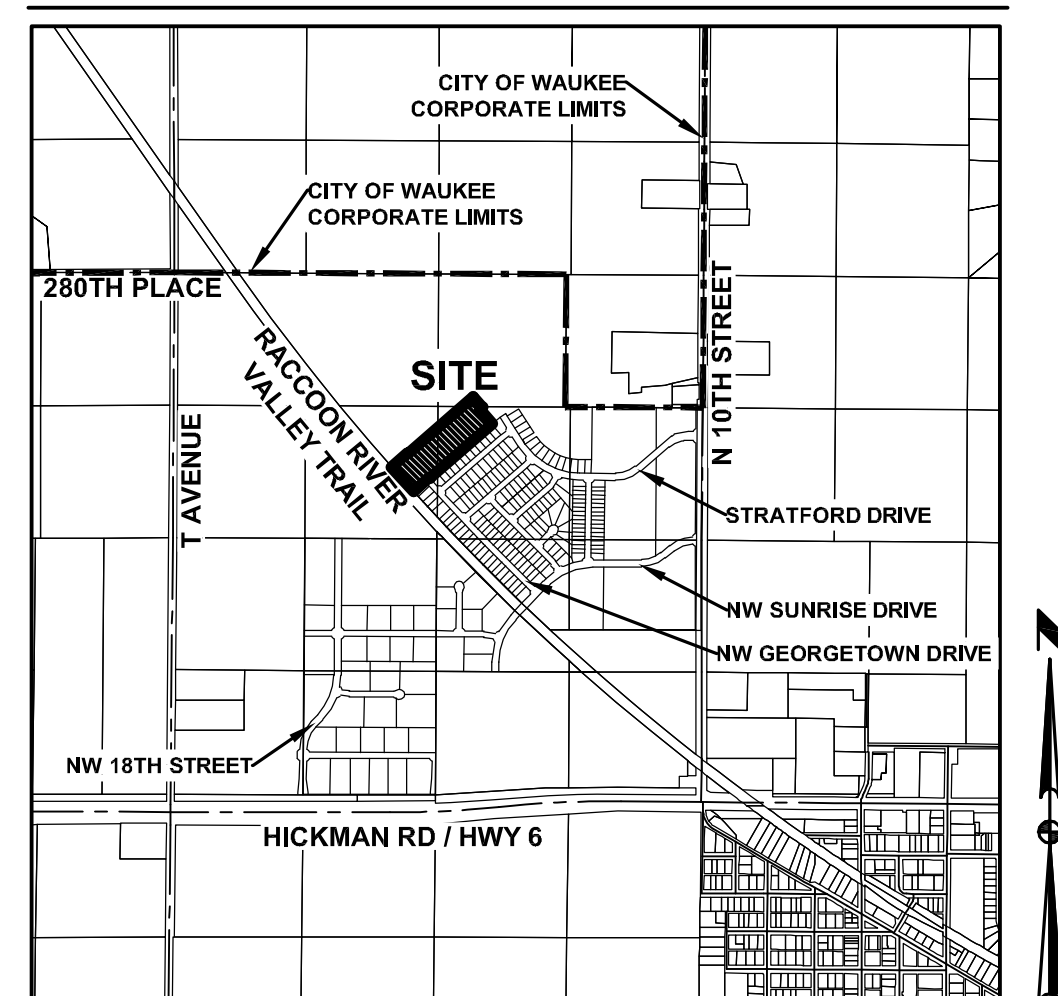


STRATFORD CROSSING PLAT 8

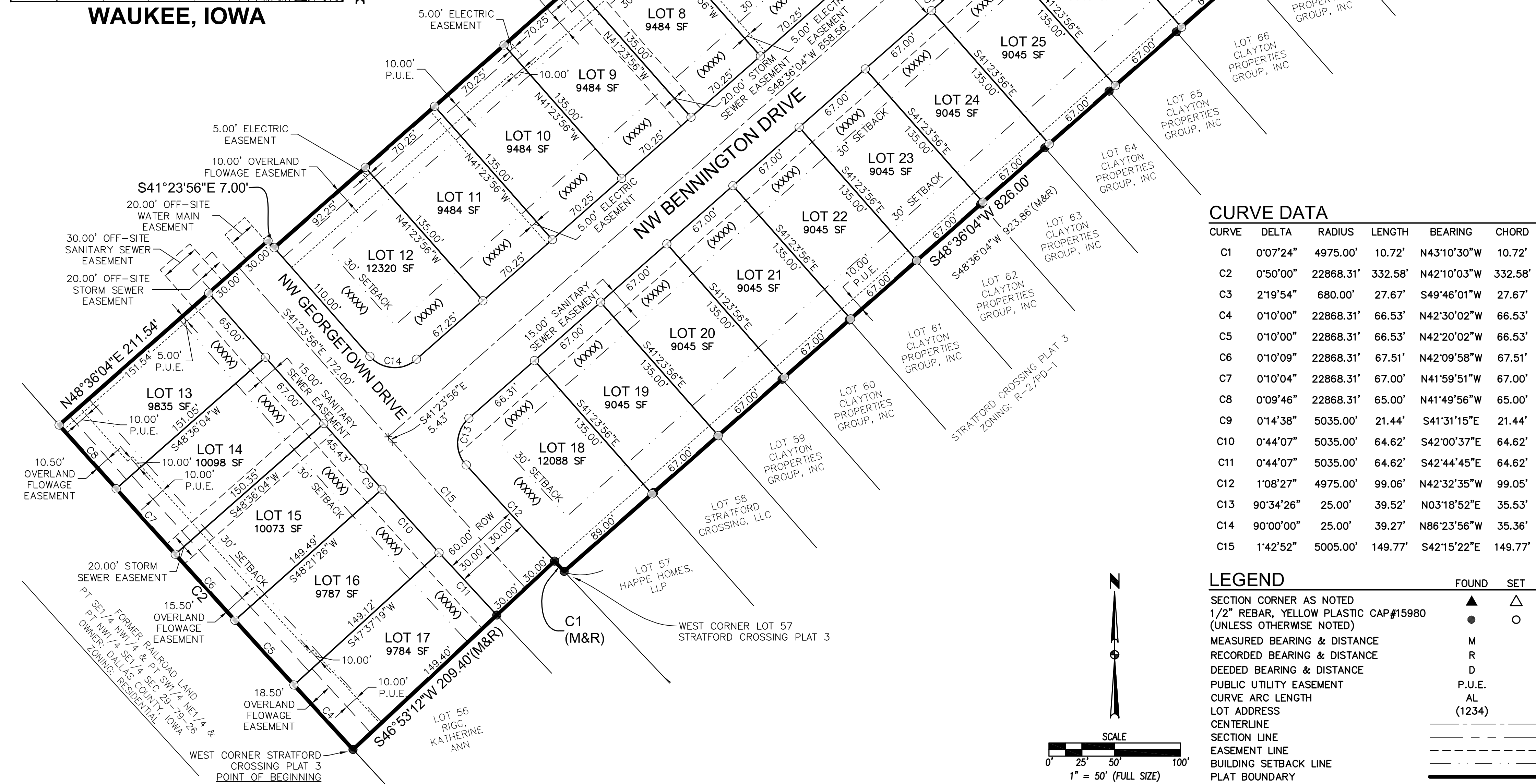
FINAL PLAT

INDEX LEGEND
 LOCATION: SEC 29-79-26 PT SE1/4 NW1/4
 SEC 29-79-26 PT SW1/4 NE1/4
 SEC 29-79-26 PT NW1/4 NE1/4
 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

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA



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

ENGINEER / SURVEYOR

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

DATE OF SURVEY

OCTOBER 7, 2020

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 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING 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:

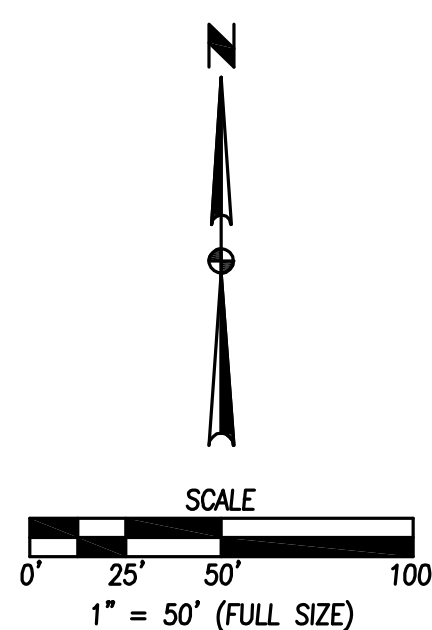
BEGINNING AT THE WEST CORNER OF STRATFORD CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LAND LYING IN SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 332.58 FEET AND WHOSE CHORD BEARS NORTH 42°10'03" WEST, 332.58 FEET; THENCE NORTH 48°36'04" EAST, 211.54 FEET; THENCE SOUTH 41°23'56" EAST, 7.00 FEET; THENCE NORTH 48°36'04" EAST, 865.00 FEET; THENCE SOUTH 41°23'56" EAST, 135.56 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 27.67 FEET AND WHOSE CHORD BEARS SOUTH 49°46'01" WEST, 27.67 FEET; THENCE SOUTH 48°36'04" WEST, 8.78 FEET; THENCE SOUTH 41°23'56" EAST, 195.00 FEET TO THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 3; THENCE SOUTH 48°36'04" WEST ALONG SAID NORTHWESTERLY LINE, 826.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 10.72 FEET AND WHOSE CHORD BEARS NORTH 43°10'30" WEST, 10.72 FEET; THENCE SOUTH 46°53'12" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 209.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.98 ACRES (347,423 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°07'24"	4975.00'	10.72'	N43°10'30"W	10.72'
C2	0°50'00"	22868.31'	332.58'	N42°10'03"W	332.58'
C3	2°19'54"	680.00'	27.67'	S49°46'01"W	27.67'
C4	0°10'00"	22868.31'	66.53'	N42°30'02"W	66.53'
C5	0°10'00"	22868.31'	66.53'	N42°20'02"W	66.53'
C6	0°10'09"	22868.31'	67.51'	N42°09'58"W	67.51'
C7	0°10'04"	22868.31'	67.00'	N41°59'51"W	67.00'
C8	0°09'46"	22868.31'	65.00'	N41°49'56"W	65.00'
C9	0°14'38"	5035.00'	21.44'	S41°31'15"E	21.44'
C10	0°44'07"	5035.00'	64.62'	S42°00'37"E	64.62'
C11	0°44'07"	5035.00'	64.62'	S42°44'45"E	64.62'
C12	1°08'27"	4975.00'	99.06'	N42°32'35"W	99.05'
C13	90°34'26"	25.00'	39.52'	N03°18'52"E	35.53'
C14	90°00'00"	25.00'	39.27'	N86°23'56"W	35.36'
C15	1°42'52"	5005.00'	149.77'	S42°15'22"E	149.77'

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	---	



MICHAEL A. BROONER, P.L.S.

DATE

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.

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

THIS SHEET

COMMENT: 10/12/2020 3:32 PM
 FILE: H:\2020\2020042\DWG\2020042-FINAL PLATING
 PLOT: 10/12/2020 3:32 PM
 PLOTTER: HP PLOTTER
 PLOT BY: JAM FROHMAN

REVISIONS
 DATE
 10/07/2020

ENGINEER: JAE
 TECH: JAE
 REVIEW:

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

ENGINEER: JAE
 TECH: JAE
 REVIEW:

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

STRATFORD CROSSING PLAT 8
 FINAL PLAT

2001.042