

STRATFORD CROSSING PLAT 6

FINAL PLAT



Doc ID: 008303680029 Type: PLAT
Recorded: 12/23/2020 at 08:24:07 AM
Fee Amt: \$147.00 Page 1 of 29
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2020 PG 36578

Slide F 303-306

INDEX LEGEND
LOCATION: PT NE1/4 NW1/4 SEC 28-79-26
PT NW1/4 NE1/4 SEC 28-79-26
PT SE1/4 NE1/4 SEC 28-79-26
PT SW1/4 NE1/4 SEC 28-79-26
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: BILL SPENCER

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)
R-2/PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2-ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 9-50) (BOOK 2020 PAGE 4635)

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. LOTS 9 AND 5-62 SHALL HAVE 10-FOOT-WIDE TRAILS INSTALLED ALONG NW STRATFORD DRIVE AT THE TIME OF LOT DEVELOPMENT.
- OUTLOT 'Y' SHALL BE DEEDED TO THE CITY OF WAUKEE FOR PARKLAND.
- OUTLOT '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.

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 SOUTHWEST 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 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 NORTHWESTERLY 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 NORTHWESTERLY LINE, 70.00 FEET; THENCE NORTH 48°36'04" EAST, 8.78 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY 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 NORTHEASTERLY 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 SOUTHWEST 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.

BULK REGULATIONS

- 'R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS:
- MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING.
 - 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.
 - 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.

R-2/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: (BOOK 2020 PAGE 4635)

- 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

AREA SUMMARY

NE1/4 NW1/4: 0.49 ACRES (21,436 SQUARE FEET)
NW1/4 NE1/4: 23.38 ACRES (1,018,502 SQUARE FEET)
SW1/4 NE1/4: 4.87 ACRES (212,057 SQUARE FEET)
SE1/4 NE1/4: 2.65 ACRES (115,440 SQUARE FEET)
TOTAL: 31.39 ACRES (1,367,435 SQUARE FEET)

CURVE DATA

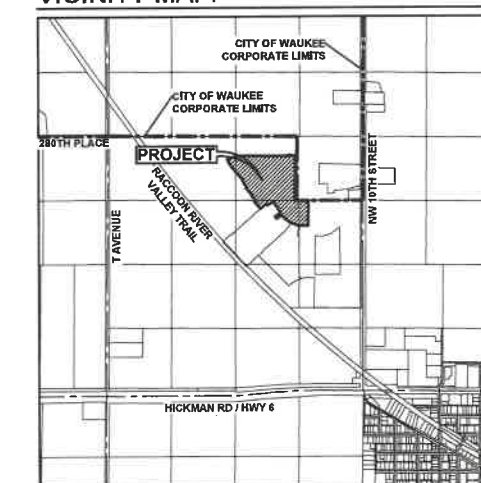
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°41'02"	665.00'	19.54'	N33°52'40"W	19.54'
C2	2°19'54"	680.00'	27.67'	N49°46'01"E	27.67'
C3	0°52'58"	873.55'	13.46'	N56°42'41"E	13.46'
C4	0°42'12"	303.00'	3.72'	S32°05'50"W	3.72'
C5	0°33'01"	298.00'	2.86'	N18°30'28"W	2.86'
C6	8°21'46"	650.00'	94.87'	S52°46'58"W	94.79'
C7	0°45'25"	650.00'	8.59'	S56°35'08"W	8.59'
C8	2°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'	N20°08'41"W	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'	N40°55'44"E	76.91'
C27	98°44'37"	25.00'	43.09'	S82°24'28"E	37.95'
C28	82°07'22"	25.00'	35.83'	N89°16'54"E	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'
C41	1°10'07"	283.00'	5.77'	N89°24'25"E	5.77'
C42	3°14'25"	363.00'	20.53'	N32°33'20"E	20.53'

LEGEND

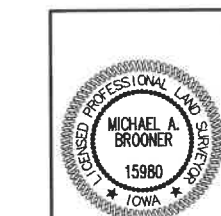
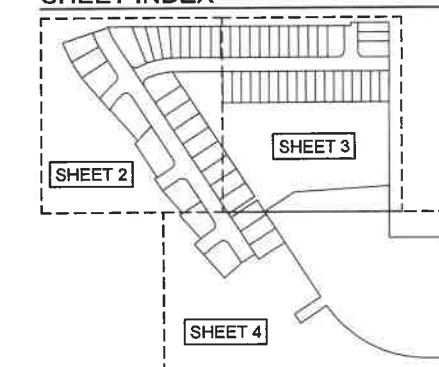
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SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 12/07/2020
SIGNED: *Wilfredo Aluett*

VICINITY MAP:



SHEET INDEX



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 Brooner 12-7-2020
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

DATE: 12/04/20
THIRD SUBMITTAL: 11/02/20
SECOND SUBMITTAL: 09/29/20
FIRST SUBMITTAL: 09/29/20

REVISIONS

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

REVIEW: _____
TECH: _____
ENGINEER: _____

STRATFORD CROSSING PLAT 6
FINAL PLAT

1
4
1911.592

STRATFORD CROSSING PLAT 6

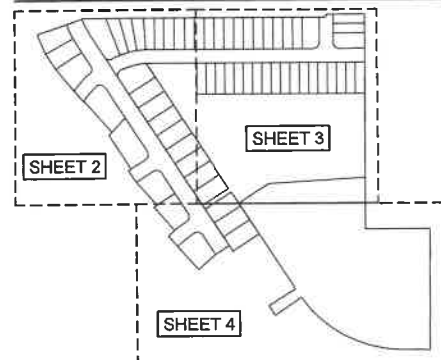
FINAL PLAT

SEE SHEET 3

NW 1/4 NE 1/4
SEC 29-79-26
ZONING: R-2
STRATFORD
CROSSING, LLC



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		D	
DEEDED BEARING & DISTANCE		D	
PUBLIC UTILITY EASEMENT (PARKLAND)		P.U.E.	
CURVE ARC LENGTH		AL	
LOT ADDRESS		(1234)	
CENTERLINE		---	
SECTION LINE		---	
EASEMENT LINE		---	
BUILDING SETBACK LINE		---	
PLAT BOUNDARY		---	

DATE: 12/04/20, 11/02/20, 09/29/20

REVISIONS: THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

TECH: REVIEW: ENGINEER:

EA CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 6

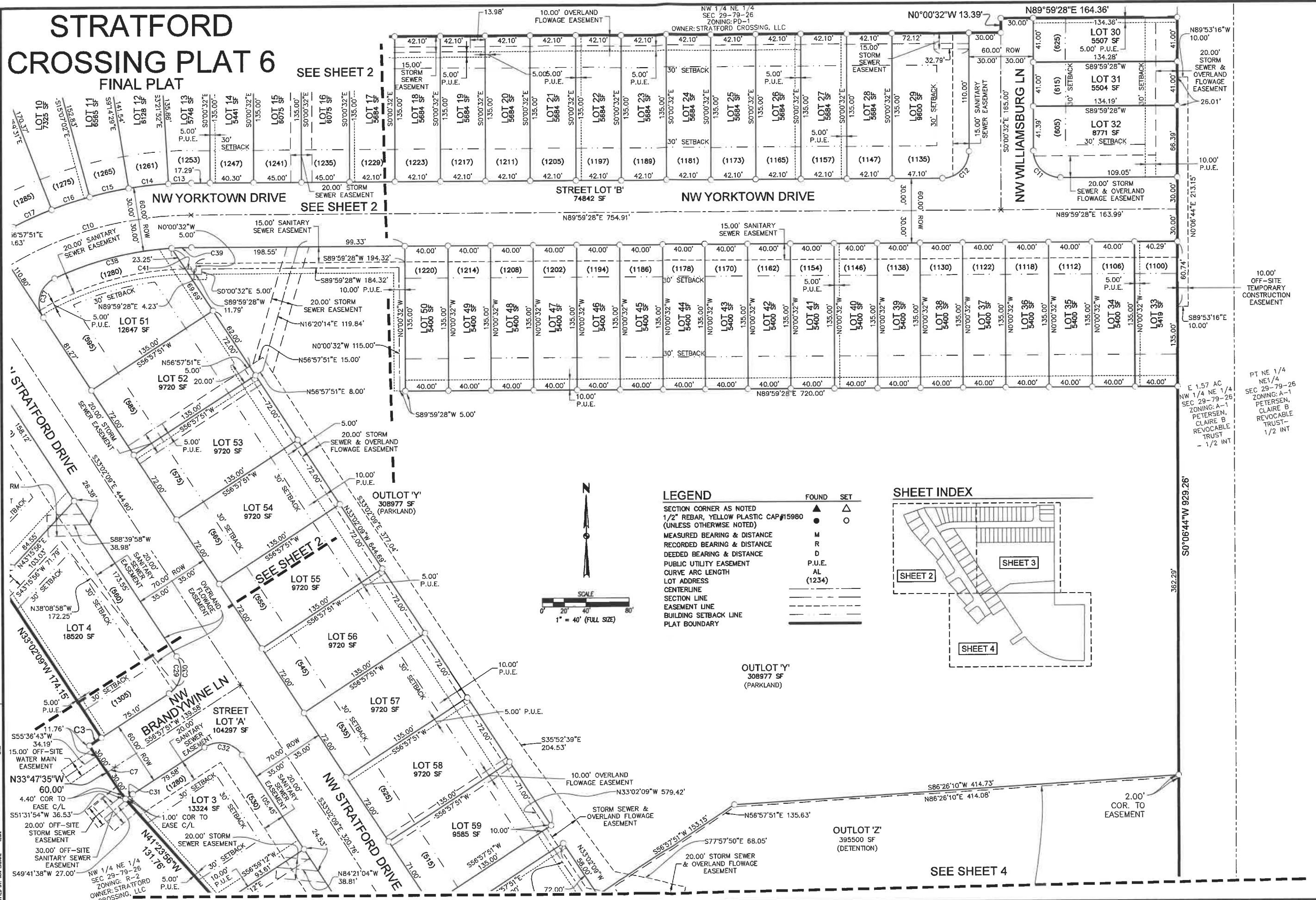
FINAL PLAT

2/4

1911.592

STRATFORD CROSSING PLAT 6

FINAL PLAT

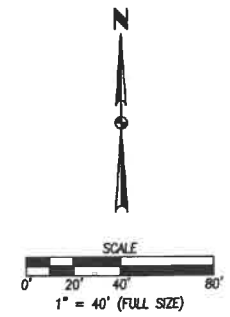
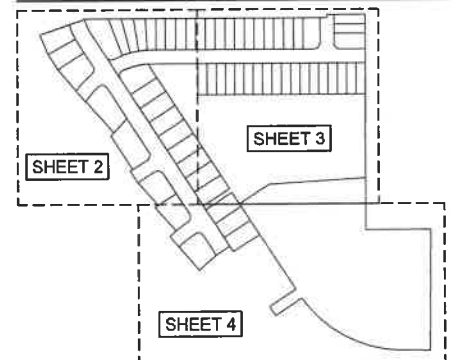


LEGEND

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

SHEET INDEX



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

DATE	REVISIONS
12/04/20	
11/02/20	THIRD SUBMITTAL
09/29/20	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

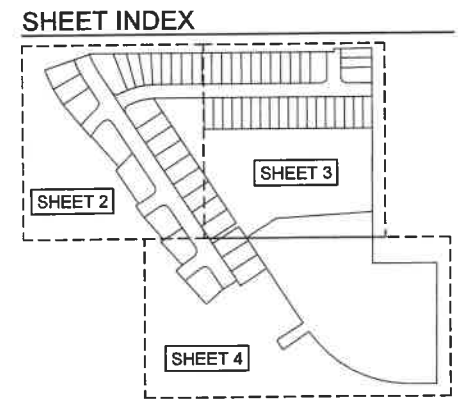
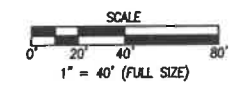
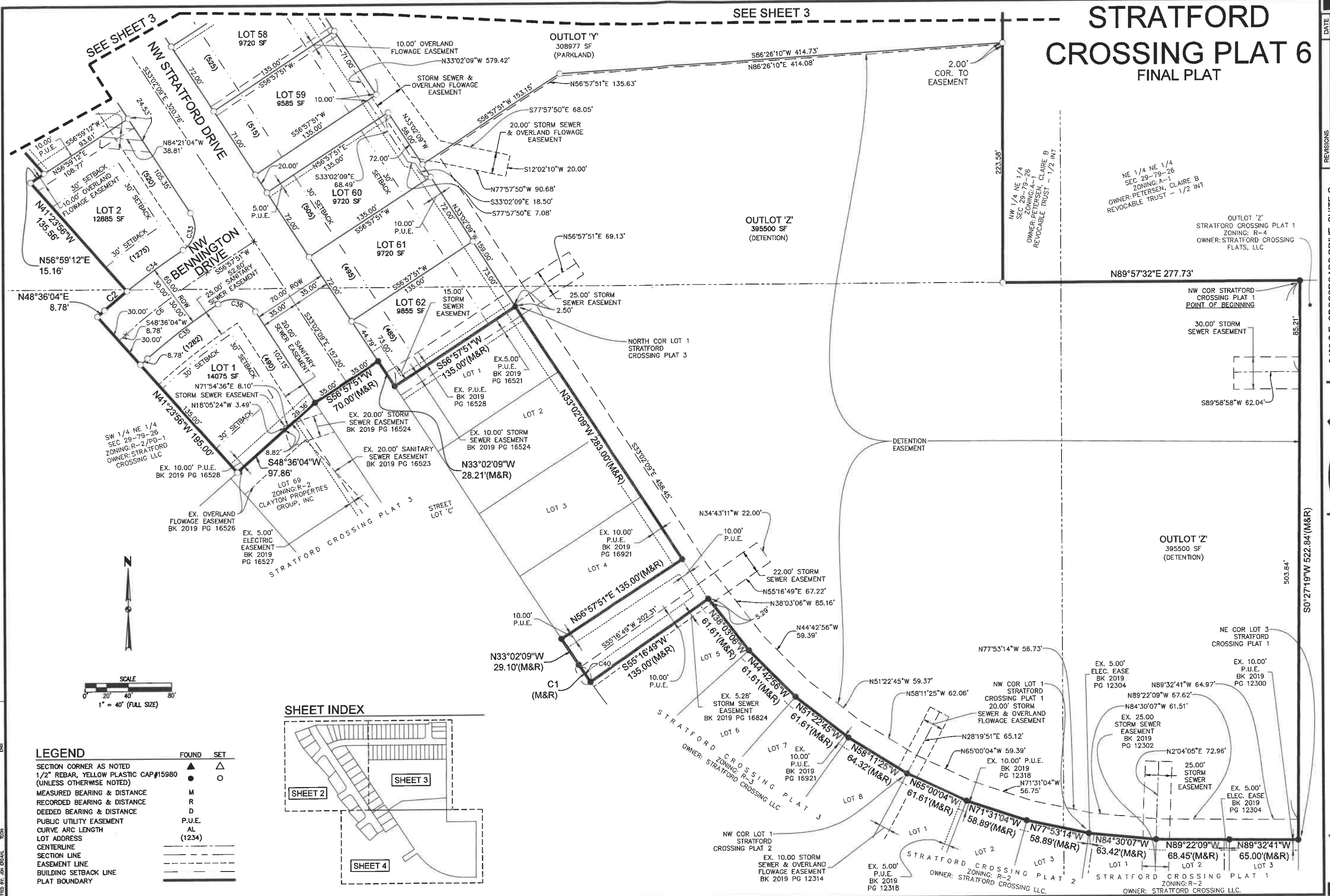


STRATFORD CROSSING PLAT 6
 FINAL PLAT

WAUKEE, IOWA
 1911.592

COMMENTS: DATE PLOTTED: 12/4/2020 8:34 AM
 PLOTTED BY: JON BIRDAK

STRATFORD CROSSING PLAT 6 FINAL PLAT



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	---	

FILE: H:\2019\STRATFORD CROSSING PLAT 6\STRATFORD CROSSING PLAT 6.DWG
 DATE: 12/10/2019 10:47:50 AM
 PLOTTED BY: JON BRONKHORST

DATE	12/04/20	11/02/20	09/29/20	
REVISIONS				
	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: _____	ENGINEER: _____	REVIEW: _____	
		CIVIL DESIGN ADVANTAGE		
STRATFORD CROSSING PLAT 6 FINAL PLAT				
1911.592				