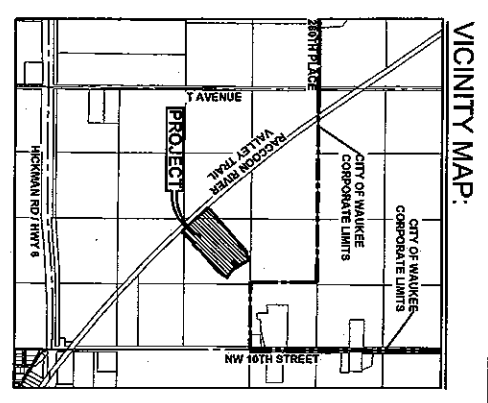


REQUESTOR: STRATFORD CROSSING LLC
 PROJECT: STRATFORD CROSSING LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROOKER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111
 PH: 515-369-4400

DATE OF SURVEY
 JUNE 21, 2018

N 1/4 COR
 SEC 28-79-26
 T 42N R 26E
 W/BRASS DISC
 BK 2018 PG 16161



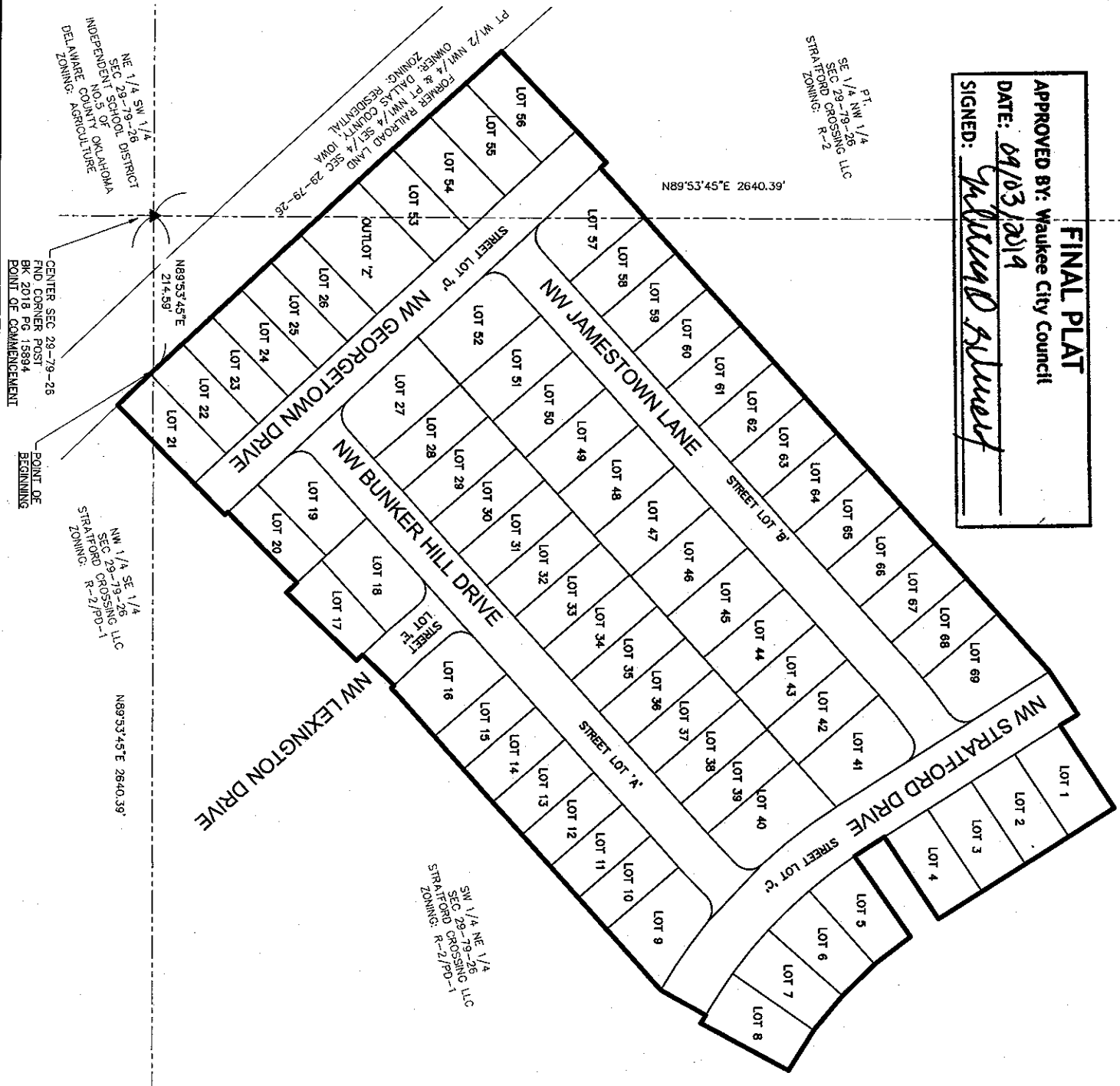
STRATFORD CROSSING PLAT 3

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 'Z')
 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 'Z' 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	0°07'24"	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°23'36"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'

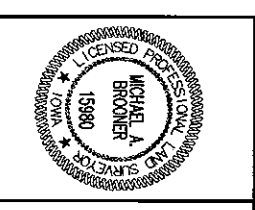
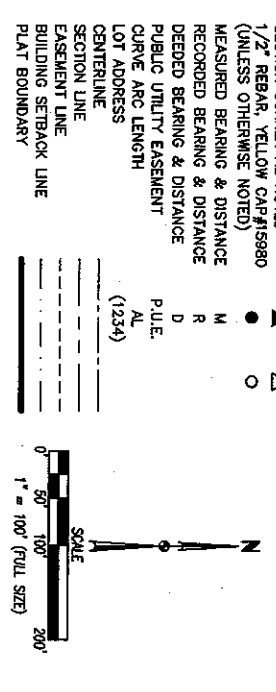
see filing for MOE
 Slide C150-159

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, T42N R26E W/BRASS DISC, 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, 209.40 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 SOUTH 56°57'51" EAST, 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 NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 19.54 FEET, THENCE SOUTH 28°19'51" WEST, 11.16 FEET, THENCE SOUTH 48°36'04" WEST, 554.00 FEET, THENCE NORTH 45°31'09" EAST, 11.16 FEET, THENCE SOUTH 44°28'51" WEST, 133.47 FEET, THENCE NORTH 44°12'28" WEST, 19.16 FEET, THENCE SOUTH 48°09'51" WEST, 135.00 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 NORTHEASTERLY 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
 - REAR YARD: 30 FEET
 - SIDE YARD: 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
 - MINIMUM LOT SQUARE FOOTAGE - 7,150 SQUARE FEET
 - MINIMUM LOT WIDTH - 55 FEET
- R-2 PD - 1 PLANNED UNIT DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT:
- FRONT YARD: 30 FEET
 - REAR YARD: 30 FEET
 - SIDE YARD: 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
 - MINIMUM LOT SQUARE FOOTAGE - 7,150 SQUARE FEET
 - MINIMUM LOT WIDTH - 55 FEET

LEGEND



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.

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

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

REVISIONS	DATE
THIRD SUBMITTAL	06/06/19
SECOND SUBMITTAL	05/09/19
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: JE



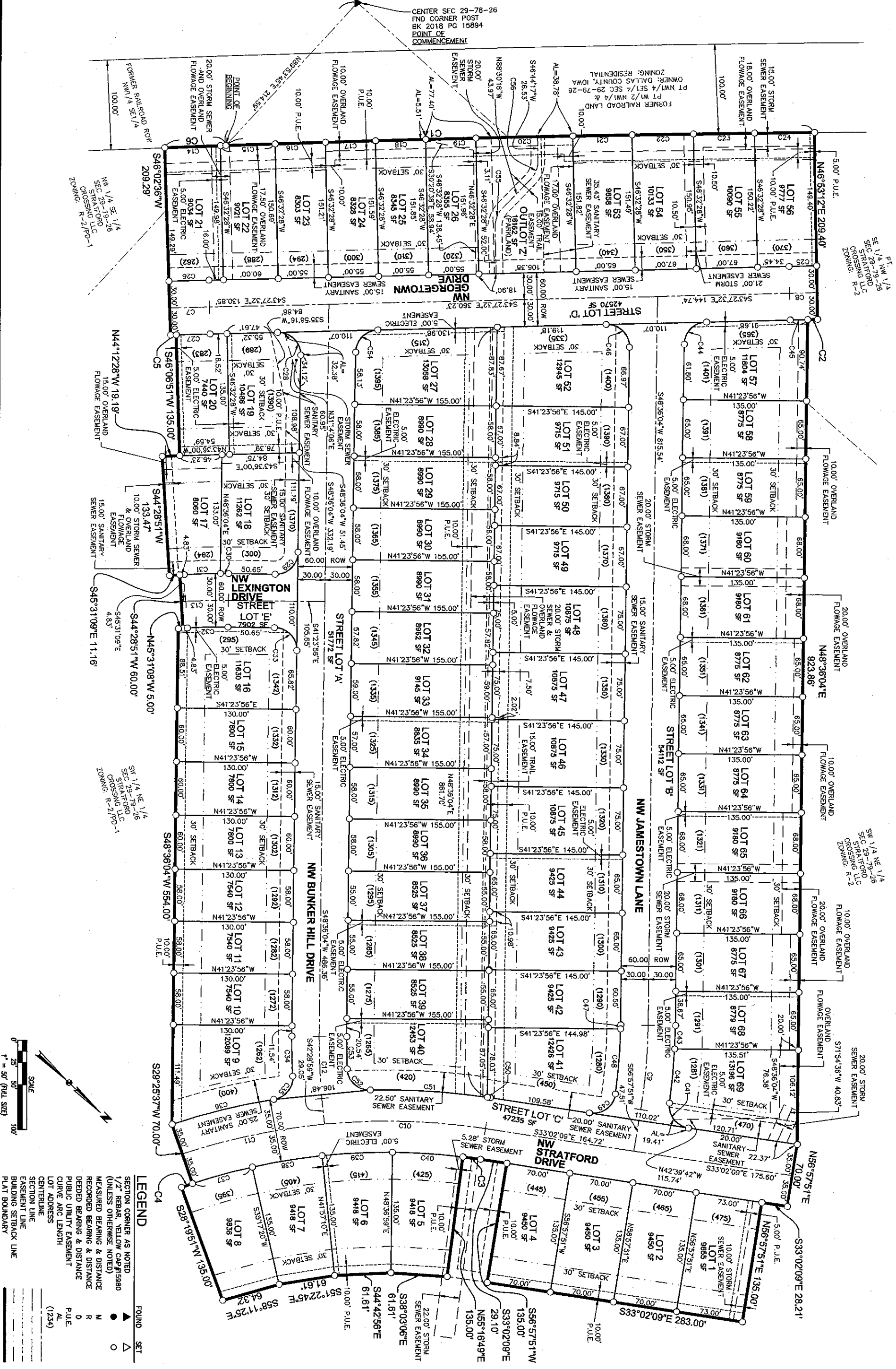
STRATFORD CROSSING PLAT 3

FINAL PLAT

WAUKEE, IOWA

STRATFORD CROSSING PLAT 3

FINAL PLAT



<h3>STRATFORD CROSSING PLAT 3</h3> <h4>FINAL PLAT</h4>	<p>CIVIL DESIGN ADVANTAGE</p>	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		REVISIONS _____ _____ _____	DATE _____ _____ _____
		ENGINEER:		TECH: JE	
		WAUKEE, IOWA		THIRD SUBMITTAL 09/06/19 SECOND SUBMITTAL 05/06/19 FIRST SUBMITTAL 09/18/18	
		1709 540			