BRANDON ESTATES PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '21-135' OF OUTLOT 'W' STRATFORD CROSSING PLAT 1 WAUKEE, DALLAS COUNTY, IOWA

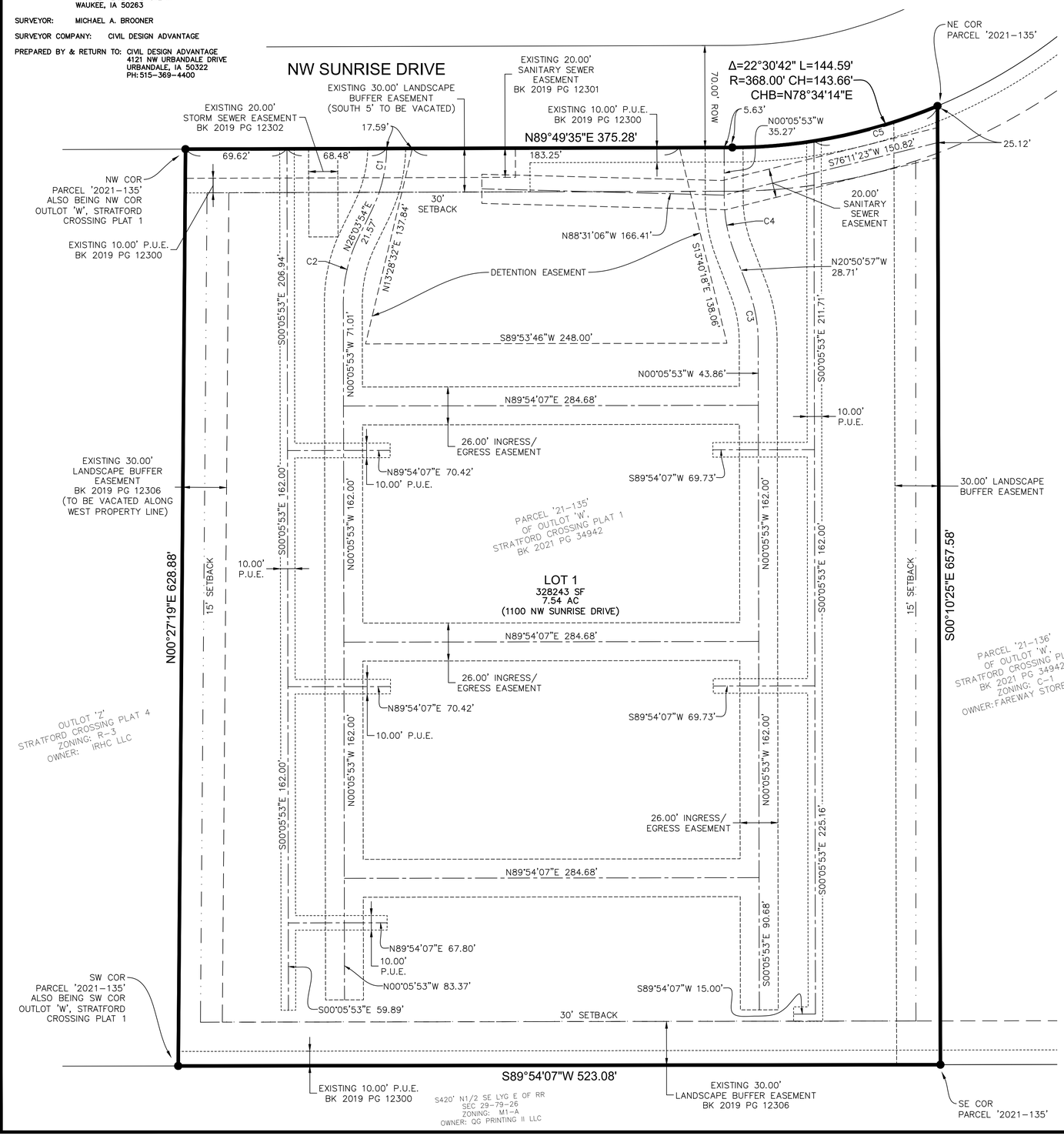
REQUESTOR: ELEMENT 119
234 SUNRISE DRIVE
WAUKEE, IA 50263

PROPRIETOR: BENNETT BAY INVESTMENTS, LLC
475 SE ALICE'S RD STE A
WAUKEE, IA 50263

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



FILE: H:\2021\2111890\DWG\2111890-FINAL PLAT.DWG
PLOT DATE: 9/7/2022 3:14 PM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH:

OWNER / DEVELOPER

ELEMENT 119
CONTACT: BRAD STANBROUGH
234 SUNRISE DRIVE
WAUKEE, IA 50263
PH: (515) 202-3030

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 15 FT

DATE OF SURVEY

JULY 11, 2022

PLAT DESCRIPTION

PARCEL '21-135' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34942, BEING A PART OF OUTLOT 'W', STRATFORD CROSSING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 7.54 ACRES (328,243 SQUARE FEET).

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

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

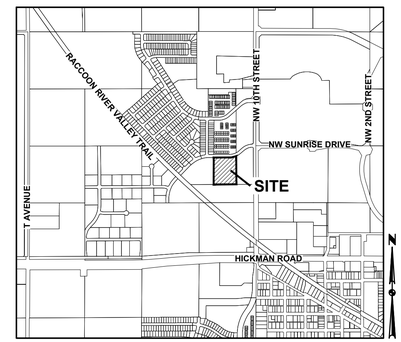
LEGEND

	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		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	25°00'22"	100.00'	43.64'	N13°33'43"E	43.30'
C2	26°09'46"	100.00'	45.66'	N12°59'00"E	45.27'
C3	20°45'05"	100.00'	36.22'	N10°28'25"W	36.02'
C4	20°45'05"	100.00'	36.22'	N10°28'25"W	36.02'
C5	13°45'19"	368.00'	88.35'	N74°11'32"E	88.14'

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

N

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

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.

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
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

REVISIONS	DATE
1ST SUBMITTAL	07/21/22
2ND SUBMITTAL	09/01/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

BRANDON ESTATES PLAT 1
FINAL PLAT
WAUKEE, IOWA

1/1
2111.890