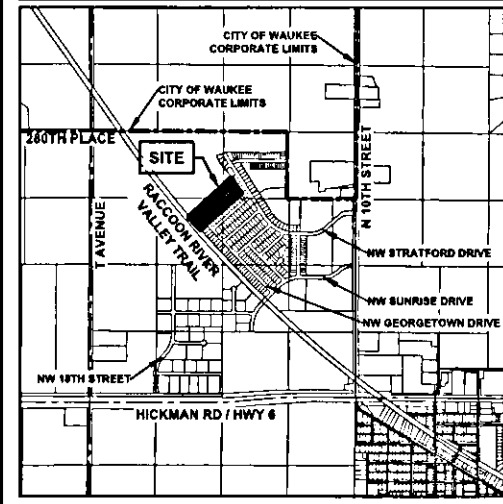


INDEX LEGEND
 LOCATION: SEC 29-79-26 PT NE1/4 NW1/4
 SEC 29-79-26 PT SE1/4 NW1/4
 SEC 29-79-26 PT NW1/4 NE1/4
 SEC 29-79-26 PT SW1/4 NE1/4
 REQUESTOR: STRATFORD CROSSING, LLC
 PROPRIETOR: STRATFORD CROSSING, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROOKER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

STRATFORD CROSSING PLAT 9

FINAL PLAT

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

AREA SUMMARY

NE1/4 NW1/4: 0.66 ACRES (28,897 SQUARE FEET)
 SE1/4 NW1/4: 4.80 ACRES (208,958 SQUARE FEET)
 NW1/4 NE1/4: 2.24 ACRES (97,425 SQUARE FEET)
 SW1/4 NE1/4: 0.60 ACRES (26,347 SQUARE FEET)
 TOTAL: 8.30 ACRES (361,627 SQUARE FEET)

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 09/20/2021
 SIGNED: *Michael A. Brooker*

OWNER / DEVELOPER

STRATFORD CROSSING, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 CONTACT: BILL SPENCER

ENGINEER / SURVEYOR

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

DATE OF SURVEY

JULY 9, 2021

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 - ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT
 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

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.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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:

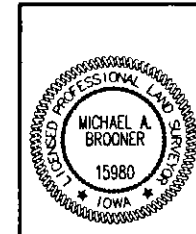
BEGINNING AT THE NORTH CORNER OF STRATFORD CROSSING PLAT 8, AN OFFICIAL PLAT; THENCE SOUTH 48°36'04" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 8, A DISTANCE OF 865.00 FEET; THENCE NORTH 41°23'56" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 7.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 211.54 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LAND LYING IN SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 280.00 FEET AND WHOSE CHORD BEARS NORTH 41°24'00" WEST, 280.00 FEET; THENCE NORTH 48°36'04" EAST, 151.55 FEET; THENCE NORTH 41°23'56" WEST, 43.00 FEET; THENCE NORTH 48°36'04" EAST, 671.60 FEET; THENCE NORTH 43°15'56" EAST, 318.37 FEET TO THE WESTERLY LINE OF STRATFORD CROSSING PLAT 8, AN OFFICIAL PLAT; THENCE SOUTH 33°02'09" EAST ALONG SAID WESTERLY LINE, 174.15 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 873.55 FEET, WHOSE ARC LENGTH IS 13.46 FEET AND WHOSE CHORD BEARS SOUTH 56°42'41" WEST, 13.46 FEET; THENCE SOUTH 33°47'35" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 131.76 FEET; THENCE SOUTH 56°59'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 15.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.30 ACRES (361,627 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

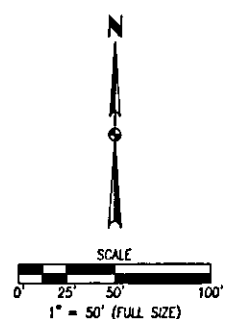
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°36'21"	650.00'	86.29'	S52°24'15"W	86.22'
C2	6°37'47"	620.00'	71.74'	N52°53'32"E	71.70'
C3	0°58'34"	620.00'	10.56'	N49°05'21"E	10.56'
C4	90°00'00"	25.00'	39.27'	N03°36'04"E	35.36'
C5	0°10'31"	22868.31'	70.00'	N41°39'47"W	70.00'
C6	0°10'31"	22868.31'	70.00'	N41°29'18"W	70.00'
C7	0°10'31"	22868.31'	70.00'	N41°18'44"W	70.00'
C8	0°10'31"	22868.31'	70.00'	N41°08'13"W	70.00'
C9	90°00'00"	25.00'	39.27'	N86°23'56"W	35.36'
C10	3°04'23"	680.00'	36.47'	S50°08'16"W	36.47'
C11	4°31'58"	680.00'	53.80'	S53°56'26"W	53.78'

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	---	



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 9-23-2021
 MICHAEL A. BROOKER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL
 THIS SHEET



BK2021 Pg 28601 Slide F379

DATE: _____
 REVISIONS: _____
 SECOND SUBMITTAL: _____
 FIRST SUBMITTAL: _____
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 REVIEW: _____
 TECH: _____
 ENGINEER: _____
 WAUKEE, IOWA
STRATFORD CROSSING PLAT 9
FINAL PLAT
 2012.684