

STRATFORD CROSSING PLAT 7

FINAL PLAT

Doc ID: 008303880020 Type: PLAT
 Recorded: 12/23/2020 at 09:05:45 AM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2020 PG 36598

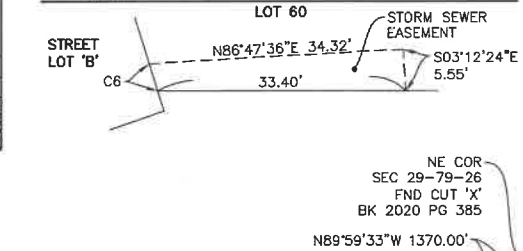
Slide F307

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 12/07/2020

SIGNED: *Michael A. Brooker*
 DETAIL 'A'



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

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

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.

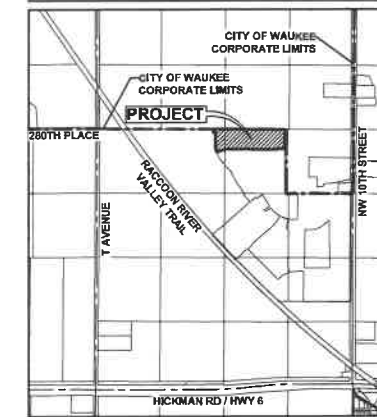
ZONING & BULK REGULATIONS
 R-2 AND R-2/PD-1 (PD: BOOK 2020 PAGE 4635)

R-2 (LOTS 1-5)
 FRONT YARD: 30 FEET
 SIDE YARD: 15 FEET; 7 FEET MIN. ON ONE SIDE
 REAR YARD: 30 FEET
 LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET

R-2/PD-1 (LOTS 6-60)
 FRONT YARD: 30 FEET
 SIDE YARD: 10 FEET; 5 FEET MIN. ON ONE SIDE
 REAR YARD: 30 FEET
 LOT WIDTH: 40 FEET
 MINIMUM LOT SIZE: 5,300 SQUARE FEET

AREA SUMMARY
 NE1/4 NW1/4: 1.77 ACRES (77,288 SQUARE FEET)
 NW1/4 NE1/4: 11.73 ACRES (510,881 SQUARE FEET)
 TOTAL: 13.50 ACRES (588,169 SQUARE FEET)

VICINITY MAP:

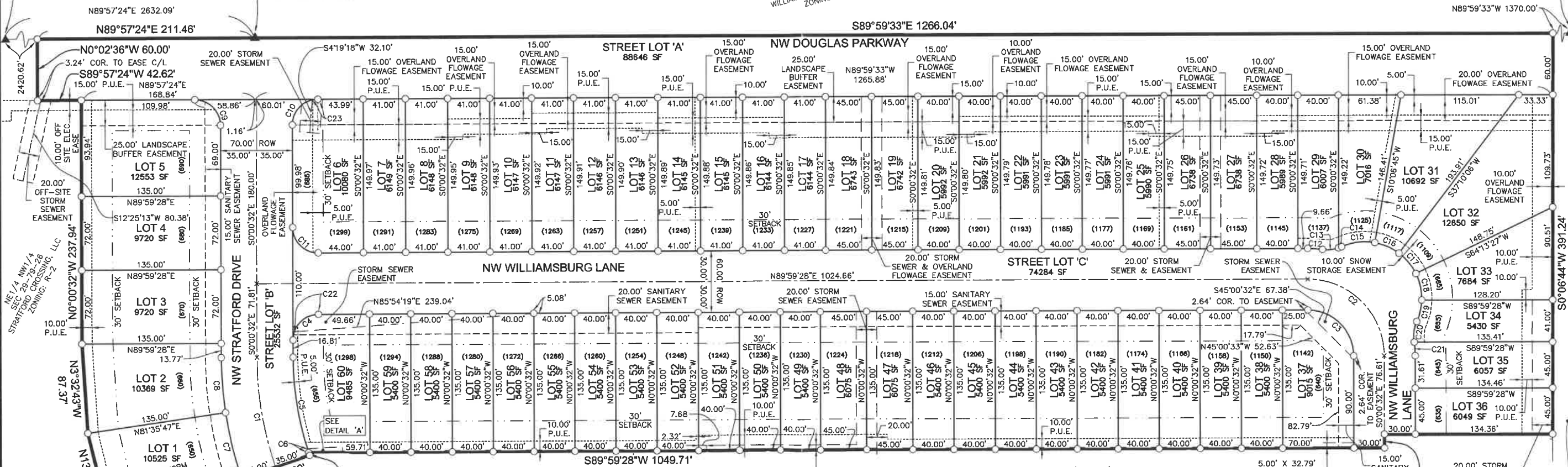


NW COR SEC 29-79-26
 FND 1/2" REBAR
 BK 2018 PG 16162

N1/4 CORNER SEC 29-79-26
 FND CONCRETE MONUMENT W/ BRASS CAP
 BK 2018 PG 16161
 POINT OF BEGINNING

SW1/4 SE1/4
 SEC 20-79-26
 WILLIAM FOX FARM COMPANY
 ZONING: A-1

NE COR
 SEC 29-79-26
 FND CUT 'X'
 BK 2018 PG 385



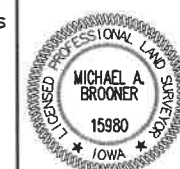
Δ=0°33'01"
 L=2.86'
 R=298.00'
 CH=2.86'
 CHB=S18°30'28"E

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'	70.89'	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	71°9'44"	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

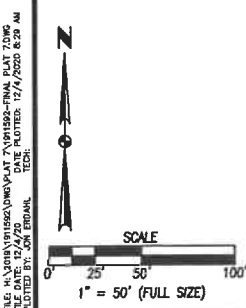
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. LOTS 6 AND 60 WILL REQUIRE A 10-FOOT TRAIL ALONG NW STRATFORD DRIVE WHEN THE LOTS DEVELOP.
- 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. Brooker 12-7-2020
 MICHAEL A. BROOKER, P.L.S. DATE

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



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	(XXXX)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

DATE: 12/07/2020
 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: JAE REVIEW:
 ENGINEER: CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 7
FINAL PLAT

WAUKEE, IOWA

1911.592