

# STRATFORD CROSSING PLAT 11

## INDEX LEGEND

LOCATION: PT NE1/4 NW1/4  
PT NW1/4 NE1/4  
PT SE1/4 NW1/4  
SEC 29-79-26  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325

PROPRIETOR: STRATFORD CROSSING, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROONER  
COMPANY: CIVIL DESIGN ADVANTAGE

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

## OWNER DEVELOPER

STRATFORD CROSSING, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
CONTACT: BILL SPENCER

LANDMARK DEVELOPMENT SERVICES  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
CONTACT: BILL SPENCER

## ENGINEER / SURVEYOR DATE OF SURVEY

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

MAY 27, 2022

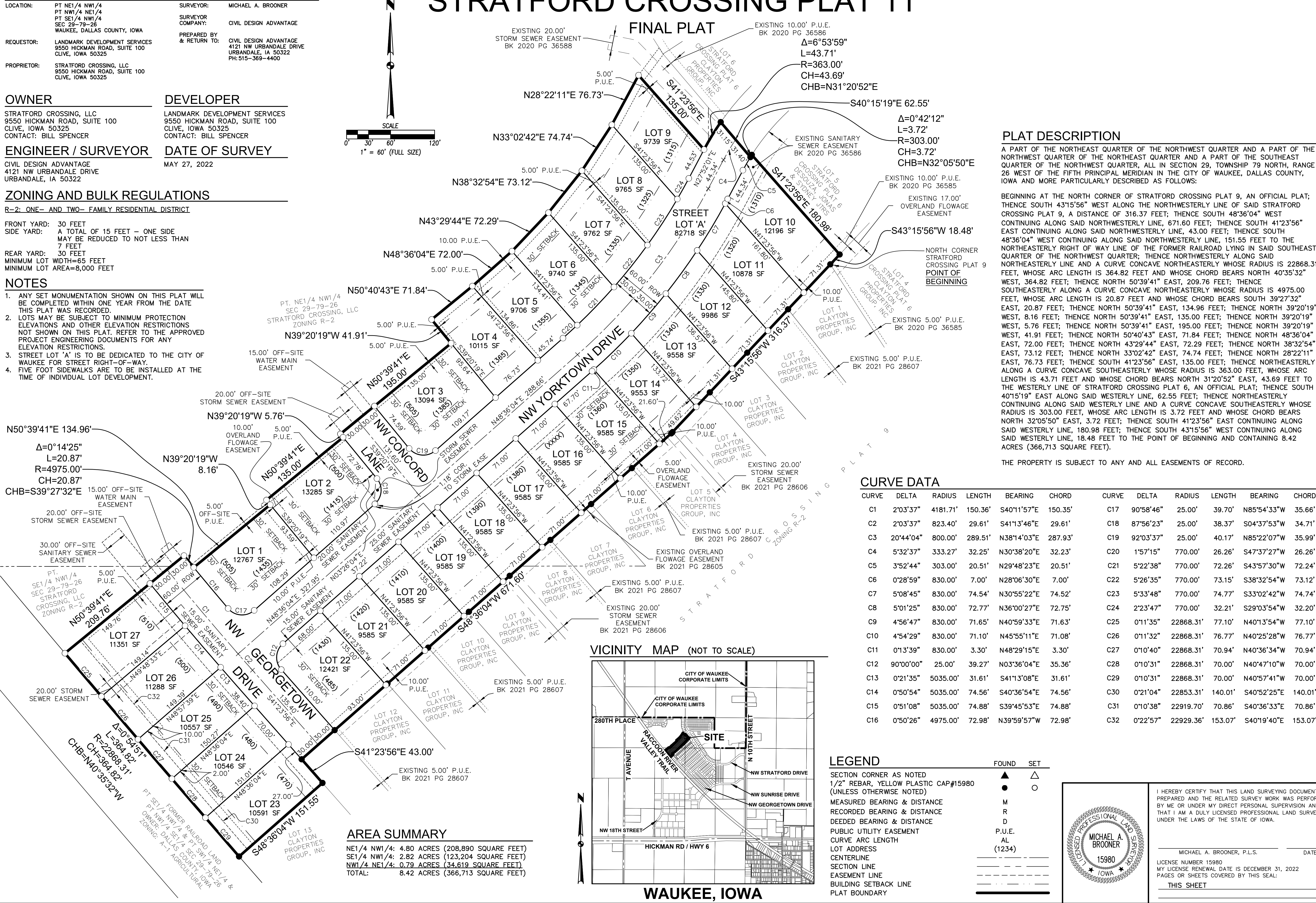
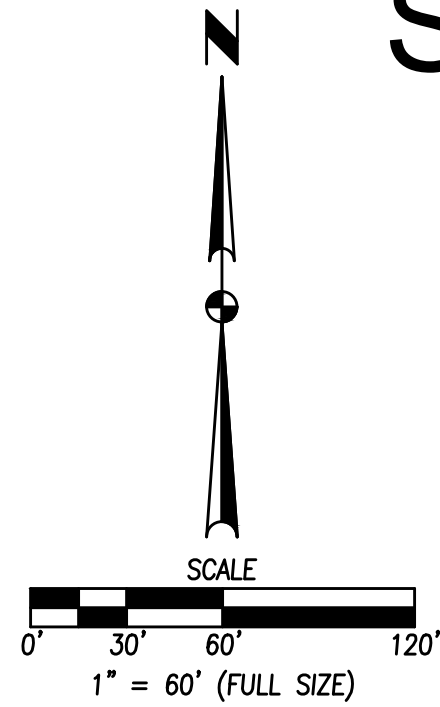
## ZONING AND BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

FRONT YARD: 30 FEET  
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE  
MAY BE REDUCED TO NOT LESS THAN  
7 FEET  
REAR YARD: 30 FEET  
MINIMUM LOT WIDTH=65 FEET  
MINIMUM LOT AREA=8,000 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.
- STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
- FIVE FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.



## PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST 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:

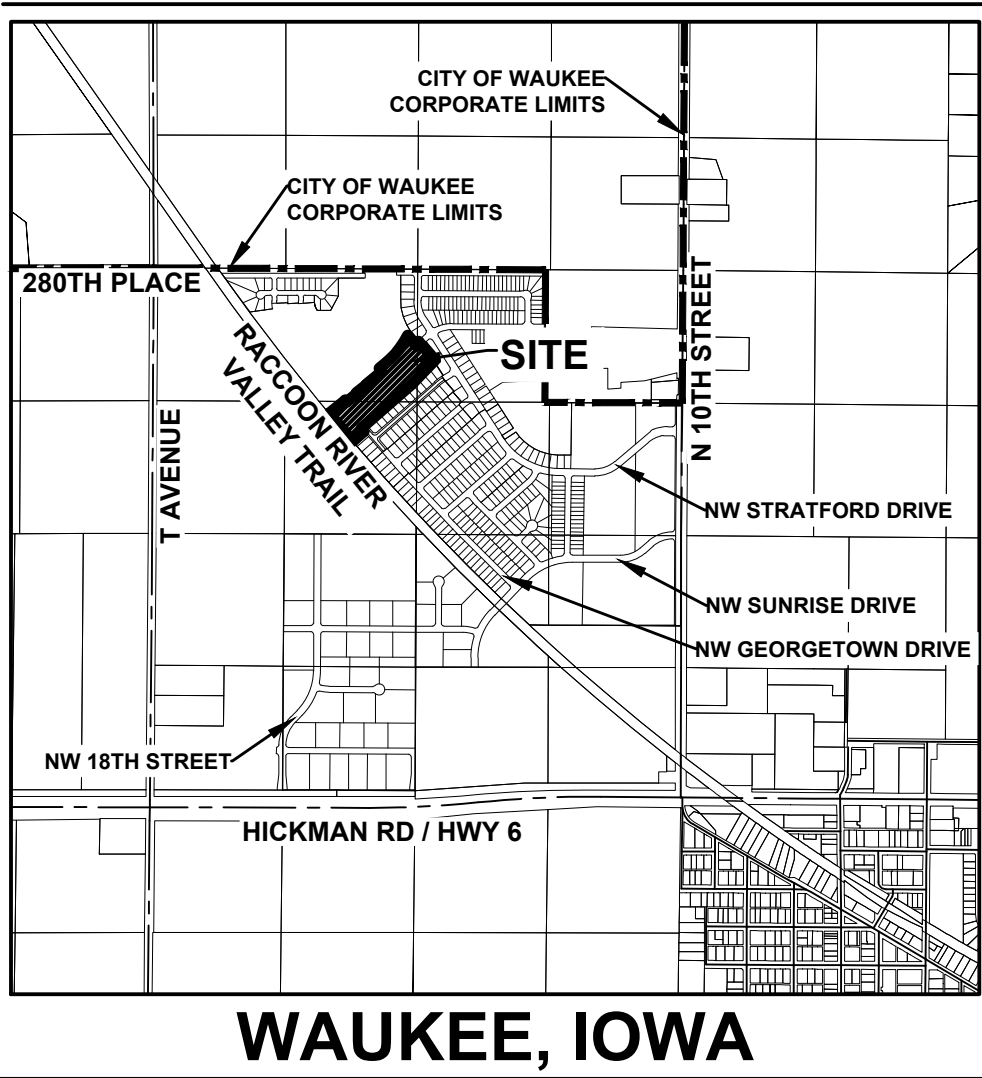
BEGINNING AT THE NORTH CORNER OF STRATFORD CROSSING PLAT 9, AN OFFICIAL PLAT; THENCE SOUTH 43°15'56" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 9, A DISTANCE OF 316.37 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 671.60 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 43.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 151.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LYING IN SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 40°35'32" WEST, 364.82 FEET; THENCE NORTH 50°39'41" EAST, 209.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS SOUTH 39°27'32" EAST, 20.87 FEET; THENCE NORTH 50°39'41" EAST, 134.96 FEET; THENCE NORTH 39°20'19" WEST, 8.16 FEET; THENCE NORTH 50°39'41" EAST, 135.00 FEET; THENCE NORTH 39°20'19" WEST, 5.76 FEET; THENCE NORTH 50°39'41" EAST, 195.00 FEET; THENCE NORTH 39°20'19" WEST, 41.91 FEET; THENCE NORTH 50°40'43" EAST, 71.84 FEET; THENCE NORTH 48°36'04" EAST, 72.00 FEET; THENCE NORTH 43°29'44" EAST, 72.29 FEET; THENCE NORTH 38°32'54" EAST, 73.12 FEET; THENCE NORTH 33°02'42" EAST, 74.74 FEET; THENCE NORTH 28°22'11" EAST, 76.73 FEET; THENCE SOUTH 41°23'56" EAST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 43.71 FEET AND WHOSE CHORD BEARS NORTH 31°20'52" EAST, 43.69 FEET TO THE WESTERLY LINE OF STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 40°15'19" EAST ALONG SAID WESTERLY LINE, 62.55 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 3.72 FEET AND WHOSE CHORD BEARS NORTH 32°05'50" EAST, 3.72 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 180.98 FEET; THENCE SOUTH 43°15'56" WEST CONTINUING ALONG SAID WESTERLY LINE, 18.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.42 ACRES (366,713 SQUARE FEET).

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

## CURVE DATA

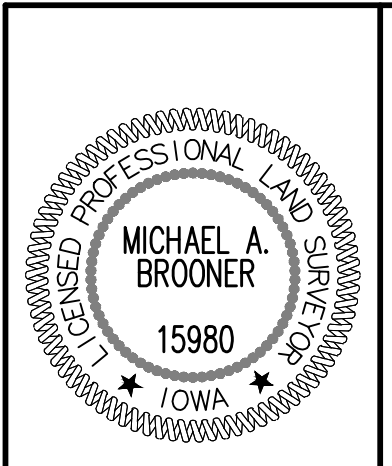
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°03'37"	4181.71'	150.36'	S40°11'57"E	150.35'	C17	90°58'46"	25.00'	39.70'	N85°54'33"W	35.66'
C2	2°03'37"	823.40'	29.61'	S41°13'46"E	29.61'	C18	87°56'23"	25.00'	38.37'	S04°37'53"W	34.71'
C3	20°44'04"	800.00'	289.51'	N38°14'03"E	287.93'	C19	92°03'37"	25.00'	40.17'	N85°22'07"W	35.99'
C4	5°32'37"	333.27'	32.25'	N30°38'20"E	32.23'	C20	1°57'15"	770.00'	26.26'	S47°37'27"W	26.26'
C5	3°52'44"	303.00'	20.51'	N29°48'23"E	20.51'	C21	5°22'38"	770.00'	72.26'	S43°57'30"W	72.24'
C6	0°28'59"	830.00'	7.00'	N28°06'30"E	7.00'	C22	5°26'35"	770.00'	73.15'	S38°32'54"W	73.12'
C7	5°08'45"	830.00'	74.54'	N30°55'22"E	74.52'	C23	5°33'48"	770.00'	74.77'	S33°02'42"W	74.74'
C8	5°01'25"	830.00'	72.77'	N36°00'27"E	72.75'	C24	2°23'47"	770.00'	32.21'	S29°03'54"W	32.20'
C9	4°56'47"	830.00'	71.65'	N40°59'33"E	71.63'	C25	0°11'35"	22868.31'	77.10'	N40°13'54"W	77.10'
C10	4°54'29"	830.00'	71.10'	N45°55'11"E	71.08'	C26	0°11'32"	22868.31'	76.77'	N40°25'28"W	76.77'
C11	0°13'39"	830.00'	3.30'	N48°29'15"E	3.30'	C27	0°10'40"	22868.31'	70.94'	N40°36'34"W	70.94'
C12	90°00'00"	25.00'	39.27'	N03°36'04"E	35.36'	C28	0°10'31"	22868.31'	70.00'	N40°47'10"W	70.00'
C13	0°21'35"	5035.00'	31.61'	S41°13'08"E	31.61'	C29	0°10'31"	22868.31'	70.00'	N40°57'41"W	70.00'
C14	0°50'54"	5035.00'	74.56'	S40°36'54"E	74.56'	C30	0°21'04"	22853.31'	140.01'	S40°52'25"E	140.01'
C15	0°51'08"	5035.00'	74.88'	S39°45'53"E	74.88'	C31	0°10'38"	22919.70'	70.86'	S40°36'33"E	70.86'
C16	0°50'26"	4975.00'	72.98'	N39°59'57"W	72.98'	C32	0°22'57"	22929.36'	153.07'	S40°19'40"E	153.07'

## VICINITY MAP (NOT TO SCALE)



## LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	
DEEDED BEARING & DISTANCE	R	
PUBLIC UTILITY EASEMENT	D	
CURVE ARC LENGTH	P.U.E.	
LOT ADDRESS	AL	
CENTERLINE	(1234)	
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 \_\_\_\_\_

LICENSE NUMBER 15980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

THIS SHEET

COMMENTS: FILE: H:\2022\110809\0110809-FINAL PLAT.DWG DATE PLOTTED: 6/27/2022 9:50 AM PLOTTED BY: C.A. EROHALL

**STRATFORD CROSSING PLAT 11**  
**FINAL PLAT**  
 WAUKEE, IOWA  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER: CIVIL DESIGN ADVANTAGE  
 TECH: \_\_\_\_\_  
 REVIEW: \_\_\_\_\_  
 DATE: 06/21/22  
 REVISIONS: \_\_\_\_\_  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL  
 2110.808