

# STRATFORD CROSSING PLAT 6

## FINAL PLAT

### 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  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROONER

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

### DEVELOPER

LANDMARK DEVELOPMENT SERVICES  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
CONTACT: NICK HALFHILL

### 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 51-62)  
PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/UNDERLYING R-2-ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 9-50)

### 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.
- OUTLOT "Y" SHALL BE DEEDED TO THE CITY OF WAUKEE FOR PARKLAND.
- OUTLOTS "X" AND "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.

### BULK REGULATIONS

"R-2" ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS.
- MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING, 40,000 SQUARE FEET FOR EACH TWO FAMILY DWELLING.
- IF A BUILDING IS A 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.
- 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 600 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. WHERE PUBLIC SEWER IS NOT AVAILABLE - 100 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 WAY 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
- MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
- MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY

"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:

- 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

### CURVE DATA

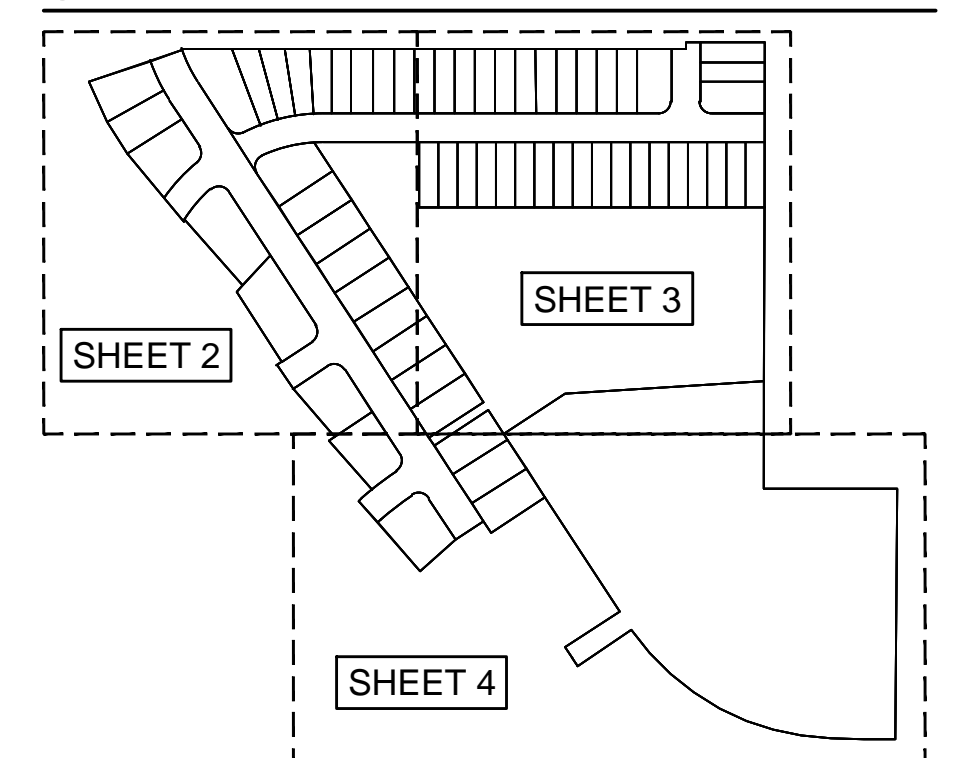
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1'41'02"	665.00'	19.54'	N33°52'40"W	19.54'
C2	2'19'54"	680.00'	27.67'	N49°46'01"E	27.67'
C3	0°52'58"	873.55'	13.46'	N56°42'41"E	13.46'
C4	0°42'12"	303.00'	3.72'	S32°05'50"W	3.72'
C5	0°33'01"	298.00'	2.86'	N18°30'28"W	2.86'
C6	8°21'46"	650.00'	94.87'	S52°46'58"W	94.79'
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°52'29"	363.00'	37.22'	S71°56'43"W	37.20'
C17	6°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'	S20°08'41"E	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'	S40°55'44"W	76.91'
C27	98°44'37"	25.00'	43.09'	S82°24'28"E	37.95'
C28	82°07'22"	25.00'	35.83'	S89°16'54"W	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'	39.58'	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'

### 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:

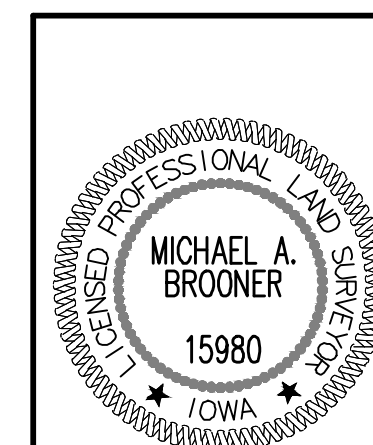
BEGINNING AT THE NORTHWEST CORNER OF STRATFORD CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°27'19" WEST ALONG THE WESTERLY LINE OF SAID STRATFORD CROSSING PLAT 1, A DISTANCE OF 522.84 FEET; THENCE NORTH 89°32'41" WEST CONTINUING ALONG SAID WESTERLY LINE, 65.00 FEET; THENCE NORTH 89°22'09" WEST 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 64.32 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 NORTH 38°03'06" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 61.61 FEET; THENCE SOUTH 55°16'49" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 135.00 FEET; THENCE NORTH 44°42'56" WEST 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, 29.10 FEET; THENCE NORTH 56°57'51" EAST 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 97.86 FEET; THENCE NORTH 41°23'56" WEST, 195.00 FEET; THENCE NORTH 48°36'04" EAST, 8.78 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 27.67 FEET AND WHOSE CHORD BEARS NORTH 49°46'01" EAST, 27.67 FEET; THENCE NORTH 41°23'56" WEST, 135.56 FEET; THENCE NORTH 56°59'12" EAST, 15.16 FEET; THENCE NORTH 41°23'56" WEST, 131.76 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 56°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, 929.26 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.

### SHEET INDEX



### 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. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-4

STRATFORD CROSSING PLAT 6  
FINAL PLAT

WAUKEE, IOWA

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

ENGINEER: \_\_\_\_\_  
TECH: \_\_\_\_\_  
REVIEW: \_\_\_\_\_

REVISIONS

DATE

FIRST SUBMITTAL

1

4

1911.592

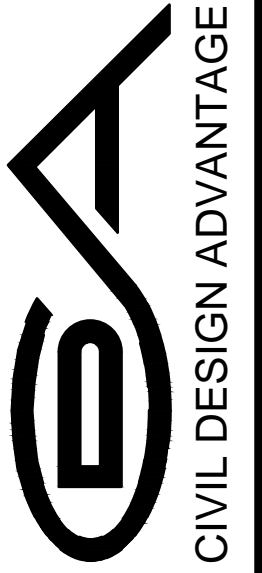




# STRATFORD CROSSING PLAT 6 FINAL PLAT

DATE	REVISIONS
09/29/20	FIRST SUBMITTAL

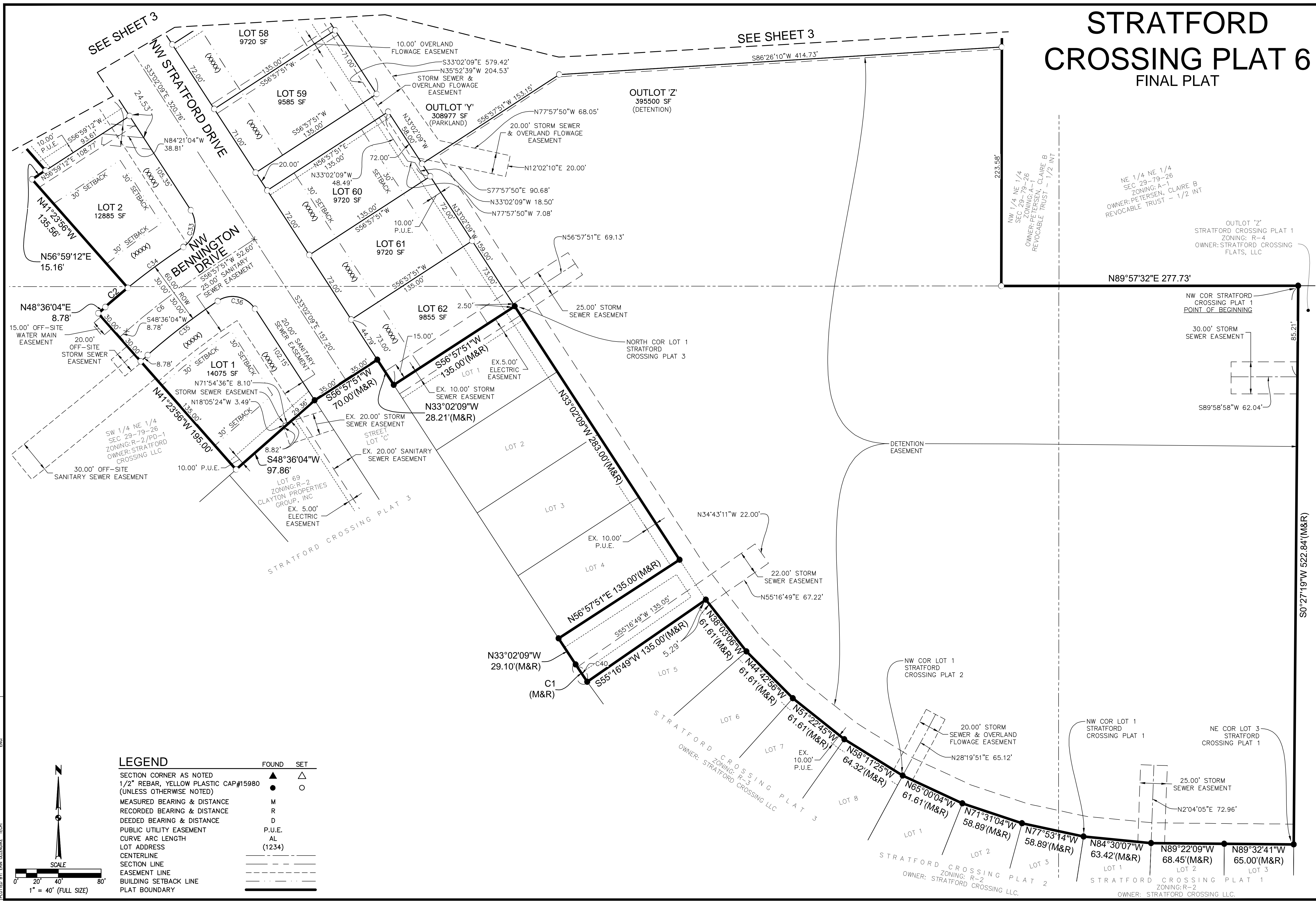
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

## STRATFORD CROSSING PLAT 6 FINAL PLAT

1911.592



**LEGEND**

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

SECTION CORNER AS NOTED  
1/2" REBAR, YELLOW PLASTIC 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

FILE: H:\2019\1911592\1911592-FINAL PLAT 6.DWG  
DRAWN: JAC  
CHECKED: JAC  
DATE: 9/29/2020 4:58 PM  
PLOT: 1911592-6.FIN.PLOT  
PLOT: 1911592-6.FIN.PLOT

S0°27'19"W 522.84'(M&R)

NE 1/4 NE 1/4  
SEC 29-79-26  
ZONING: A-1  
OWNER: PETERSEN, CLAIRE B  
REVOCABLE TRUST - 1/2 INT

OUTLOT 'Z'  
STRATFORD CROSSING PLAT 1  
ZONING: R-4  
OWNER: STRATFORD CROSSING  
FLATS, LLC

NW COR STRATFORD  
CROSSING PLAT 1  
POINT OF BEGINNING

S89°58'58"W 62.04'

DETENTION  
EASEMENT

NW COR LOT 1  
STRATFORD  
CROSSING PLAT 2

NW COR LOT 1  
STRATFORD  
CROSSING PLAT 1

NE COR LOT 3  
STRATFORD  
CROSSING PLAT 1

STRATFORD CROSSING PLAT 2  
ZONING: R-2  
OWNER: STRATFORD CROSSING LLC.

STRATFORD CROSSING PLAT 1  
ZONING: R-2  
OWNER: STRATFORD CROSSING LLC.