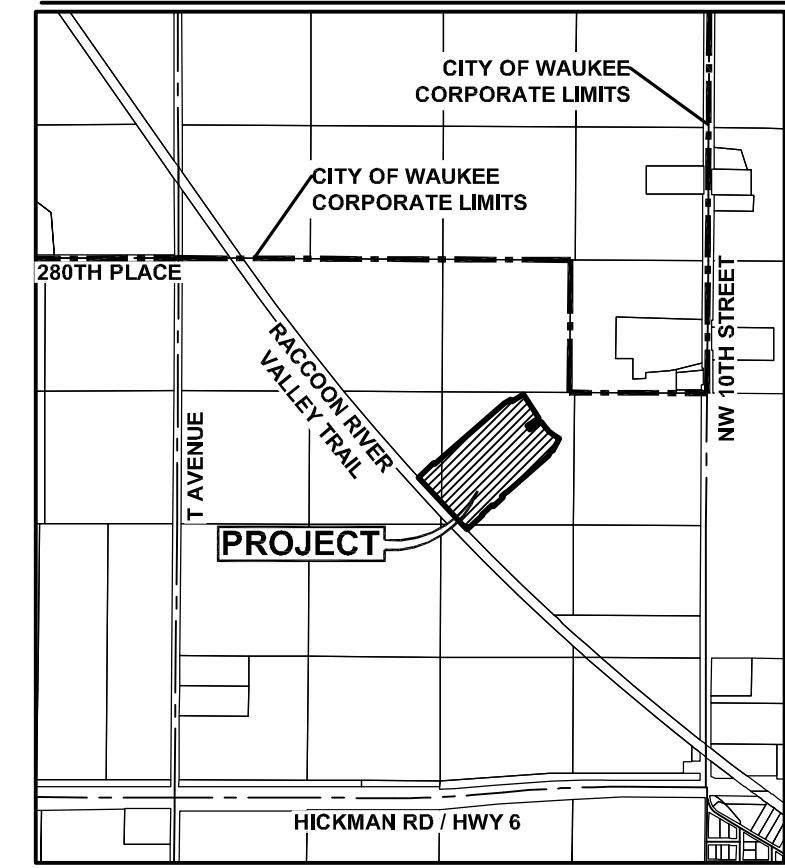


STRATFORD CROSSING PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: SEC 29-78-26, SW 1/4 NE 1/4, NW 1/4 SE 1/4, SE 1/4 NW 1/4
 REQUESTOR: STRATFORD CROSSING LLC.
 PROPRIETOR: STRATFORD CROSSING LLC, 9550 HICKMAN ROAD, SUITE 100, CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111, PH: 515-369-4400

VICINITY MAP:



OWNER / DEVELOPER

STRATFORD CROSSING, LLC
 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

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-8, 27-69 AND OUTLOT 'Z')
 PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/ UNDERLYING R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING (LOTS 9-26)
 (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 AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°36'59"	22868.31'	645.13'	N43°23'32"W	645.11'
C2	0°07'24"	4975.00'	10.72'	S43°10'30"E	10.72'
C3	1°41'02"	665.00'	19.54'	S33°52'40"E	19.54'
C4	1°05'46"	665.00'	12.72'	N61°07'16"W	12.72'
C5	0°04'15"	4975.00'	6.14'	S43°55'17"E	6.14'
C6	0°10'05"	22868.31'	67.04'	N44°17'04"W	67.04'
C7	0°29'52"	5005.00'	43.48'	S43°42'28"E	43.48'
C8	0°20'44"	5005.00'	30.19'	S43°17'10"E	30.19'
C9	8°21'46"	650.00'	94.87'	S52°46'58"W	94.79'
C10	14°28'52"	700.00'	176.92'	S40°16'35"E	176.45'
C11	13°03'22"	700.00'	159.51'	S54°02'42"E	159.16'
C12	6°07'06"	650.00'	69.41'	N45°32'31"E	69.38'
C13	4°07'13"	650.00'	46.74'	S43°27'32"E	46.73'
C14	0°09'11"	22868.31'	61.04'	S44°17'31"E	61.04'
C15	0°09'01"	22868.31'	60.00'	S44°08'25"E	60.00'
C16	0°08'16"	22868.31'	55.00'	S43°59'46"E	55.00'
C17	0°08'16"	22868.31'	55.00'	S43°51'30"E	55.00'
C18	0°08'16"	22868.31'	55.00'	S43°43'14"E	55.00'
C19	0°08'16"	22868.31'	55.00'	S43°34'58"E	55.00'
C20	0°15'59"	22868.31'	106.38'	S43°22'50"E	106.38'
C21	0°09'46"	22868.31'	65.00'	S43°09'57"E	65.00'
C22	0°10'04"	22868.31'	67.00'	S43°00'02"E	67.00'
C23	0°10'04"	22868.31'	67.00'	S42°49'58"E	67.00'
C24	0°09'53"	22868.31'	65.73'	S42°39'59"E	65.73'
C25	0°20'44"	5035.00'	30.37'	N43°17'10"W	30.37'
C26	0°29'52"	5035.00'	43.74'	N43°42'28"W	43.74'
C27	0°25'37"	4975.00'	37.08'	S43°40'21"E	37.08'
C28	92°03'37"	25.00'	40.17'	S2°34'16"W	35.99'
C29	90°00'00"	25.00'	39.27'	N86°23'56"W	35.36'
C30	0°45'42"	680.00'	9.04'	N41°46'46"W	9.04'
C31	3°21'31"	680.00'	39.86'	N43°50'23"W	39.86'
C32	4°07'13"	620.00'	44.59'	N43°27'32"W	44.58'
C33	90°00'00"	25.00'	39.27'	N3°36'04"E	35.36'
C34	3°45'38"	680.00'	44.63'	S46°43'16"W	44.62'
C35	83°32'14"	25.00'	36.45'	S86°36'34"W	33.31'
C36	8°57'04"	735.00'	114.83'	N56°05'51"W	114.71'
C37	5°51'43"	665.00'	68.04'	S57°38'32"E	68.01'
C38	6°39'50"	665.00'	77.34'	S51°22'45"E	77.30'
C39	6°39'50"	665.00'	77.34'	S44°42'56"E	77.30'
C40	6°39'50"	665.00'	77.34'	S38°03'06"E	77.30'
C41	88°59'05"	25.00'	38.83'	N11°27'23"E	35.04'
C42	5°07'44"	680.00'	60.87'	N53°23'04"E	60.85'
C43	2°13'07"	680.00'	26.33'	N49°42'38"E	26.33'
C44	87°56'23"	25.00'	38.37'	S87°25'44"E	34.71'
C45	0°13'20"	4975.00'	19.29'	S43°20'52"E	19.29'
C46	92°03'37"	25.00'	40.17'	S2°34'16"W	35.99'
C47	0°24'40"	620.00'	4.45'	S48°48'25"W	4.45'
C48	6°44'55"	620.00'	73.03'	S52°23'12"W	72.98'
C49	91°12'11"	25.00'	39.79'	N78°38'15"W	35.72'
C50	0°15'37"	735.00'	3.34'	N33°09'58"W	3.34'
C51	10°01'04"	735.00'	128.51'	N38°18'18"W	128.34'
C52	88°34'55"	25.00'	38.65'	N0°58'37"E	34.92'
C53	3°20'00"	620.00'	36.07'	N46°56'04"E	36.06'
C54	87°56'23"	25.00'	38.37'	S87°25'44"E	34.71'
C55	44°57'16"	30.00'	23.54'	S69°01'06"W	22.94'
C56	44°45'27"	30.00'	23.43'	S69°07'01"W	22.84'

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 214.59 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 645.13 FEET AND WHOSE CHORD BEARS NORTH 43°23'32" WEST, 645.11 FEET; THENCE NORTH 46°53'12" EAST, 209.40 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 10.72 FEET AND WHOSE CHORD BEARS SOUTH 43°10'30" EAST, 10.72 FEET; THENCE NORTH 48°36'04" EAST, 923.86 FEET; THENCE NORTH 56°57'51" EAST, 70.00 FEET; THENCE SOUTH 33°02'09" EAST, 282.21 FEET; THENCE NORTH 56°57'51" EAST, 135.00 FEET; THENCE SOUTH 33°02'09" EAST, 283.00 FEET; THENCE SOUTH 56°57'51" WEST, 135.00 FEET; THENCE SOUTH 33°02'09" EAST, 29.10 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 19.54 FEET AND WHOSE CHORD BEARS SOUTH 33°52'40" EAST, 19.54 FEET; THENCE NORTH 55°16'49" EAST, 135.00 FEET; THENCE SOUTH 38°03'06" EAST, 61.61 FEET; THENCE SOUTH 44°42'56" EAST, 61.61 FEET; THENCE SOUTH 51°22'45" EAST, 61.61 FEET; THENCE SOUTH 58°11'25" EAST, 64.32 FEET; THENCE SOUTH 28°19'51" WEST, 135.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 12.72 FEET AND WHOSE CHORD BEARS NORTH 61°07'16" WEST, 12.72 FEET; THENCE SOUTH 29°25'37" WEST, 70.00 FEET; THENCE SOUTH 48°36'04" WEST, 554.00 FEET; THENCE NORTH 45°31'08" WEST, 5.00 FEET; THENCE SOUTH 44°28'51" WEST, 60.00 FEET; THENCE SOUTH 45°31'09" EAST, 11.16 FEET; THENCE SOUTH 44°28'51" WEST, 133.47 FEET; THENCE NORTH 44°12'28" WEST, 19.19 FEET; THENCE SOUTH 46°06'51" WEST, 135.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 6.14 FEET AND WHOSE CHORD BEARS SOUTH 43°55'17" EAST, 6.14 FEET; THENCE SOUTH 46°02'36" WEST, 209.29 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 67.04 FEET AND WHOSE CHORD BEARS NORTH 44°17'04" WEST, 67.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.10 ACRES (875,686 SQUARE FEET).

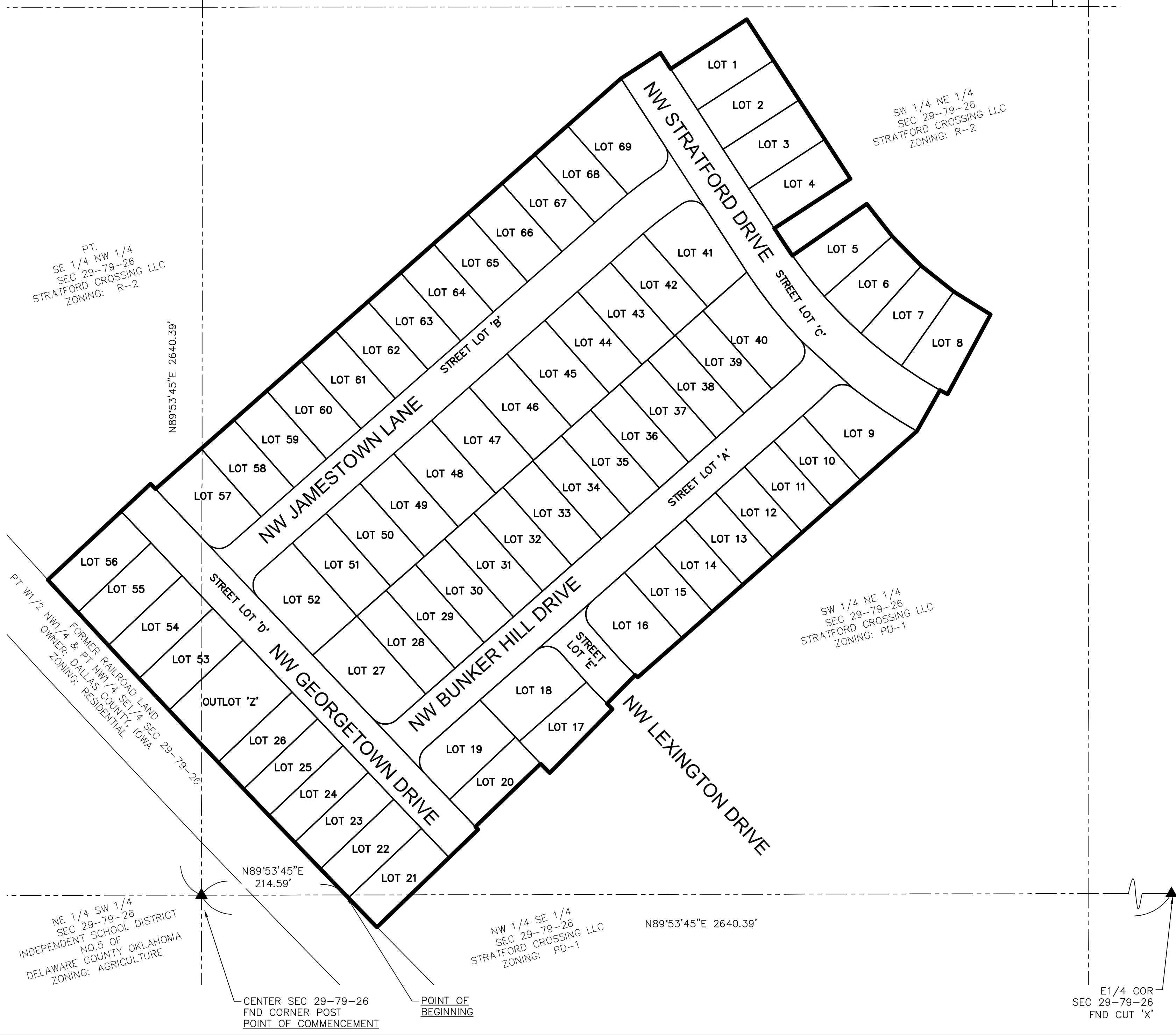
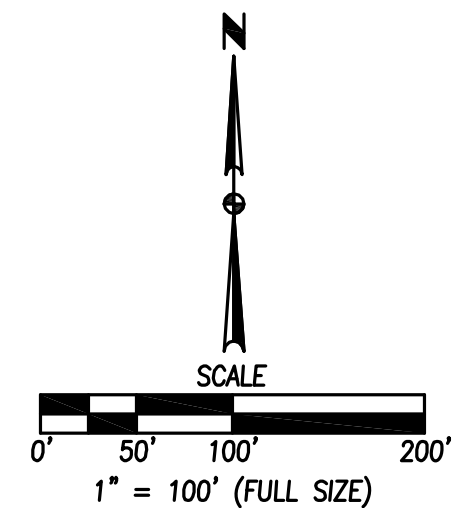
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 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:
- 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	---	



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PRELIMINARY
NOT FOR CONSTRUCTION

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 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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 3
FINAL PLAT

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

TECH: _____
 ENGINEER: _____

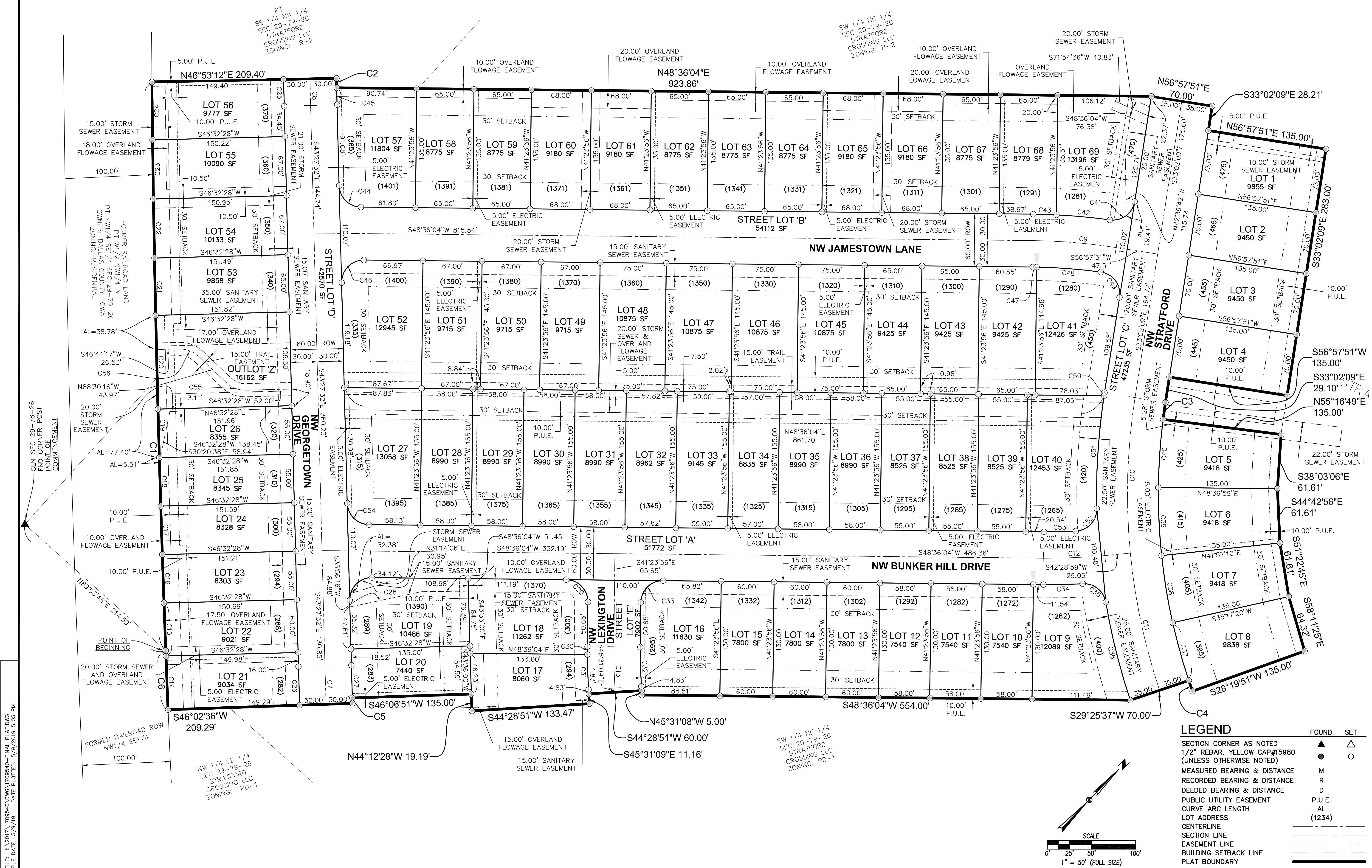
WAUKEE, IOWA

DATE: _____
 REVISIONS: _____
 SECOND SUBMITTAL: _____
 FIRST SUBMITTAL: 05/09/19 09/18/18

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 1709.540

STRATFORD CROSSING PLAT 3

FINAL PLAT



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DATE	05/09/19
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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

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ENGINEER: _____

STRATFORD CROSSING PLAT 3
FINAL PLAT

WAUKEE, IOWA

1709.540