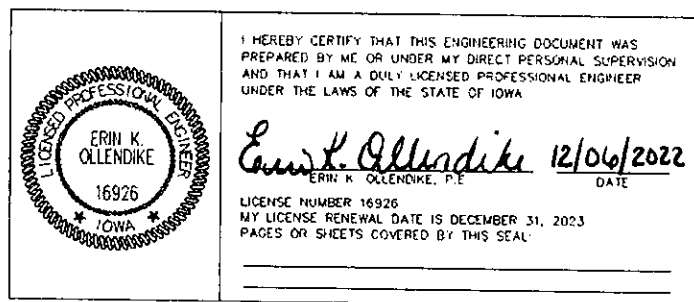
SPACE ABOVE THIS LINE FOR RECORDER

**Stratford Crossing Plat 11**

LOT #	MOE	MGS		LOT #	MOE	MGS
1	----	1022.00		15	1013.70	----
2	----	1020.85		16	1013.70	----
3	1016.50	----		17	1015.90	----
4	1016.50	----		18	1015.90	----
5	1016.50	----		19	1015.90	----
6	1016.50	----		20	----	1018.08
7	1016.50	----		21	----	1019.50
8	1016.50	----		22	----	1020.92
9	1016.50	----		23	1023.90	----
10	1012.35	----		24	1023.90	----
11	1012.35	----		25	1026.00	----
12	1012.35	----		26	1026.00	----
13	1013.70	----		27	1026.00	----
14	1013.70	----				

MOE – Minimum Opening Elevation

MGS – Minimum Grade At Structure



# STRATFORD CROSSING PLAT 11

## INDEX LEGEND

**LOCATION:** PT NE1/4 NW1/4, SEC 29-79-26, WAUKEE, DALLAS COUNTY, IOWA  
**REQUERSTOR:** LANDMARK DEVELOPMENT SERVICES, 9550 HICKMAN ROAD, SUITE 100, CLIVE, IOWA 50325  
**PROPRIETOR:** STRATFORD CROSSING, LLC, 9550 HICKMAN ROAD, SUITE 100, CLIVE, IOWA 50325  
**SURVEYOR:** MICHAEL A. BROOKER  
**COMPANY:** CIVIL DESIGN ADVANTAGE  
**PREPARED BY & RETURN TO:** CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PH: 515-369-4400

**OWNER:** STRATFORD CROSSING, LLC, 9550 HICKMAN ROAD, SUITE 100, CLIVE, IOWA 50325, CONTACT: BILL SPENCER  
**DEVELOPER:** LANDMARK DEVELOPMENT SERVICES, 9550 HICKMAN ROAD, SUITE 100, CLIVE, IOWA 50325, CONTACT: BILL SPENCER  
**ENGINEER / SURVEYOR:** CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322  
**DATE OF SURVEY:** MAY 27, 2022

## ZONING AND BULK REGULATIONS FINAL PLAT

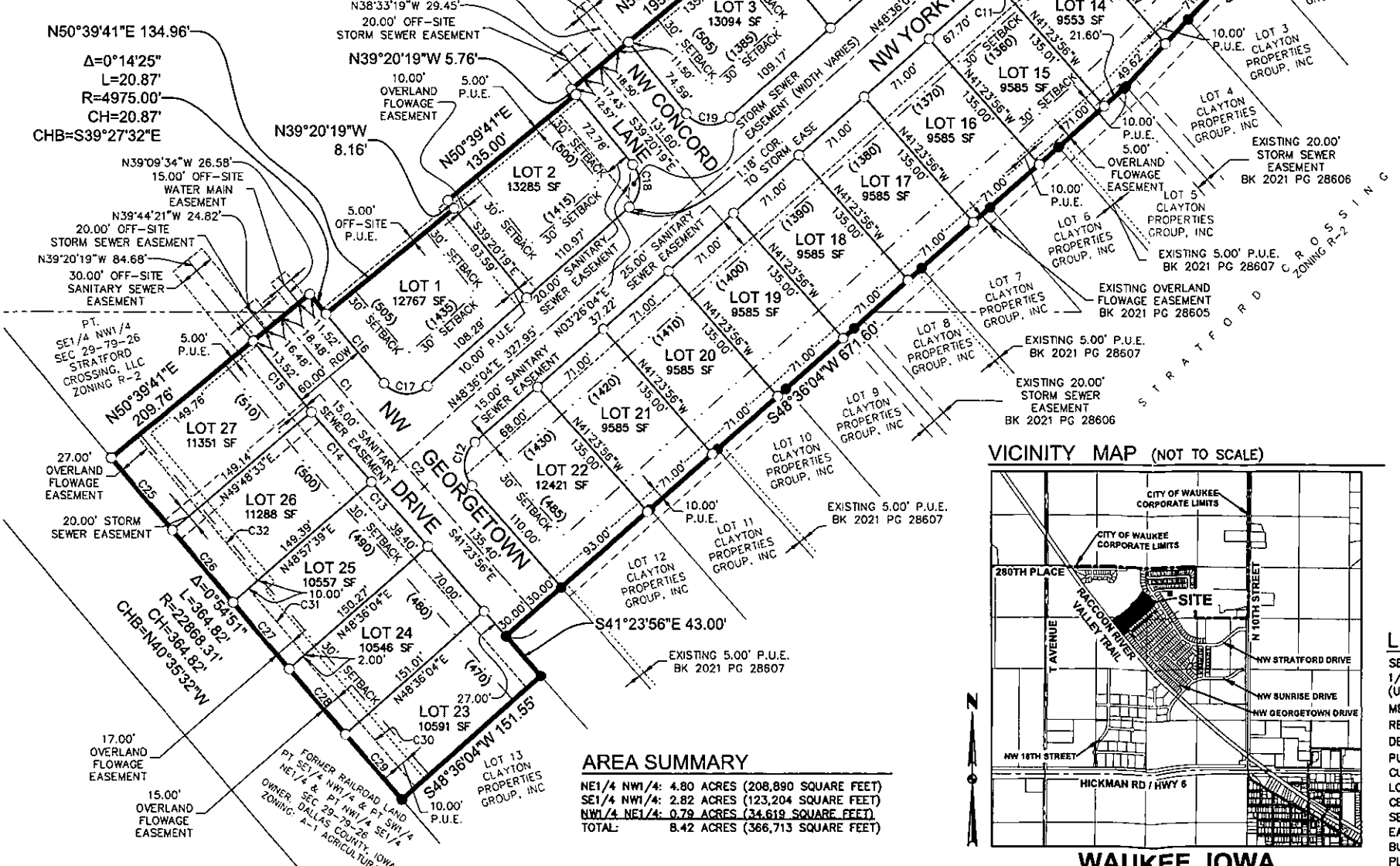
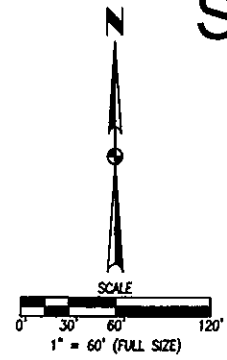
R-2: ONE- AND TWO- FAMILY RESIDENTIAL

**FRONT YARD:** 30 FEET  
**SIDE YARD:** A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
**REAR YARD:** 30 FEET  
**MINIMUM LOT WIDTH=85 FEET**  
**MINIMUM LOT AREA=8,000 FEET**

**APPROVED BY: Waukee City Council**  
**DATE: 12/05/2022**  
**SIGNED: [Signature]**

## NOTES

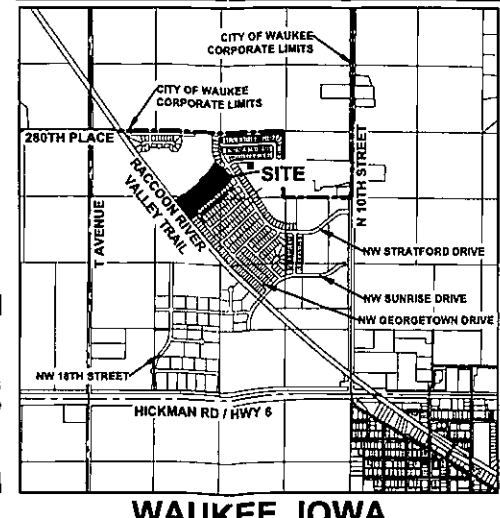
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
- FIVE FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.



### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°03'37"	4181.71'	150.36'	S40°11'57"E	150.35'	C17	9°08'46"	25.00'	39.70'	N85°54'33"W	35.66'
C2	2°03'37"	823.40'	29.61'	S41°13'46"E	29.61'	C18	87°56'23"	25.00'	38.37'	S04°37'53"W	34.71'
C3	20°44'04"	800.00'	289.51'	N38°14'03"E	287.93'	C19	92°03'37"	25.00'	40.17'	N85°22'07"W	35.99'
C4	5°32'37"	333.27'	32.25'	N30°38'20"E	32.23'	C20	1°57'15"	770.00'	26.26'	S47°37'27"W	26.26'
C5	3°52'44"	303.00'	20.51'	N29°48'23"E	20.51'	C21	5°22'38"	770.00'	72.26'	S43°57'30"W	72.24'
C6	0°28'59"	830.00'	7.00'	N28°06'30"E	7.00'	C22	5°26'35"	770.00'	73.15'	S38°32'54"W	73.12'
C7	5°08'45"	830.00'	74.54'	N30°55'22"E	74.52'	C23	5°33'48"	770.00'	74.77'	S33°02'42"W	74.74'
C8	5°01'25"	830.00'	72.77'	N36°00'27"E	72.75'	C24	2°23'47"	770.00'	32.21'	S29°03'54"W	32.20'
C9	4°56'47"	830.00'	71.85'	N40°59'33"E	71.63'	C25	0°11'35"	22868.31'	77.10'	N40°13'54"W	77.10'
C10	4°54'29"	830.00'	71.10'	N45°55'11"E	71.08'	C26	0°11'32"	22868.31'	76.77'	N40°25'28"W	76.77'
C11	0°13'39"	830.00'	3.30'	N48°29'15"E	3.30'	C27	0°10'40"	22868.31'	70.94'	N40°36'34"W	70.94'
C12	90°00'00"	25.00'	39.27'	N03°36'04"E	35.36'	C28	0°10'31"	22868.31'	70.00'	N40°47'10"W	70.00'
C13	0°21'35"	5035.00'	31.61'	S41°13'08"E	31.61'	C29	0°10'31"	22868.31'	70.00'	N40°57'41"W	70.00'
C14	0°50'54"	5035.00'	74.56'	S40°36'54"E	74.56'	C30	0°21'04"	22853.31'	140.01'	S40°52'25"E	140.01'
C15	0°51'08"	5035.00'	74.88'	S39°45'53"E	74.88'	C31	0°10'38"	22919.70'	70.86'	S40°36'33"E	70.86'
C16	0°50'26"	4975.00'	72.98'	N39°59'57"W	72.98'	C32	0°22'57"	22929.36'	153.07'	S40°19'40"E	153.07'

### VICINITY MAP (NOT TO SCALE)



### 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)	
SECTION LINE	---	
EASEMENT LINE	- - - -	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

**AREA SUMMARY**  
 NE1/4 NW1/4: 4.80 ACRES (208,890 SQUARE FEET)  
 SE1/4 NW1/4: 2.82 ACRES (123,204 SQUARE FEET)  
 NW1/4 NE1/4: 0.79 ACRES (34,619 SQUARE FEET)  
**TOTAL: 8.42 ACRES (366,713 SQUARE FEET)**

### PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST 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 NORTH CORNER OF STRATFORD CROSSING PLAT 9, AN OFFICIAL PLAT; THENCE SOUTH 43°15'56" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 9, A DISTANCE OF 316.37 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 671.60 FEET; THENCE SOUTH 41°23'58" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 43.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 151.55 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LYING IN SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 40°35'32" WEST, 364.82 FEET; THENCE NORTH 50°39'41" EAST, 209.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS SOUTH 39°27'32" EAST, 20.87 FEET; THENCE NORTH 50°39'41" EAST, 134.96 FEET; THENCE NORTH 39°20'19" WEST, 8.16 FEET; THENCE NORTH 50°39'41" EAST, 135.00 FEET; THENCE NORTH 39°20'19" WEST, 5.76 FEET; THENCE NORTH 50°39'41" EAST, 195.00 FEET; THENCE NORTH 39°20'19" WEST, 41.91 FEET; THENCE NORTH 50°40'43" EAST, 71.84 FEET; THENCE NORTH 48°36'04" EAST, 72.00 FEET; THENCE NORTH 43°29'44" EAST, 72.29 FEET; THENCE NORTH 38°32'54" EAST, 73.12 FEET; THENCE NORTH 33°02'42" EAST, 74.74 FEET; THENCE NORTH 28°22'11" EAST, 76.73 FEET; THENCE SOUTH 41°23'56" EAST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 43.71 FEET AND WHOSE CHORD BEARS NORTH 31°20'52" EAST, 43.60 FEET TO THE WESTERLY LINE OF STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 40°15'19" EAST ALONG SAID WESTERLY LINE, 62.55 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 3.72 FEET AND WHOSE CHORD BEARS NORTH 32°05'50" EAST, 3.72 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 180.98 FEET; THENCE SOUTH 43°15'56" WEST CONTINUING ALONG SAID WESTERLY LINE, 18.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.42 ACRES (366,713 SQUARE FEET).  
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Doc ID: 008965800019 Type: PLAT  
 Recorded: 12/13/2022 at 01:18:17 PM  
 Fee Amt: \$97.00 Page 1 of 19  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File# BK 2022 PG 25131

**STRATFORD CROSSING PLAT 11**  
**FINAL PLAT**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DATE: 12/05/2022  
 REVISIONS: 10/05/22, 08/21/22, 06/01/22  
 THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL  
 REVIEW: [ ]  
 TECH: [ ]  
 ENGINEER: [ ]  
 1/1  
 2110.808