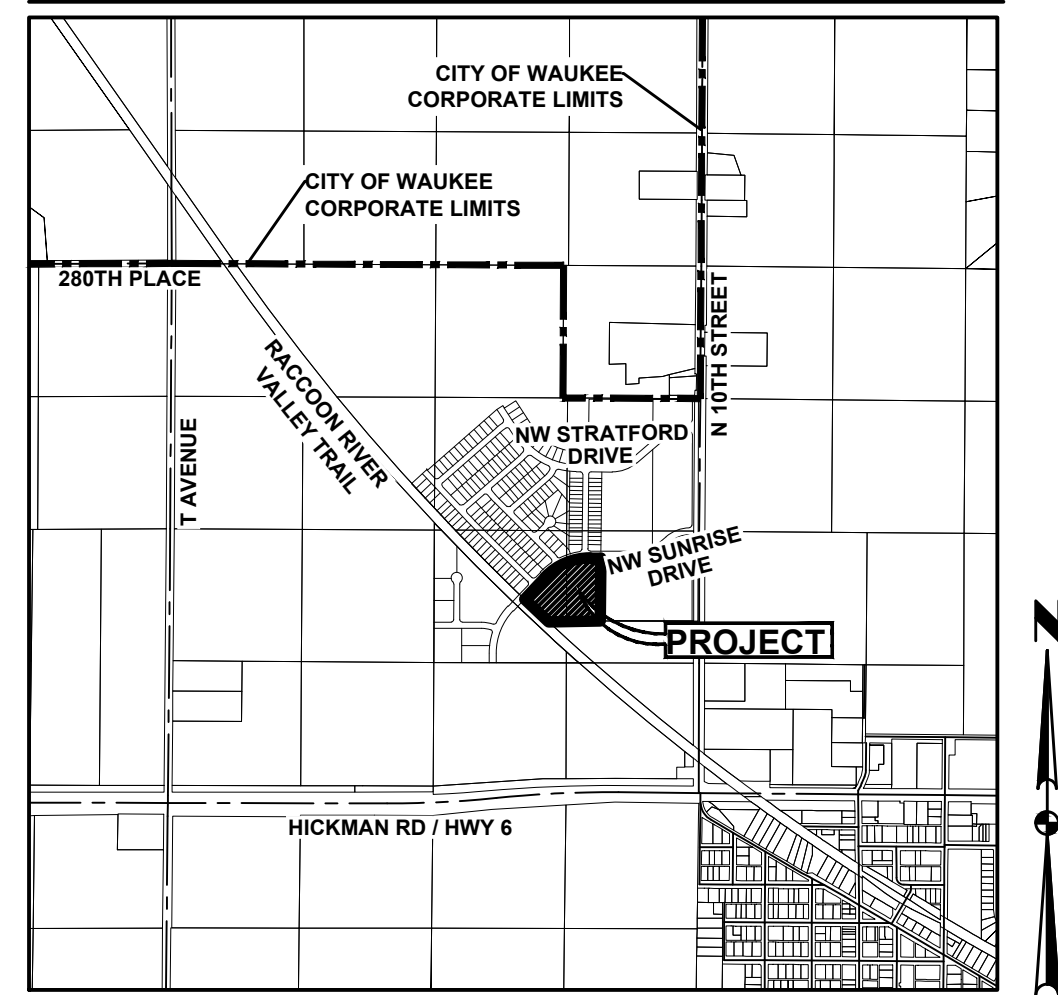


VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

INDEX LEGEND

LOCATION: OUTLOT 'Z', STRATFORD CROSSING PLAT 4
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: IRHC, LLC

PROPRIETOR: IRHC, LLC
2660 E. 53RD STREET
DAVENPORT, IA 52807

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

STRATFORD POINTE PLAT 1

FINAL PLAT

DATE OF SURVEY
NOVEMBER 23, 2020

OWNER / DEVELOPER

IRHC, LLC
CONTACT: KEVIN DOLAN
2660 E. 53RD STREET
DAVENPORT, IOWA 52807

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

PLAT DESCRIPTION

OUTLOT 'Z', STRATFORD CROSSING PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 8.33 ACRES (362,789 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 15 FEET

NOTES

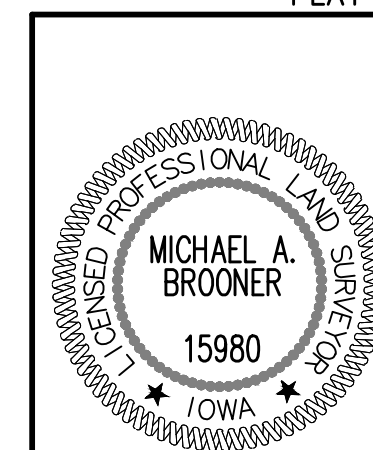
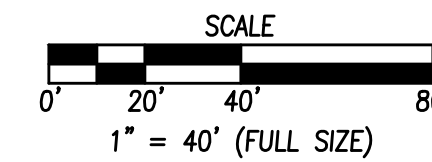
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE OWNER OF LOTS 1, 2 AND 3 WILL BE RESPONSIBLE FOR PRIVATE UTILITIES, DETENTION AREAS AND PRIVATE STREETS.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°28'51"	82.00'	63.66'	S67°45'34"E	62.07'
C2	8°48'08"	615.00'	94.48'	S85°25'31"W	94.39'
C3	31°54'13"	590.00'	328.52'	S73°52'28"W	324.30'
C4	11°22'25"	590.00'	117.12'	N52°14'09"E	116.93'
C5	6°56'49"	218.00'	26.43'	S47°57'16"W	26.42'
C6	44°28'51"	100.00'	77.63'	S67°45'34"E	75.70'
C7	19°59'25"	150.00'	52.33'	N09°59'42"W	52.07'
C8	37°27'49"	50.00'	32.69'	S71°16'06"W	32.11'
C9	22°50'46"	150.00'	59.81'	N31°24'48"W	59.42'
C10	22°50'06"	150.00'	59.78'	N54°15'14"W	59.39'
C11	34°28'27"	80.00'	48.14'	N48°26'04"W	47.41'
C12	16°34'35"	615.00'	177.93'	S51°44'20"W	177.31'
C13	6°56'50"	200.00'	24.25'	N47°57'16"E	24.24'
C14	0°01'22"	22868.30'	9.05'	S46°38'53"E	9.05'
C15	0°01'30"	22868.31'	10.00'	N46°40'19"W	10.00'
C16	0°47'20"	22868.31'	314.85'	S47°01'53"E	314.85'
C17	16°17'15"	615.00'	174.83'	S81°40'57"W	174.24'
C18	25°45'00"	615.00'	276.39'	S76°57'05"W	274.07'
C19	46°22'32"	615.00'	497.79'	S66°38'19"W	484.31'
C20	40°11'58"	74.50'	52.27'	N65°37'08"W	51.20'
C21	4°16'53"	74.50'	5.57'	N87°51'34"W	5.57'
C22	24°24'58"	605.00'	257.81'	S77°37'06"W	255.87'
C23	13°30'16"	615.00'	144.95'	S50°12'11"W	144.62'
C24	18°51'40"	605.00'	199.16'	S55°58'47"W	198.26'
C25	6°56'49"	225.50'	27.34'	S47°57'16"W	27.32'

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.	
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.

MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

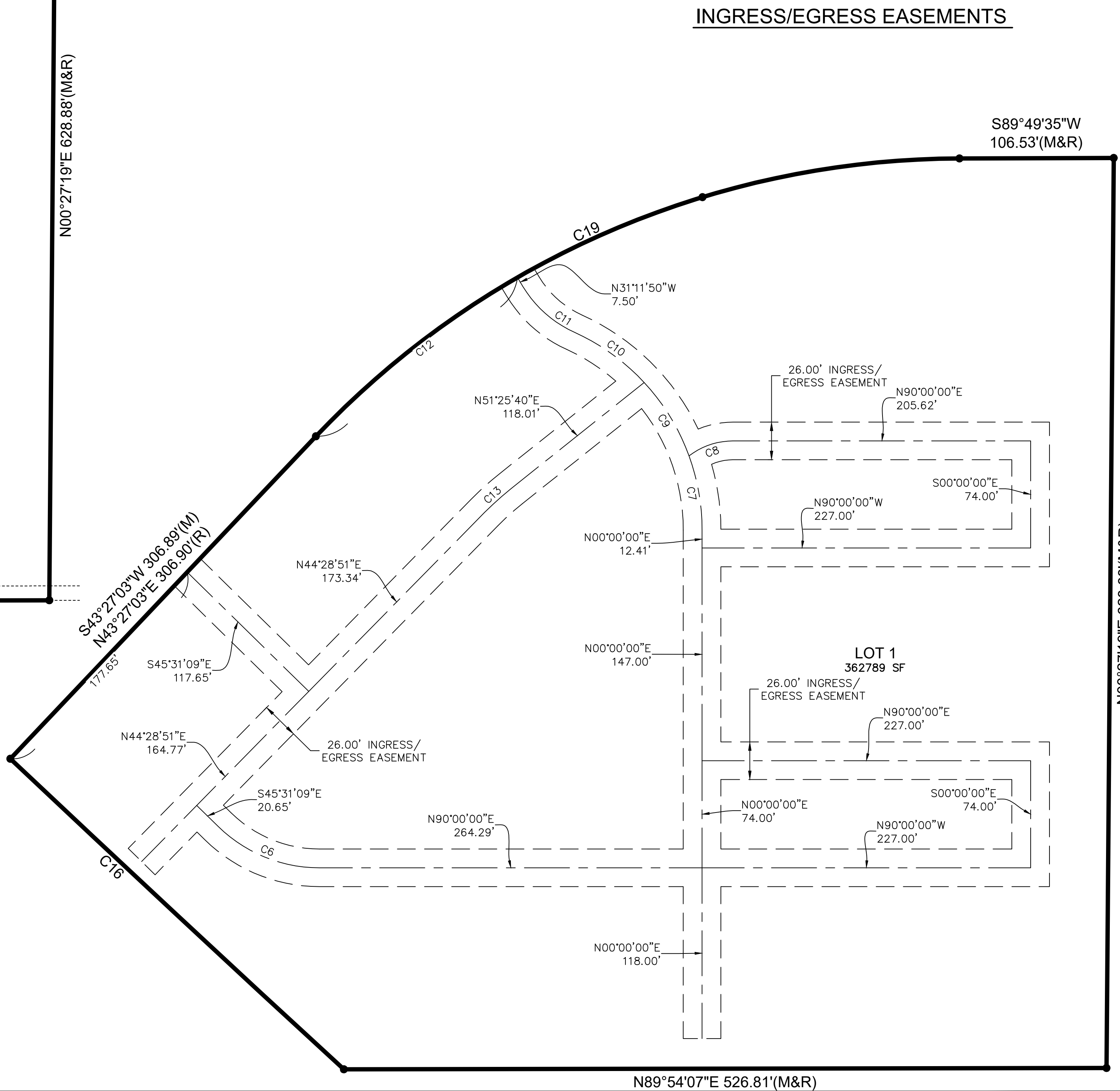
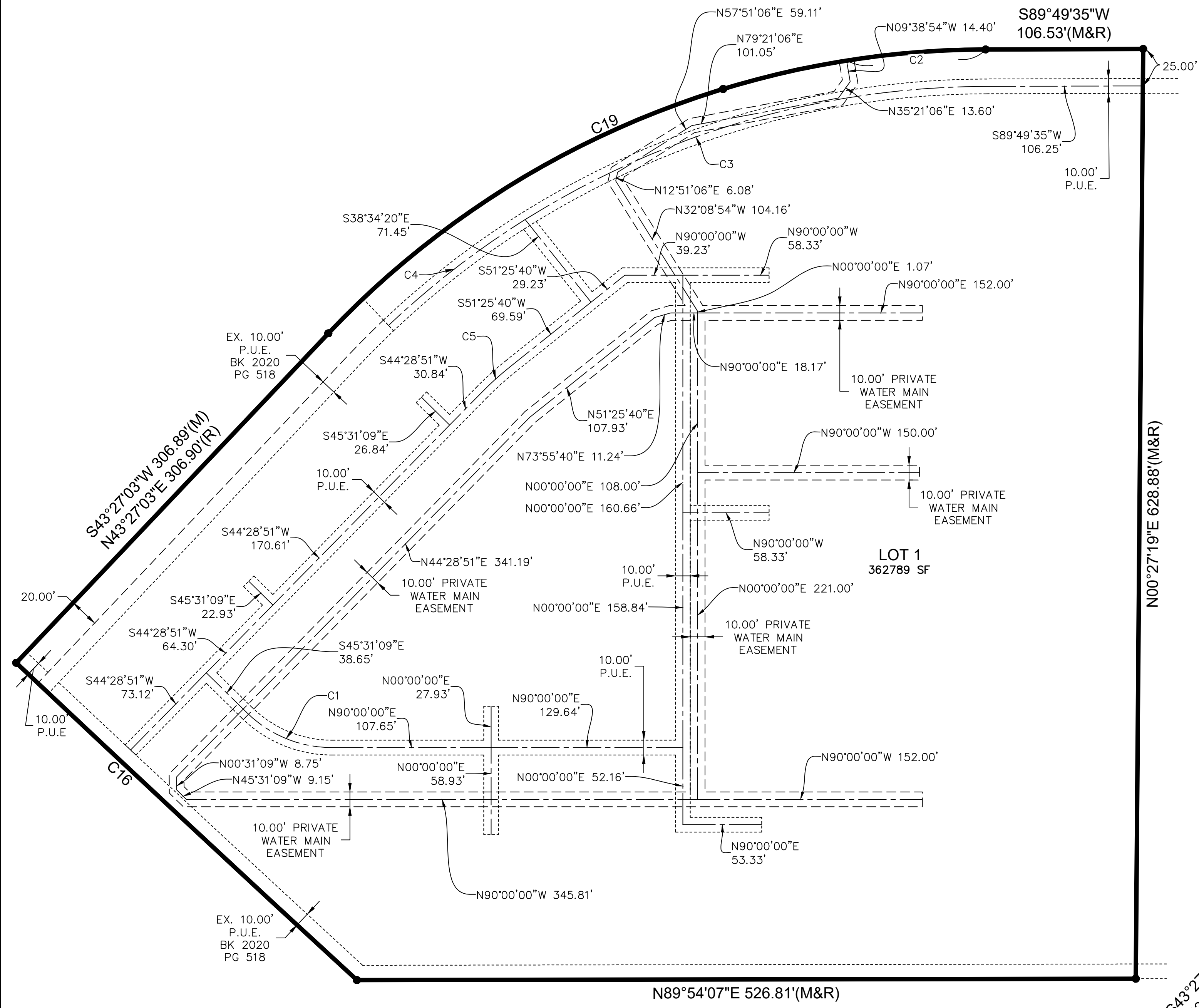
SHEETS 1-3

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 PLOTTED BY: JAVIER
 PLOT DATE: 6/20/2022 3:14 PM

<h2 style="margin: 0;">STRATFORD POINTE PLAT 1</h2> <h3 style="margin: 0;">FINAL PLAT</h3>	<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>ENGINEER: TECH: JAE REVIEW:</p>
<p>1</p> <p>3</p> <p>2009.500</p>	<p>WAUKEE, IOWA</p>

WATER MAIN AND PUBLIC UTILITY EASEMENTS

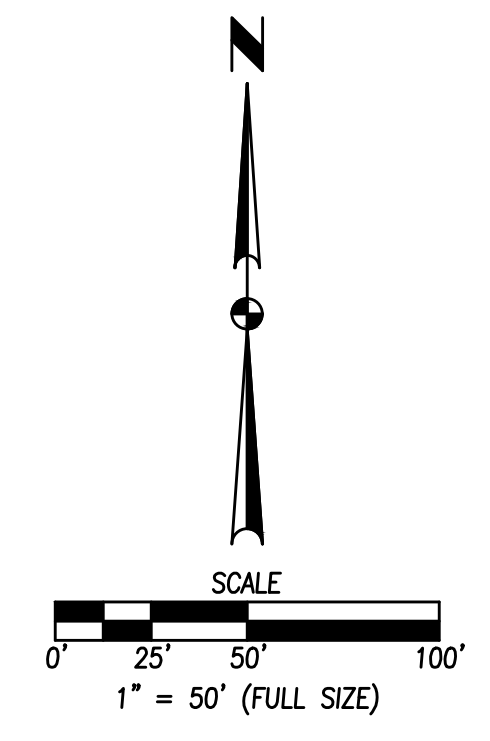
STRATFORD POINTE PLAT 1
FINAL PLAT



INGRESS/EGRESS EASEMENTS

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	
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SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

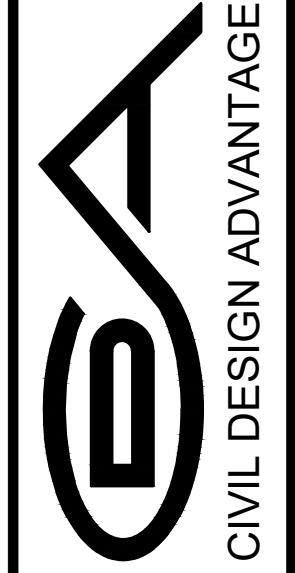


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REVISIONS

DATE	REVISIONS
06/20/09	REVISED
05/19/09	REVISED
12/30/08	THIRD SUBMITTAL
12/15/08	SECOND SUBMITTAL
11/24/08	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: JAE REVIEW:
ENGINEER:



WAUKEE, IOWA

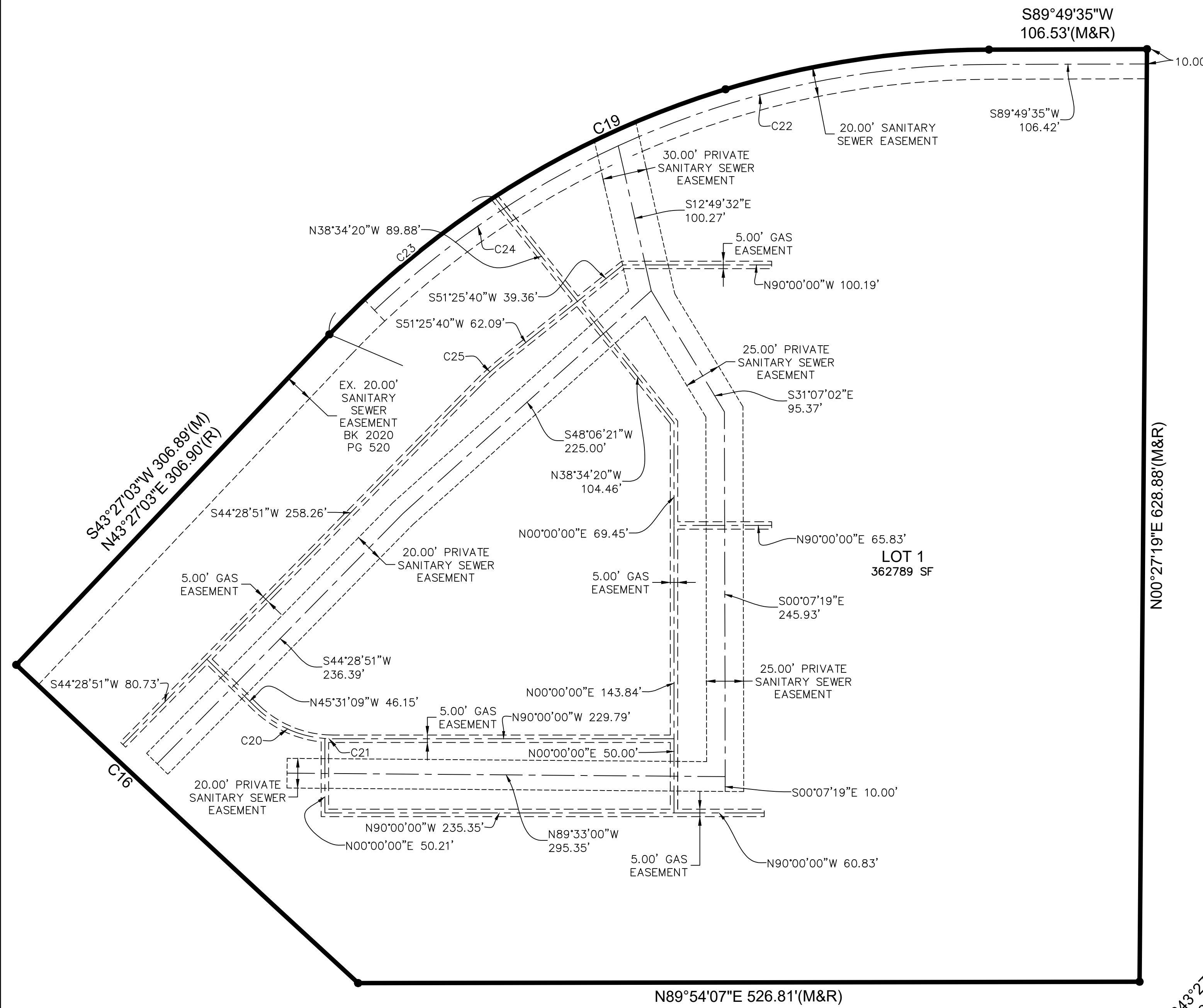
STRATFORD POINTE PLAT 1
FINAL PLAT

STRATFORD POINTE PLAT 1

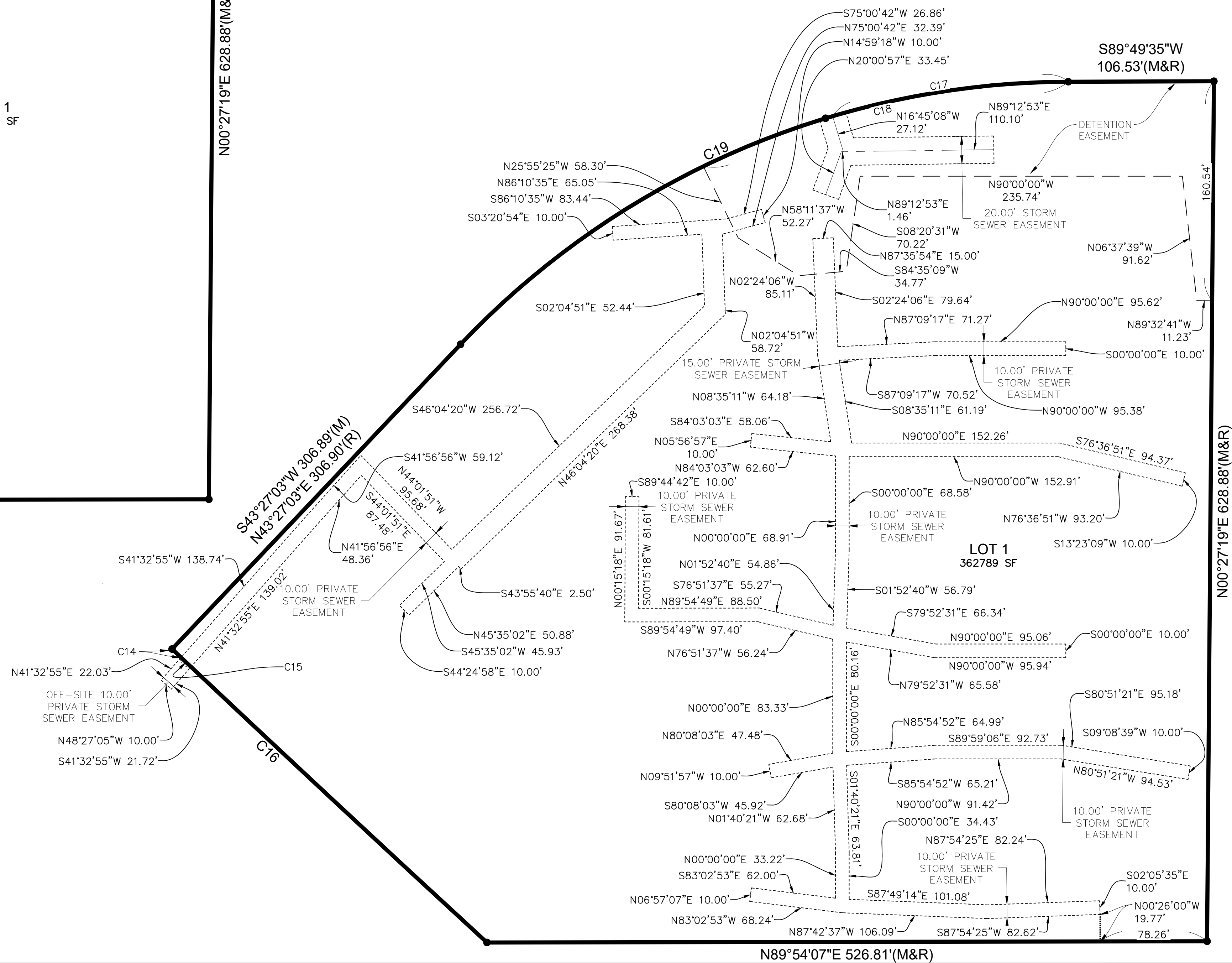
FINAL PLAT

SANITARY SEWER AND GAS EASEMENTS

FINAL PLAT

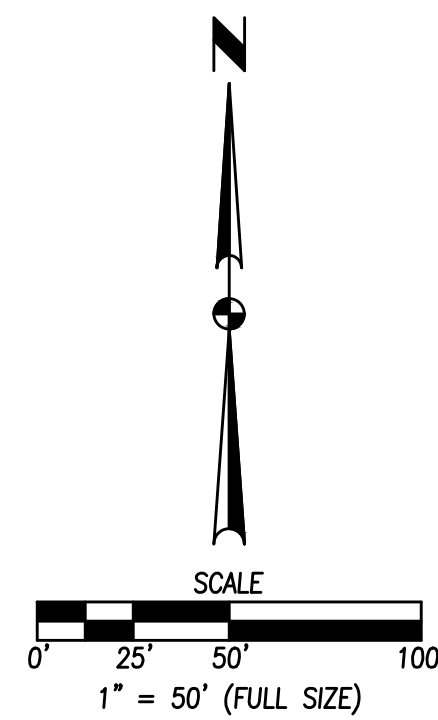


STORM SEWER AND DETENTION EASEMENTS



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	---	



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 PLOTTED BY: JAW/ERDAHL
 DWG NO: 2009000

REVISIONS	DATE
REVISED	06/20/22
REVISED	05/19/21
THIRD SUBMITTAL	12/30/20
SECOND SUBMITTAL	12/15/20
FIRST SUBMITTAL	11/24/20

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