



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

Preparer Information: Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, IA 50111, (515) 369-4400


SPACE ABOVE THIS LINE FOR RECORDER

**Stratford Crossing Plat 6**

LOT #	MOE	MGS	LOT #	MOE	MGS	LOT #	MOE	MGS
1	1011.75	---	22	1015.80	---	43	---	1017.73
2	1010.80	---	23	1015.80	---	44	---	1017.78
3	1010.80	---	24	1015.80	---	45	---	1017.89
4	1012.35	---	25	1015.80	---	46	---	1018.07
5	1012.35	---	26	1018.60	---	47	---	1018.32
6	1016.50	---	27	1018.60	---	48	---	1018.63
7	1016.50	---	28	1018.60	---	49	---	1018.99
8	1016.50	---	29	1018.60	---	50	---	1018.20
9	1015.60	---	30	1019.50	---	51	1013.10	---
10	1015.60	---	31	1019.50	---	52	1013.10	---
11	1015.60	---	32	1019.50	---	53	1013.10	---
12	1015.60	---	33	---	1017.45	54	1013.10	---
13	1015.80	---	34	---	1017.34	55	1013.10	---
14	1015.80	---	35	---	1017.34	56	1010.50	---
15	1015.80	---	36	---	1017.38	57	1010.50	---
16	1015.80	---	37	---	1017.43	58	1010.50	---
17	1015.80	---	38	---	1017.48	59	1010.50	---
18	1015.80	---	39	---	1017.53	60	1009.25	---
19	1015.80	---	40	---	1017.58	61	1009.25	---
20	1015.80	---	41	---	1017.63	62	1009.25	---
21	1015.80	---	42	---	1017.68			

MOE – Minimum Opening Elevation

MGS – Minimum Grade At Structure

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p>
	<p><i>Erin K. Ollendike</i> 12/08/2020          ERIN K. OLLENDIKE, P.E. DATE</p> <p>LICENSE NUMBER 16926          MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021          PAGES OR SHEETS COVERED BY THIS SEAL:          THIS SHEET</p>

# STRATFORD CROSSING PLAT 6

## FINAL PLAT

Doc ID: 008303680029 Type: PLAT  
Recorded: 12/23/2020 at 08:24:07 AM  
Fee Amt: \$147.00 Page 1 of 29  
Dallas County Iowa  
Chad C. Airhart RECORDER  
File#  
BK 2020 PG 36578

### INDEX LEGEND

LOCATION: PT NE1/4 NW1/4 SEC 29-79-26  
PT NW1/4 NE1/4 SEC 29-79-26  
PT SE1/4 NE1/4 SEC 29-79-26  
PT SW1/4 NE1/4 SEC 29-79-26  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: LANDMARK DEVELOPMENT SERVICES

PROPRIETOR: STRATFORD CROSSING, LLC  
8550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROOKER

COMPANY: CIVIL DESIGN ADVANTAGE

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

**OWNER**  
STRATFORD CROSSING, LLC  
8550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
CONTACT: BILL SPENCER

**DEVELOPER**  
LANDMARK DEVELOPMENT SERVICES  
8550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
CONTACT: BILL SPENCER

**DATE OF SURVEY**  
AUGUST 13, 2020

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

**ZONING**  
R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-8 AND 51-82)  
R-2/PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2-ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 9-50) (BOOK 2020 PAGE 4635)

- 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.
  - ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. LOTS 9 AND 5-82 SHALL HAVE 10-FOOT-WIDE TRAILS INSTALLED ALONG NW STRATFORD DRIVE AT THE TIME OF LOT DEVELOPMENT.
  - OUTLOT "Y" SHALL BE DEEDED TO THE CITY OF WAUKEE FOR PARKLAND.
  - OUTLOT "Z" SHALL BE UTILIZED FOR DETENTION AND MAINTAINED AND OWNED BY A HOMEOWNER'S ASSOCIATION.
  - STREET LOTS "A" AND "B" SHALL BE DEDICATED TO THE CITY OF WAUKEE.

### PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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 1, AN OFFICIAL PLAT; THENCE SOUTH 00°27'19" WEST ALONG THE WESTERLY LINE OF SAID STRATFORD CROSSING PLAT 1, A DISTANCE OF 522.84 FEET; THENCE NORTH 89°32'41" WEST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET; THENCE NORTH 89°22'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 68.45 FEET; THENCE NORTH 84°30'07" WEST CONTINUING ALONG SAID WESTERLY LINE, 63.42 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID STRATFORD CROSSING PLAT 1; THENCE NORTH 77°53'14" WEST ALONG THE NORTHERLY LINE OF STRATFORD CROSSING PLAT 2, AN OFFICIAL PLAT, 58.89 FEET; THENCE NORTH 71°31'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 58.89 FEET; THENCE NORTH 65°00'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 61.61 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID STRATFORD CROSSING PLAT 2; THENCE NORTH 58°11'25" WEST ALONG THE NORTHEASTERLY LINE OF STRATFORD CROSSING PLAT 3, A DISTANCE OF 84.32 FEET; THENCE NORTH 51°22'45" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 61.61 FEET; THENCE NORTH 44°42'56" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 61.61 FEET; THENCE SOUTH 55°16'49" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 135.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 19.54 FEET AND WHOSE CHORD BEARS NORTH 33°52'40" WEST, 19.54 FEET; THENCE NORTH 33°02'09" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 135.00 FEET; THENCE NORTH 33°02'09" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 283.00 FEET TO THE NORTH CORNER OF SAID STRATFORD CROSSING PLAT 3; THENCE SOUTH 56°57'51" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 3, A DISTANCE OF 135.00 FEET; THENCE NORTH 33°02'09" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 28.21 FEET; THENCE SOUTH 56°57'51" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 70.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE 97.88 FEET; THENCE NORTH 41°23'56" WEST, 195.00 FEET; THENCE NORTH 48°36'04" EAST, 8.78 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 27.87 FEET AND WHOSE CHORD BEARS NORTH 49°46'01" EAST, 27.87 FEET; THENCE NORTH 41°23'56" WEST, 135.56 FEET; THENCE NORTH 58°59'12" EAST, 15.16 FEET; THENCE NORTH 41°23'56" WEST, 131.78 FEET; THENCE NORTH 33°47'35" WEST, 60.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 873.55 FEET, WHOSE ARC LENGTH IS 13.46 FEET AND WHOSE CHORD BEARS NORTH 58°42'41" EAST, 13.46 FEET; THENCE NORTH 33°02'09" WEST, 174.15 FEET; THENCE NORTH 43°15'56" EAST, 18.48 FEET; THENCE NORTH 41°23'56" WEST, 180.98 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 3.72 FEET AND WHOSE CHORD BEARS SOUTH 32°05'50" WEST, 3.72 FEET; THENCE NORTH 40°15'19" WEST, 184.30 FEET; THENCE NORTH 32°12'12" WEST, 79.10 FEET; THENCE NORTH 23°58'21" WEST, 90.99 FEET; THENCE NORTH 71°13'02" EAST, 205.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 298.00 FEET, WHOSE ARC LENGTH IS 2.86 FEET AND WHOSE CHORD BEARS NORTH 18°30'28" WEST, 2.86 FEET; THENCE NORTH 89°59'28" EAST, 1049.71 FEET; THENCE NORTH 00°00'32" WEST, 13.39 FEET; THENCE NORTH 89°59'28" EAST, 164.36 FEET; THENCE SOUTH 00°06'44" WEST, 929.28 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°57'32" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 277.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.39 ACRES (1,367,435 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:
- MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING.
  - MINIMUM FLOOR AREA: SINGLE STORY SINGLE-FAMILY - 950 SQUARE FEET. SINGLE STORY TWO-FAMILY - 750 SQUARE FEET PER UNIT. IF BUILDING IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 800 SQUARE FEET ON THE FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR. IF A BUILDING IS SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT Foyer, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
  - LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET. TWO-FAMILY DWELLING - 80 FEET.
  - 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 UNIT DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF "R-2" ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW: (BOOK 2020 PAGE 4635)
- DENSITY: 5.1 DWELLING UNITS/ACRE MAXIMUM
  - MINIMUM FLOOR AREA: 1,250 SQUARE FEET
  - FRONT YARD: 30 FEET
  - SIDE YARD: TOTAL OF 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
  - REAR YARD: 30 FEET
  - MINIMUM LOT SIZE: 5,300 SQUARE FEET
  - MINIMUM LOT WIDTH: 40 FEET

### AREA SUMMARY

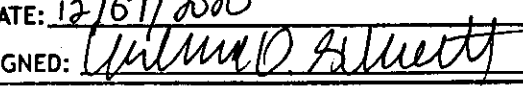
NE1/4 NW1/4: 0.49 ACRES (21,436 SQUARE FEET)  
NW1/4 NE1/4: 23.38 ACRES (1,018,502 SQUARE FEET)  
SW1/4 NE1/4: 4.87 ACRES (212,057 SQUARE FEET)  
SE1/4 NE1/4: 2.65 ACRES (115,440 SQUARE FEET)  
TOTAL: 31.39 ACRES (1,367,435 SQUARE FEET)

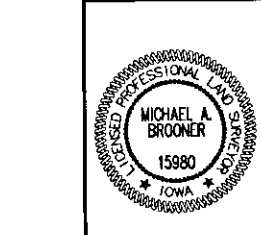
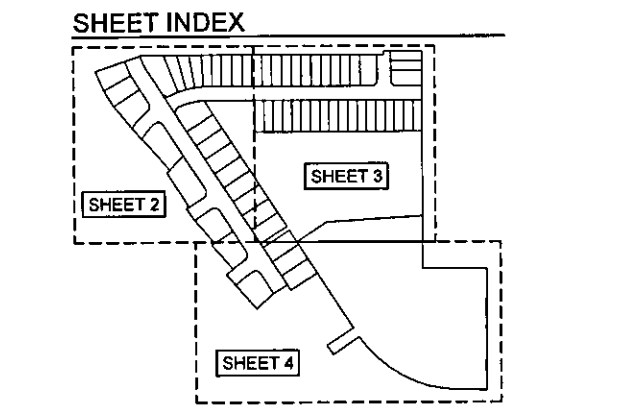
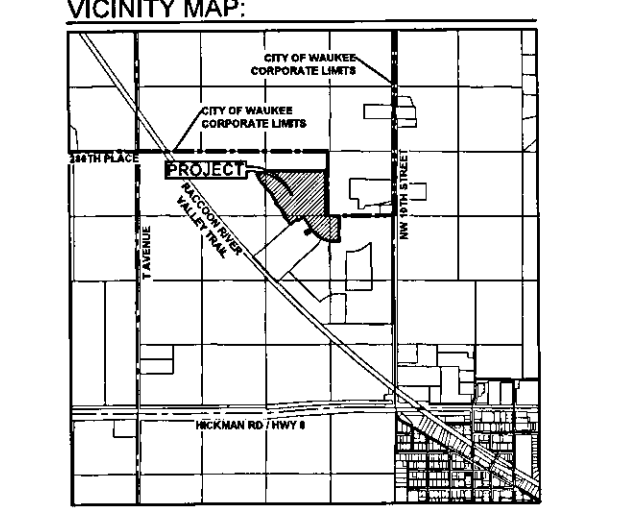
### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°41'02"	665.00'	19.54'	N33°52'40"W	19.54'
C2	2°19'54"	680.00'	27.67'	N49°46'01"E	27.67'
C3	0°52'58"	873.55'	13.46'	N56°42'41"E	13.46'
C4	0°42'12"	303.00'	3.72'	S32°05'50"W	3.72'
C5	0°33'01"	298.00'	2.86'	N18°30'28"W	2.86'
C6	8°21'46"	650.00'	94.87'	S52°46'58"W	94.78'
C7	0°45'25"	650.00'	8.59'	S56°35'08"W	8.59'
C8	23°32'56"	333.00'	136.87'	N45°11'23"E	135.90'
C9	14°15'11"	333.00'	82.84'	S25°54'34"E	82.62'
C10	33°01'37"	333.00'	191.95'	N73°28'39"E	189.30'
C11	90°00'00"	25.00'	39.27'	N45°00'32"W	35.36'
C12	90°00'00"	25.00'	39.27'	S44°59'28"W	35.36'
C13	3°21'20"	363.00'	21.26'	S88°18'48"W	21.26'
C14	5°52'37"	363.00'	37.23'	S83°41'49"W	37.22'
C15	5°52'33"	363.00'	37.23'	S77°49'14"W	37.21'
C16	5°52'28"	363.00'	37.22'	S71°56'43"W	37.20'
C17	8°13'10"	363.00'	39.40'	S65°53'54"W	39.38'
C18	84°10'32"	25.00'	36.73'	N75°07'25"W	33.51'
C19	14°15'11"	298.00'	74.13'	N25°54'34"W	73.94'
C20	2°43'26"	298.00'	14.17'	N20°08'41"W	14.17'
C21	10°22'45"	368.00'	66.66'	S23°58'21"E	66.57'
C22	3°52'26"	368.00'	24.88'	S31°05'56"E	24.88'
C23	83°44'49"	25.00'	36.54'	S8°50'16"W	33.37'
C24	15°54'49"	363.00'	100.82'	S42°45'16"W	100.50'
C25	15°46'17"	303.00'	83.40'	N40°20'05"E	83.14'
C26	14°34'59"	303.00'	77.12'	N40°55'44"E	76.91'
C27	98°44'37"	25.00'	43.09'	S82°24'28"E	37.95'
C28	82°07'22"	25.00'	35.83'	N89°16'54"E	32.84'
C29	90°00'00"	25.00'	39.27'	S11°57'51"W	35.36'
C30	66°25'19"	25.00'	28.98'	N0°10'30"E	27.39'
C31	0°45'25"	620.00'	8.19'	N56°35'08"E	8.19'
C32	90°00'00"	25.00'	39.27'	S78°02'09"E	35.36'
C33	89°23'55"	25.00'	39.01'	S11°39'49"W	35.17'
C34	5°25'48"	680.00'	64.44'	S53°38'52"W	64.42'
C35	7°39'02"	620.00'	82.79'	N52°25'35"E	82.72'
C36	90°42'45"	25.00'	38.58'	S78°23'32"E	35.57'
C37	98°08'32"	25.00'	42.82'	N16°02'07"E	37.78'
C38	21°23'40"	303.00'	113.14'	N75°48'13"E	112.49'
C39	3°29'25"	303.00'	18.46'	N88°14'46"E	18.45'
C40	1°26'26"	665.00'	16.72'	S33°59'58"E	16.72'
C41	1°10'07"	283.00'	5.77'	N89°24'25"E	5.77'
C42	3°14'25"	363.00'	20.53'	N32°33'20"E	20.53'

### 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		

**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 12/07/2020  
SIGNED: 



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. Brooker* 12-7-2020  
MICHAEL A. BROOKER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-4

**STRATFORD CROSSING PLAT 6 FINAL PLAT**

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

REVISIONS: DATE: 12/04/20  
11/02/21  
09/29/20

THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

ENGINEER: CIVIL DESIGN ADVANTAGE  
TECH: REVIEW:

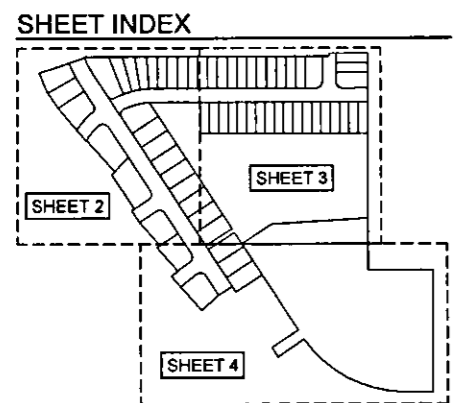
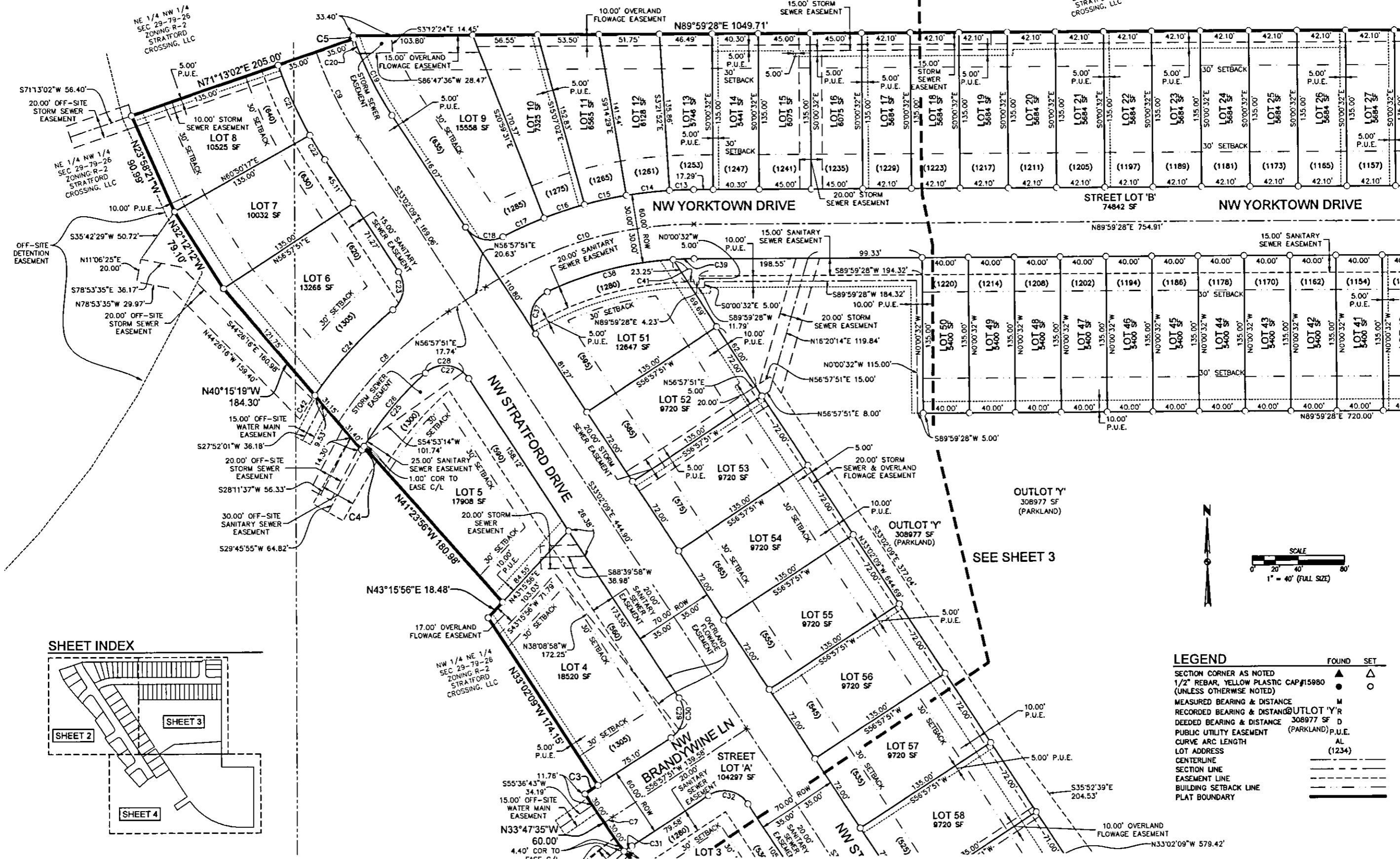
1 / 4  
1911.592

# STRATFORD CROSSING PLAT 6

FINAL PLAT

SEE SHEET 3

NW 1/4 NE 1/4  
SEC 29-79-26  
ZONING R-2  
STRATFORD  
CROSSING, LLC



**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 (PARKLAND) P.U.E.		
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

**GA**

DATE: 12/04/20  
11/02/20  
09/29/20

REVISIONS:  
THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

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

TECH: ENGINEER: REVIEW:

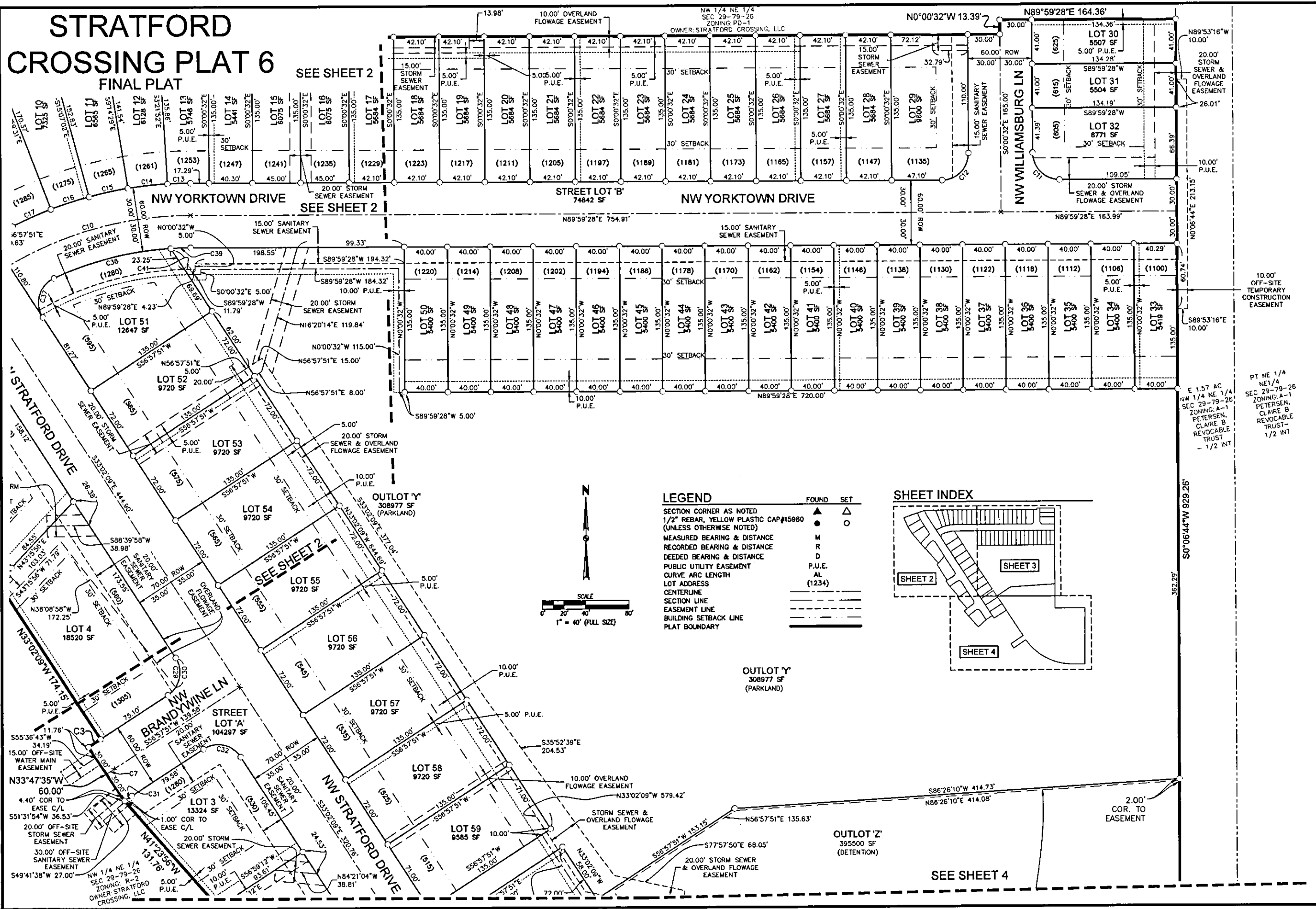
**GA** CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

**STRATFORD CROSSING PLAT 6**  
FINAL PLAT

2/4  
1911.592

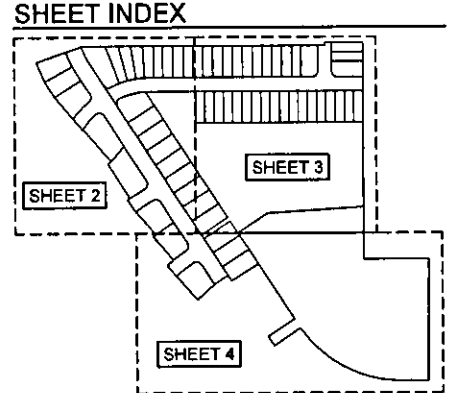
# STRATFORD CROSSING PLAT 6

## FINAL PLAT



**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	
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		



DATE	12/20/20
REVISIONS	11/02/21
THIRD SUBMITTAL	09/29/20
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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

ENGINEER: [Signature] REVIEW: [Signature]

TECH: [Signature]

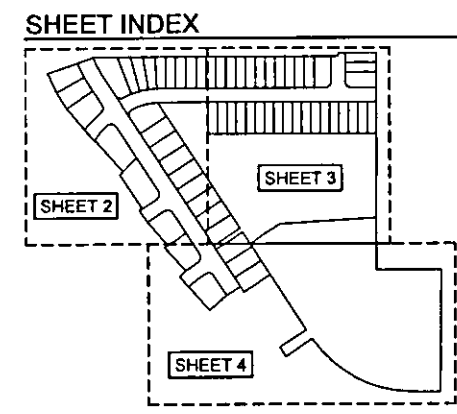
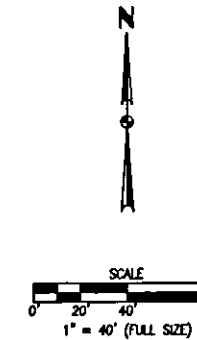
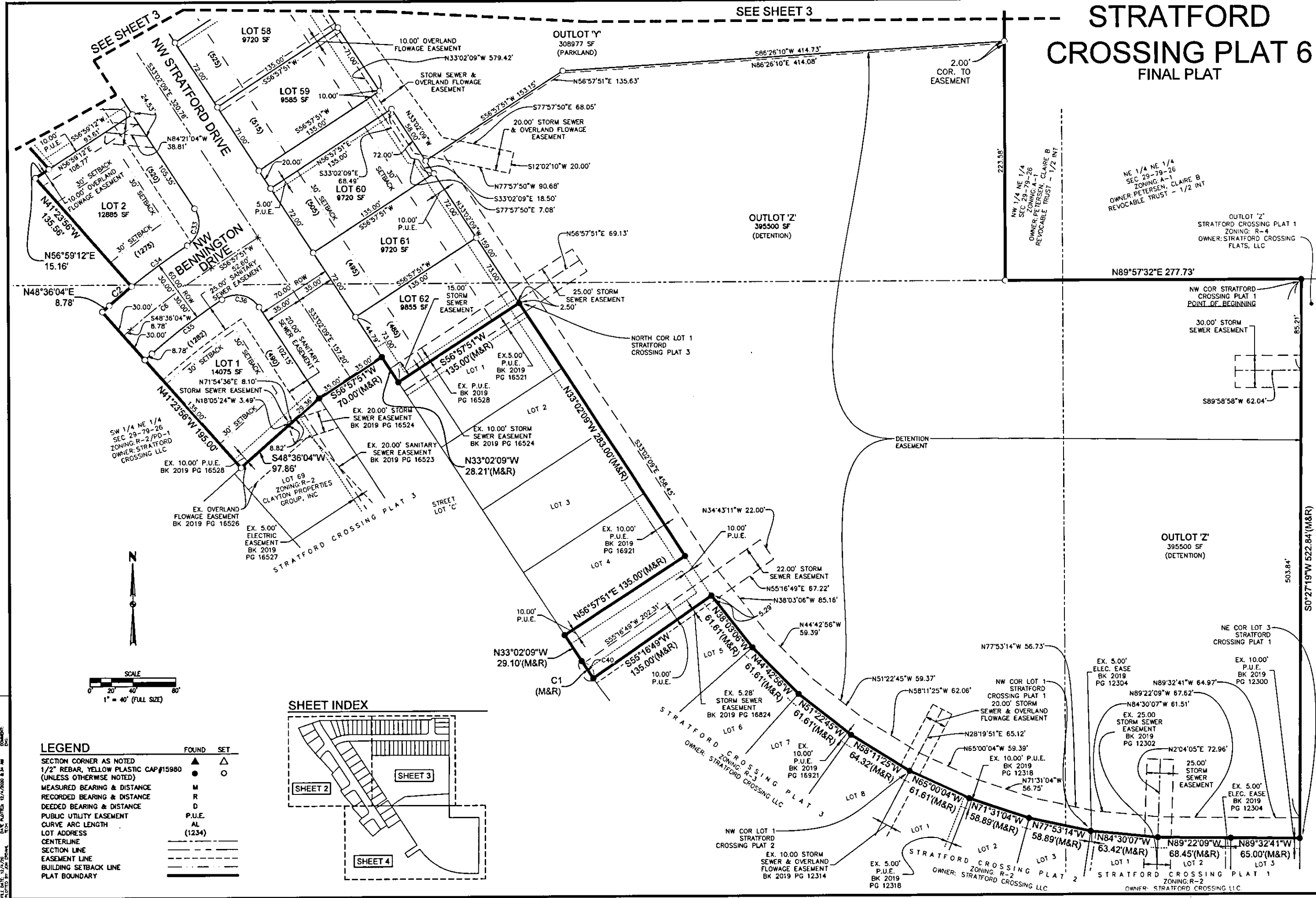
**STRATFORD CROSSING PLAT 6**  
FINAL PLAT

CIVIL DESIGN ADVANTAGE  
WALUKEE, IOWA

1911.592

# STRATFORD CROSSING PLAT 6 FINAL PLAT

SEE SHEET 3



**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	---

DATE

12/04/20
11/02/20
09/29/20

REVISIONS

THRD SUBMITTAL	12/04/20
SECOND SUBMITTAL	11/02/20
FIRST SUBMITTAL	09/29/20

3405 S.E. CROSSROADS DRIVE, SUITE G  
 WAUKEE, IOWA 50111  
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**STRATFORD CROSSING PLAT 6 FINAL PLAT**

ENGINEER: [Signature]

TECH: [Signature]

REVIEW: [Signature]

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