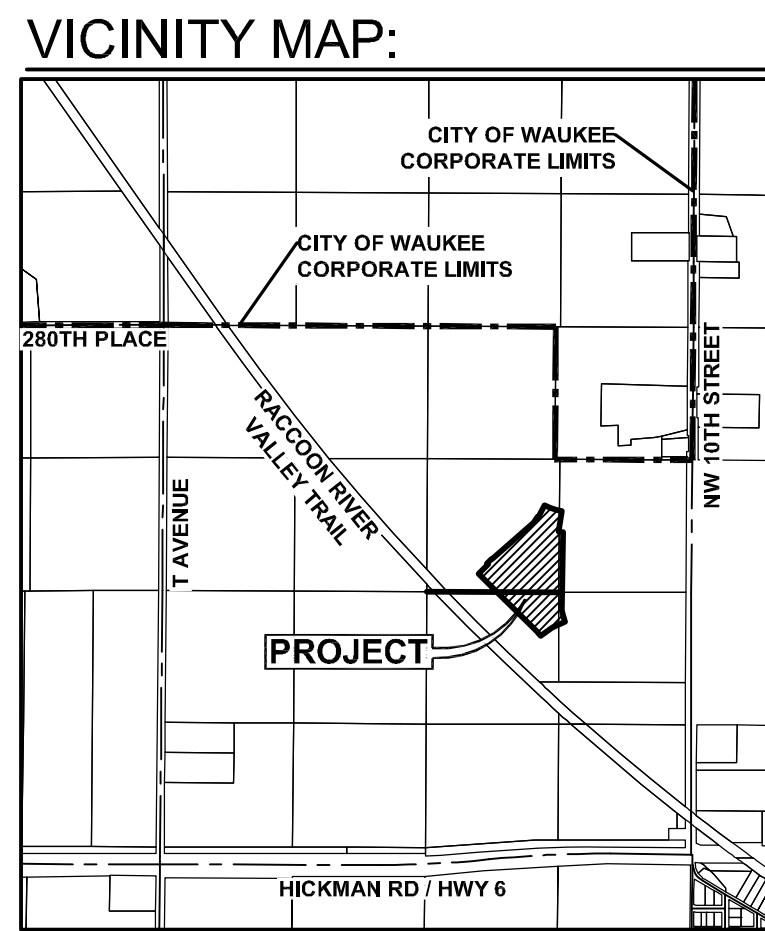


INDEX LEGEND
 LOCATION: SEC 29-78-26, S1/2 NE1/4
 N1/2 SE1/4
 REQUESTOR: STRATFORD CROSSING LLC.
 PROPRIETOR: STRATFORD CROSSING LLC.
 9550 HICKMAN RD. SUITE 100
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



STRATFORD CROSSING PLAT 2

FINAL PLAT

OWNER / DEVELOPER
 STRATFORD CROSSING LLC.
 9550 HICKMAN RD. SUITE 100
 CLIVE, IA 50325

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

ZONING

- R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-3)
- PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 4-49) (AS RECORDED IN BOOK 2017 PAGE 23088)

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOTS A, B, C, D AND E SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1'05'46"	665.00'	12.72'	S61'07'16"E	12.72'
C2	3'27'24"	735.00'	44.34'	S82'48'01"E	44.33'
C3	26'29'23"	615.00'	284.33'	S59'47'38"W	281.81'
C4	26'29'23"	650.00'	300.52'	N59'47'38"E	297.85'
C5	26'29'23"	650.00'	300.52'	N59'47'38"E	297.85'
C6	14'19'19"	400.00'	99.99'	S38'21'29"E	99.73'
C7	4'07'13"	650.00'	46.74'	S46'32'28"W	46.73'
C8	30'16'59"	150.00'	79.28'	S33'27'35"W	78.36'
C9	11'06'32"	700.00'	135.72'	S66'07'39"E	135.51'
C10	9'23'24"	700.00'	114.72'	S78'22'37"E	114.59'
C11	5'14'29"	735.00'	67.24'	S78'27'05"E	67.21'
C12	85'07'37"	25.00'	37.14'	N61'36'21"E	33.82'
C13	16'35'51"	180.00'	52.14'	N27'20'27"E	51.96'
C14	12'57'42"	180.00'	40.72'	N42'07'14"E	40.63'
C15	4'07'13"	620.00'	44.59'	N46'32'28"E	44.58'
C16	90'00'00"	25.00'	39.27'	N0'31'09"W	35.36'
C17	90'00'00"	25.00'	39.27'	S89'28'51"W	35.36'
C18	0'03'47"	34.50'	0.04'	S44'26'58"W	0.04'
C19	44'09'25"	34.50'	26.59'	S22'20'22"W	25.94'
C20	36'12'52"	55.50'	35.08'	S18'22'05"W	34.50'
C21	39'38'09"	55.50'	38.39'	S56'17'36"W	37.63'
C22	36'49'01"	55.50'	35.66'	N85'28'50"W	35.05'
C23	36'49'01"	55.50'	35.66'	N48'39'49"W	35.05'
C24	36'49'01"	55.50'	35.66'	N11'50'47"W	35.05'
C25	42'51'14"	55.50'	41.51'	N27'59'20"E	40.55'
C26	39'17'06"	55.50'	38.05'	N69'03'30"E	37.31'
C27	44'13'12"	34.50'	26.63'	N66'35'27"E	25.97'
C28	90'00'00"	25.00'	39.27'	N0'31'09"W	35.36'
C29	1'35'20"	430.00'	11.92'	N44'43'29"W	11.92'
C30	7'28'43"	430.00'	56.13'	N40'11'27"W	56.09'
C31	79'23'37"	25.00'	34.64'	N76'08'54"W	31.94'
C32	8'53'02"	685.00'	106.21'	S68'35'49"W	106.10'
C33	8'39'09"	685.00'	103.44'	S50'52'31"W	103.35'
C34	93'37'08"	25.00'	40.85'	S8'23'32"W	36.45'
C35	7'06'06"	370.00'	45.86'	S41'58'06"E	45.83'
C36	90'00'00"	25.00'	39.27'	S89'28'51"W	35.36'
C37	4'07'13"	680.00'	48.90'	S46'32'28"W	48.89'
C38	28'43'21"	120.00'	60.16'	S34'14'24"W	59.53'
C39	87'24'28"	25.00'	38.14'	S23'49'31"E	34.55'
C40	6'57'22"	735.00'	89.23'	S64'03'04"E	89.18'
C41	6'39'50"	665.00'	77.34'	N65'00'04"W	77.30'
C42	6'22'10"	665.00'	73.93'	N71'31'04"W	73.89'
C43	6'22'10"	665.00'	73.93'	N77'53'14"W	73.89'
C44	8'57'12"	685.00'	107.04'	S59'40'42"W	106.93'
C45	8'18'05"	735.00'	106.49'	N71'40'48"W	106.40'

PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST 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:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 89°53'45" EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, 700.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°31'09" WEST, 112.05 FEET; THENCE NORTH 45°25'36" WEST, 54.67 FEET; THENCE NORTH 44°51'06" WEST, 54.38 FEET; THENCE NORTH 44°12'28" WEST, 35.19 FEET; THENCE NORTH 44°28'51" EAST, 133.47 FEET; THENCE NORTH 45°31'09" WEST, 11.16 FEET; THENCE NORTH 44°28'51" EAST, 60.00 FEET; THENCE SOUTH 45°31'09" EAST, 5.00 FEET; THENCE NORTH 48°36'04" EAST, 554.00 FEET; THENCE NORTH 29°25'37" EAST, 70.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 12.72 FEET AND WHOSE CHORD BEARS SOUTH 61°07'16" EAST, 12.72 FEET; THENCE NORTH 28°19'51" EAST, 135.00 FEET; THENCE SOUTH 65°00'04" EAST, 61.61 FEET; THENCE SOUTH 71°31'04" EAST, 58.89 FEET; THENCE SOUTH 77°53'14" EAST, 58.89 FEET; THENCE SOUTH 08°55'41" WEST, 205.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 44.34 FEET AND WHOSE CHORD BEARS SOUTH 82°48'01" EAST, 44.33 FEET; THENCE SOUTH 00°27'19" WEST, 780.52 FEET; THENCE SOUTH 17°57'43" EAST, 48.11 FEET; THENCE SOUTH 16°57'40" EAST, 70.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 284.33 FEET AND WHOSE CHORD BEARS SOUTH 59°47'38" WEST, 281.81 FEET; THENCE NORTH 43°27'03" WEST, 70.00 FEET; THENCE NORTH 45°31'09" WEST, 551.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.43 ACRES (628,403 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 SHALL APPLY TO THIS AREA:

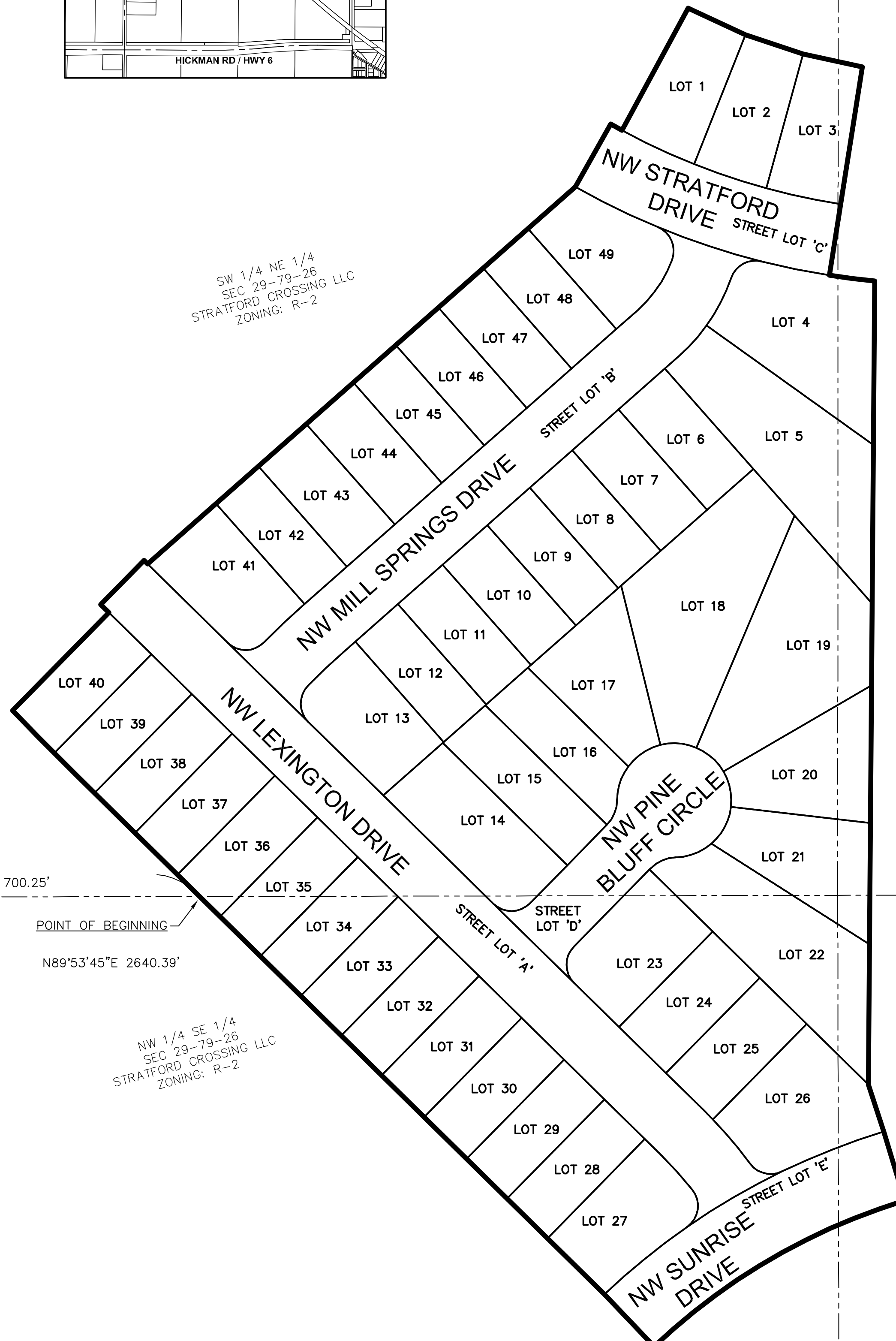
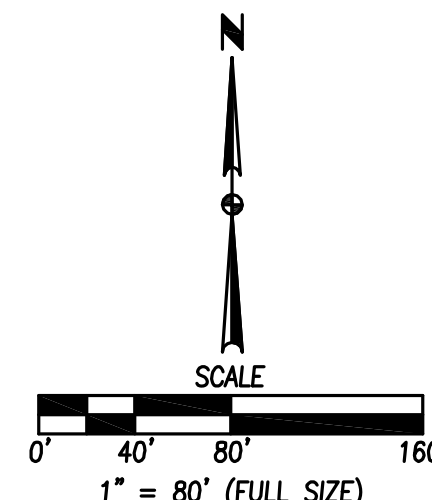
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
- REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

R-2/PD-1: PLANNED DEVELOPMENT DISTRICT W/ AN UNDERLYING ZONING OF 'R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT:

- FRONT YARD: 30 FEET
- SIDE YARD: TOTAL OF 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
- REAR YARD: 30 FEET
- MINIMUM LOT SQUARE FOOTAGE: 7,150 SQUARE FEET
- MINIMUM LOT WIDTH: 55 FEET

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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	----	



DATE OF SURVEY
 JUNE 21, 2018

FILE: H:\2017\1709539.DWG\1709539-FINAL PLAT.DWG
 FILE DATE: 10/30/18 DATE PLOTTED: 10/30/2018 12:45 PM

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S. DATE: _____
 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 SHEETS 1 AND 2

STRATFORD CROSSING PLAT 2
FINAL PLAT

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

TECH: _____
 ENGINEER: _____

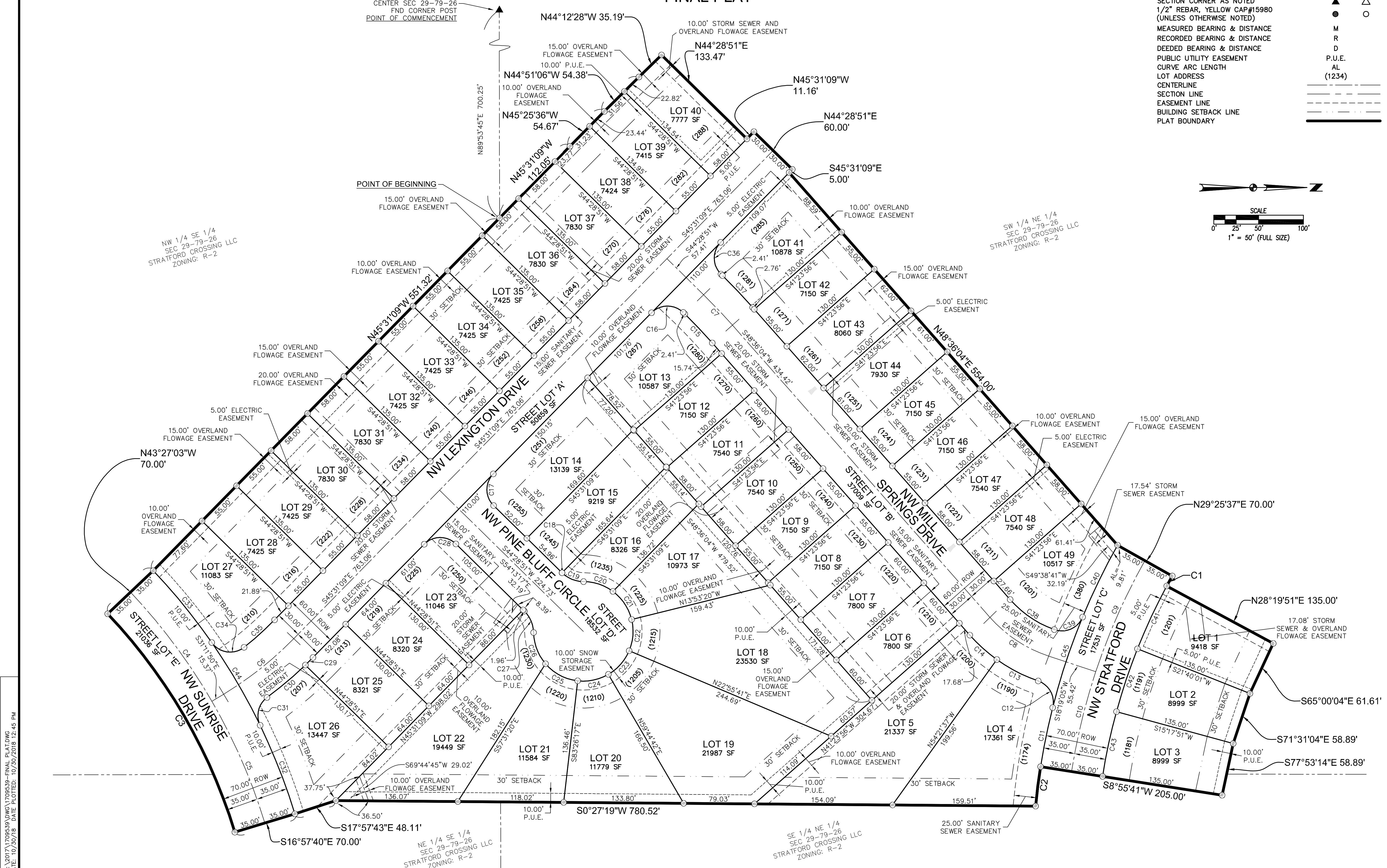
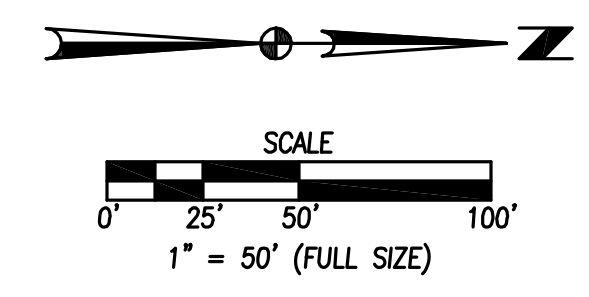
WAUKEE, IOWA

1 / 2
 1709.539

STRATFORD CROSSING PLAT 2

FINAL PLAT

LEGEND		FOUND	SET
SECTION CORNER AS NOTED		▲	△
1/2" REBAR, YELLOW 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		----	



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 FILE DATE: 10/30/18 DATE PLOTTED: 10/30/2018 12:45 PM

REVISIONS _____ _____ _____	DATE _____ _____ _____	SECOND SUBMITTAL _____ _____	FIRST SUBMITTAL _____ _____	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 TECH: _____ ENGINEER: _____
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 2

FINAL PLAT

2 / 2
 1709.539