

# STRATFORD CROSSING PLAT 5

FINAL PLAT

## OWNER / DEVELOPER

STRATFORD CROSSING, LLC  
 CONTACT: NICK HALFHILL  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IA 50325  
 PH. (515) 986-5994

## ENGINEER / SURVEYOR

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

## DATE OF SURVEY

APRIL 16, 2020

## PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST 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 SOUTH CORNER OF LOT 27, STRATFORD CROSSING PLAT 2, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF STREET LOT 'A', STRATFORD CROSSING PLAT 4, AN OFFICIAL PLAT AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 37.04 FEET AND WHOSE CHORD BEARS SOUTH 45°00'00" WEST, 37.04 FEET; THENCE SOUTH 43°27'03" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 72.53 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.72 FEET AND WHOSE CHORD BEARS SOUTH 88°57'57" WEST, 35.67 FEET; THENCE SOUTH 44°28'51" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 60.00 FEET; THENCE SOUTH 45°31'09" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 1.98 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.82 FEET AND WHOSE CHORD BEARS SOUTH 01°02'03" EAST, 35.04 FEET; THENCE SOUTH 43°27'03" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 124.35 FEET TO THE WEST CORNER OF SAID STREET LOT 'A', ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LAND LYING IN SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 835.43 FEET AND WHOSE CHORD BEARS NORTH 45°24'54" WEST, 835.38 FEET TO THE SOUTH CORNER OF LOT 21, STRATFORD CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 46°02'36" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STRATFORD CROSSING PLAT 3, A DISTANCE OF 209.29 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 6.14 FEET AND WHOSE CHORD BEARS NORTH 43°55'17" WEST, 6.14 FEET; THENCE NORTH 48°06'51" EAST CONTINUING ALONG SAID SOUTHEASTERLY LINE, 135.00 FEET TO THE EAST CORNER OF LOT 20, SAID STRATFORD CROSSING PLAT 3; THENCE SOUTH 44°12'28" EAST CONTINUING ALONG SAID SOUTHEASTERLY LINE, 19.19 FEET TO THE WEST CORNER OF LOT 40, SAID STRATFORD CROSSING PLAT 2; THENCE CONTINUING SOUTH 44°12'28" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 2, A DISTANCE OF 35.19 FEET; THENCE SOUTH 44°51'06" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 54.38 FEET; THENCE SOUTH 45°25'36" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 54.67 FEET; THENCE SOUTH 45°31'09" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 663.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 ACRES (285,188 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## INDEX LEGEND

|                          |   |
|--------------------------|---|
| LOCATION:                | PT NW1/4 SE1/4 SEC 29-79-26<br>PT SW1/4 NE1/4 SEC 29-79-26<br>WAUKEE, DALLAS COUNTY, IOWA             |
| REQUESTOR:               | STRATFORD CROSSING, LLC   |
| PROPRIETOR:              | STRATFORD CROSSING, LLC<br>9550 HICKMAN ROAD, SUITE 100<br>CLIVE, IA 50325                            |
| SURVEYOR:                | MICHAEL A. BROONER  |
| COMPANY:                 | CIVIL DESIGN ADVANTAGE  |
| PREPARED BY & RETURN TO: | CIVIL DESIGN ADVANTAGE<br>3405 SE CROSSROADS DRIVE, SUITE G<br>GRIMES, IOWA 50111<br>PH: 515-369-4400 |

## CURVE DATA

| CURVE | DELTA     | RADIUS    | LENGTH  | BEARING     | CHORD   |
|-------|-----------|-----------|---------|-------------|---------|
| C1    | 3'05"54"  | 685.00'   | 37.04'  | S45°00'00"W | 37.04'  |
| C2    | 91°01'48" | 25.00'    | 39.72'  | S88°57'57"W | 35.67'  |
| C3    | 88°58'12" | 25.00'    | 38.82'  | S1°02'03"E  | 35.04'  |
| C4    | 2°05'35"  | 22868.31' | 835.43' | N45°24'54"W | 835.38' |
| C5    | 0°04'15"  | 4975.00'  | 6.14'   | N43°55'17"W | 6.14'   |
| C6    | 0°13'15"  | 22868.31' | 88.15'  | N46°21'04"W | 88.15'  |
| C7    | 0°08'25"  | 22868.31' | 56.00'  | N46°10'14"W | 56.00'  |
| C8    | 0°08'25"  | 22868.31' | 56.00'  | N46°01'48"W | 56.00'  |
| C9    | 0°08'25"  | 22868.31' | 56.00'  | N45°53'23"W | 56.00'  |
| C10   | 0°09'01"  | 22868.31' | 60.00'  | N45°44'40"W | 60.00'  |
| C11   | 0°09'01"  | 22868.31' | 60.00'  | N45°35'39"W | 60.00'  |
| C12   | 0°08'25"  | 22868.31' | 56.00'  | N45°26'56"W | 56.00'  |
| C13   | 0°08'25"  | 22868.31' | 56.00'  | N45°18'31"W | 56.00'  |
| C14   | 0°08'25"  | 22868.31' | 56.00'  | N45°10'06"W | 56.00'  |
| C15   | 0°09'01"  | 22868.31' | 60.00'  | N45°01'22"W | 60.00'  |
| C16   | 0°09'01"  | 22868.31' | 60.00'  | N44°52'21"W | 60.00'  |
| C17   | 0°08'31"  | 22868.31' | 56.62'  | N44°43'35"W | 56.62'  |
| C18   | 0°08'37"  | 22868.31' | 57.32'  | N44°35'01"W | 57.32'  |
| C19   | 0°08'37"  | 22868.31' | 57.32'  | N44°26'24"W | 57.32'  |
| C20   | 0°38'01"  | 5035.00'  | 55.67'  | S44°16'24"E | 55.67'  |
| C21   | 0°38'01"  | 5035.00'  | 55.67'  | S44°54'25"E | 55.67'  |
| C22   | 0°17'44"  | 5035.00'  | 25.96'  | S45°22'17"E | 25.96'  |
| C23   | 0°20'44"  | 4975.00'  | 30.01'  | N45°20'47"W | 30.01'  |
| C24   | 0°38'38"  | 4975.00'  | 55.90'  | N44°51'06"W | 55.90'  |
| C25   | 0°34'23"  | 4975.00'  | 49.75'  | N44°14'36"W | 49.75'  |
| C26   | 1°33'45"  | 5005.00'  | 136.48' | S44°44'16"E | 136.48' |

## ZONING

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

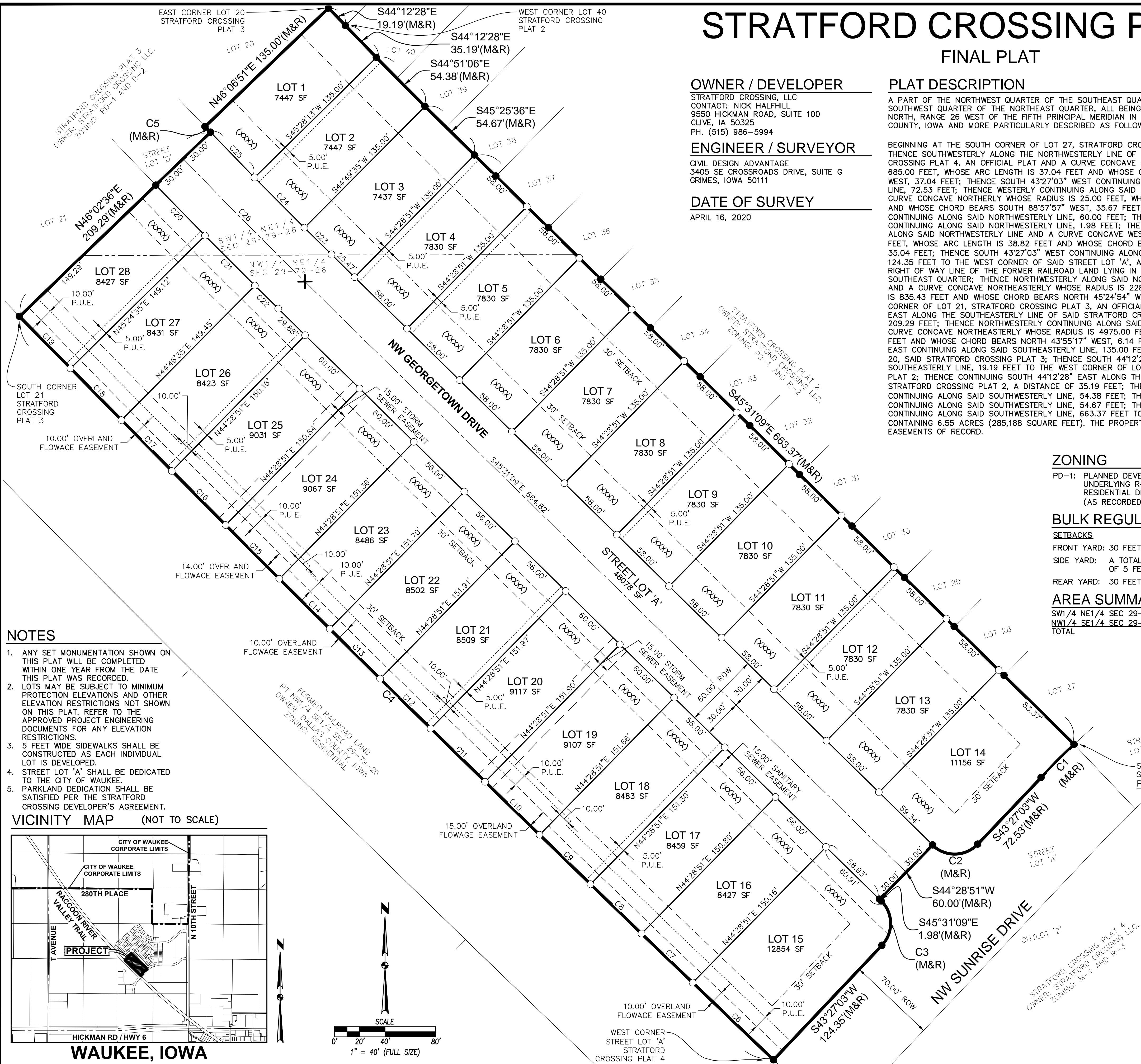
## BULK REGULATIONS

### SETBACKS

FRONT YARD: 30 FEET  
 SIDE YARD: A TOTAL OF 10 FEET; MINIMUM  
 OF 5 FEET ON EACH SIDE  
 REAR YARD: 30 FEET

## AREA SUMMARY

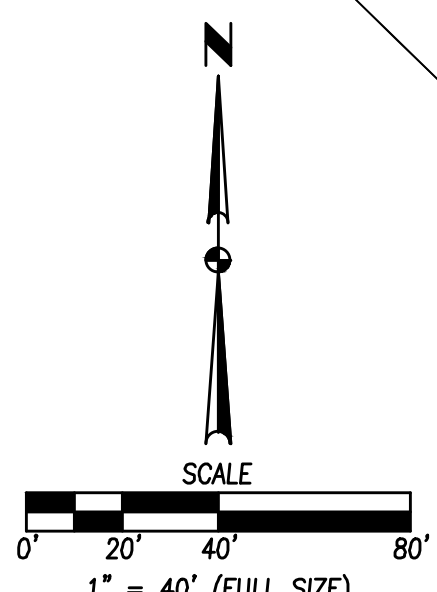
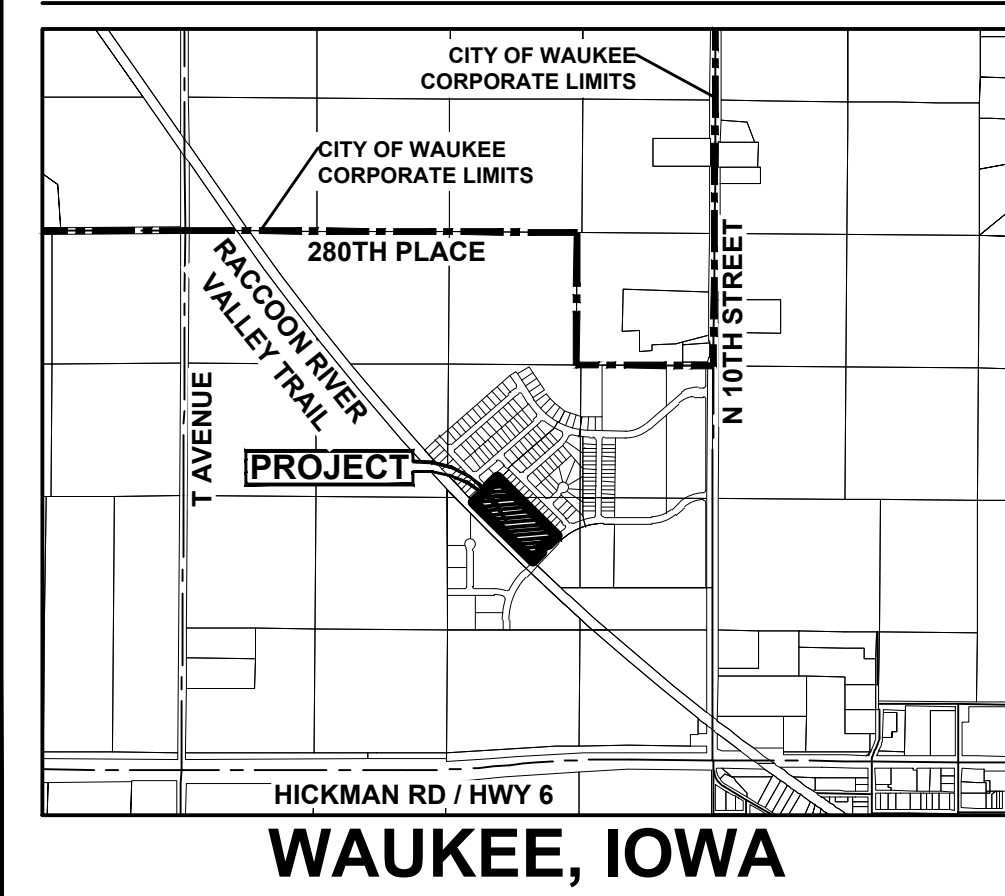
|                          |   |            |
|--------------------------|---|------------|
| SW1/4 NE1/4 SEC 29-79-26 | = | 0.87 ACRES |
| NW1/4 SE1/4 SEC 29-79-26 | = | 5.68 ACRES |
| TOTAL                    | = | 6.55 ACRES |



## 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.
- PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.

## VICINITY MAP (NOT TO SCALE)



## 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  | ---    |     |

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, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET \_\_\_\_\_

DATE: 04/20/20

REVISIONS: \_\_\_\_\_

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

TECH: JAE REVIEW: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

1810.541