

# STRATFORD CROSSING PLAT 7

## FINAL PLAT

### INDEX LEGEND

LOCATION: PT NE1/4 NW1/4 SEC 29-79-26  
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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

### PLAT DESCRIPTION

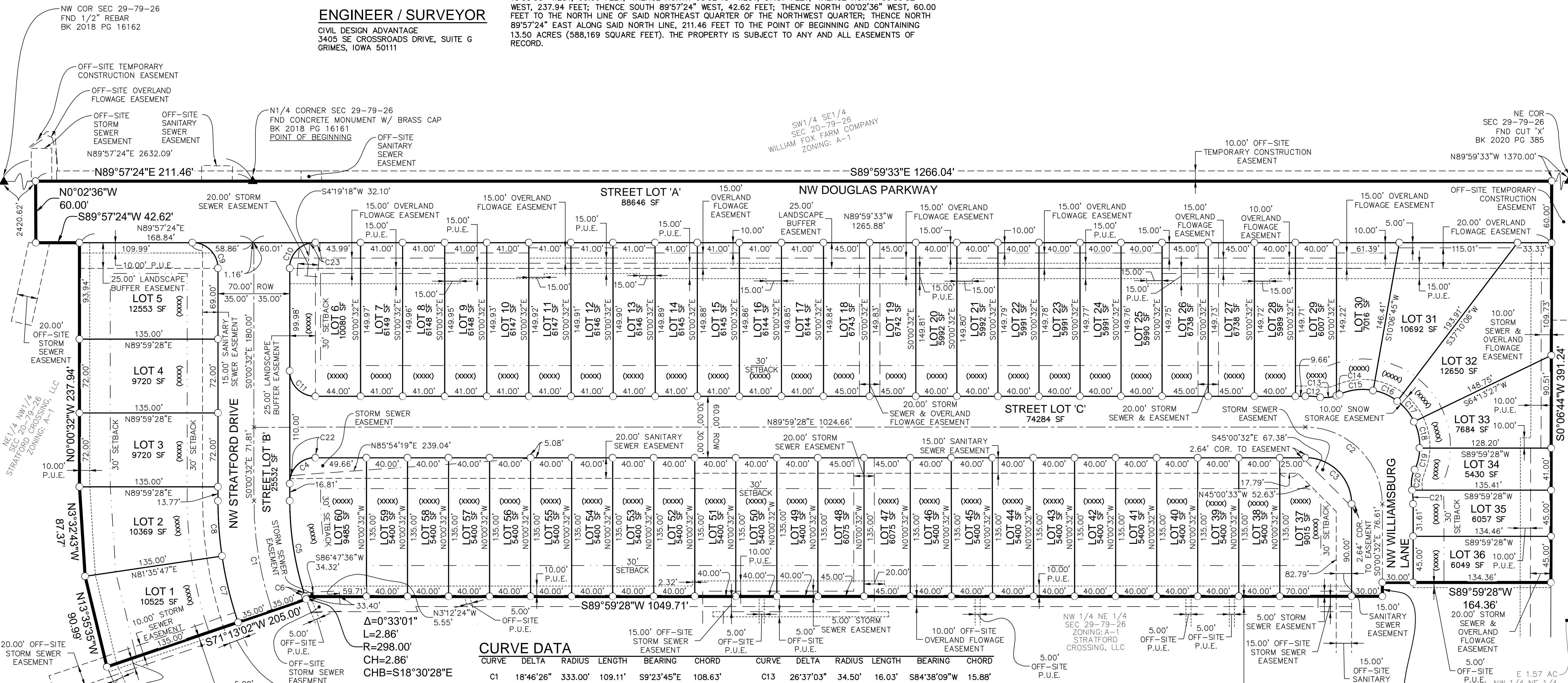
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 89°59'33" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1266.04 FEET TO THE NORTHWEST CORNER OF THE EAST 1.57 ACRES OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'44" WEST ALONG THE WEST LINE OF SAID EAST 1.57 ACRES, A DISTANCE OF 391.24 FEET; THENCE SOUTH 89°59'28" WEST, 164.36 FEET; THENCE SOUTH 00°00'32" EAST, 13.39 FEET; THENCE SOUTH 89°59'28" WEST, 1049.71 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 298.00 FEET, WHOSE ARC LENGTH IS 2.86 FEET AND WHOSE CHORD BEARS SOUTH 18°30'28" EAST, 2.86 FEET; THENCE SOUTH 71°13'02" WEST, 205.00 FEET; THENCE NORTH 13°35'35" WEST, 90.99 FEET; THENCE NORTH 03°32'43" WEST, 87.37 FEET; THENCE NORTH 00°00'32" WEST, 237.94 FEET; THENCE SOUTH 89°57'24" WEST, 42.62 FEET; THENCE NORTH 00°02'36" WEST, 60.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°57'24" EAST ALONG SAID NORTH LINE, 211.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.50 ACRES (588,169 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING & BULK REGULATIONS

'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

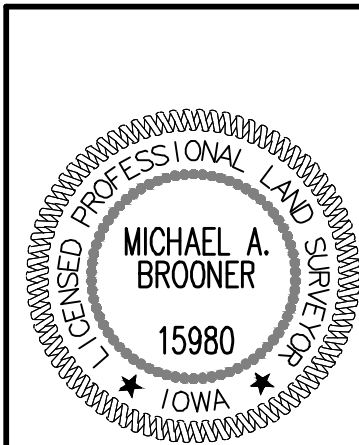


### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	18°46'26"	333.00'	109.11'	S9°23'45"E	108.63'	C13	26°37'03"	34.50'	16.03'	S84°38'09"W	15.88'
C2	90°00'00"	75.00'	117.81'	S45°00'32"E	106.07'	C14	5°22'28"	34.50'	3.24'	S68°38'23"W	3.23'
C3	90°00'00"	45.00'	70.69'	S45°00'32"E	63.64'	C15	34°27'19"	55.50'	33.38'	S83°10'49"W	32.87'
C4	90°00'00"	25.00'	39.27'	N44°59'28"E	35.36'	C16	26°49'51"	55.50'	25.99'	N66°10'37"W	25.75'
C5	18°13'25"	298.00'	94.78'	N9°07'15"W	94.38'	C17	26°48'56"	55.50'	25.97'	N39°21'13"W	25.74'
C6	0°43'58"	298.00'	3.81'	S17°51'58"E	3.81'	C18	27°33'27"	55.50'	26.69'	N12°10'02"W	26.44'
C7	10°22'45"	368.00'	66.66'	S13°35'35"E	66.57'	C19	22°25'06"	55.50'	21.72'	N12°49'14"E	21.58'
C8	8°23'41"	368.00'	53.92'	S4°12'22"E	53.87'	C20	33°54'14"	34.50'	20.41'	N7°09'10"E	20.12'
C9	90°02'04"	25.00'	39.28'	S45°01'34"E	35.37'	C21	7°19'44"	105.00'	13.43'	N3°40'24"W	13.42'
C10	90°00'59"	25.00'	39.28'	N44°59'58"E	35.36'	C22	71°24'53"	25.00'	31.16'	S54°17'01"W	29.18'
C11	90°00'00"	25.00'	39.27'	N45°00'32"W	35.36'	C23	12°51'03"	25.00'	5.61'	S83°34'56"W	5.60'
C12	7°57'12"	105.00'	14.58'	N86°01'56"W	14.56'						

### 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.
- STREET LOT 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.



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:  
THIS SHEET

DATE: 09/29/20

REVISIONS: FIRST SUBMITTAL

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

TECH: JAE REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 7  
FINAL PLAT

1911.592