

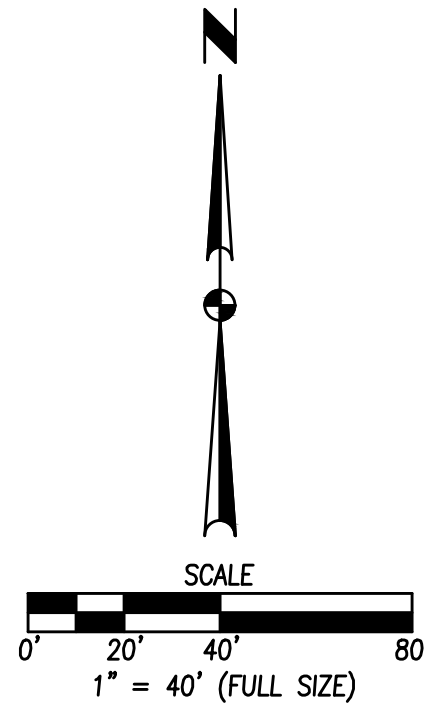
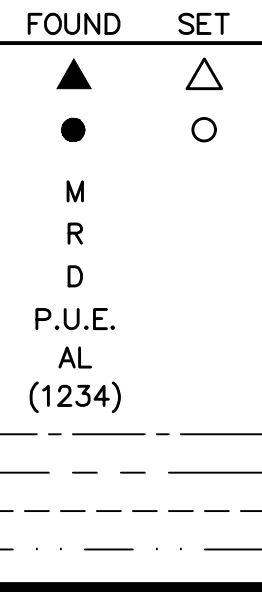
# STRATFORD POINTE PLAT 2

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: LOTS 1, 2 AND 3, STRATFORD POINTE PLAT 1  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: STRATFORD POINTE LLC  
 PROPRIETOR: STRATFORD POINTE LLC  
 2660 E 53RD ST STE 7  
 DAVENPORT, IA 52807  
 SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

**LEGEND**

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW PLASTIC CAP #15980  
 (UNLESS OTHERWISE NOTED)  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 PUBLIC UTILITY EASEMENT  
 CURVE ARC LENGTH  
 LOT ADDRESS  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 PLAT BOUNDARY



AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	
REVISIONS	
FIRST SUBMITTAL	01/23/24

**OWNER / DEVELOPER**

STRATFORD POINTE LLC  
 2660 E 53RD ST STE 7  
 DAVENPORT, IA 52807

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**

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

**DATE OF SURVEY**

DECEMBER 26, 2023

**PLAT DESCRIPTION**

LOTS 1, 2 AND 3, STRATFORD POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 8.33 ACRES (362,789 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

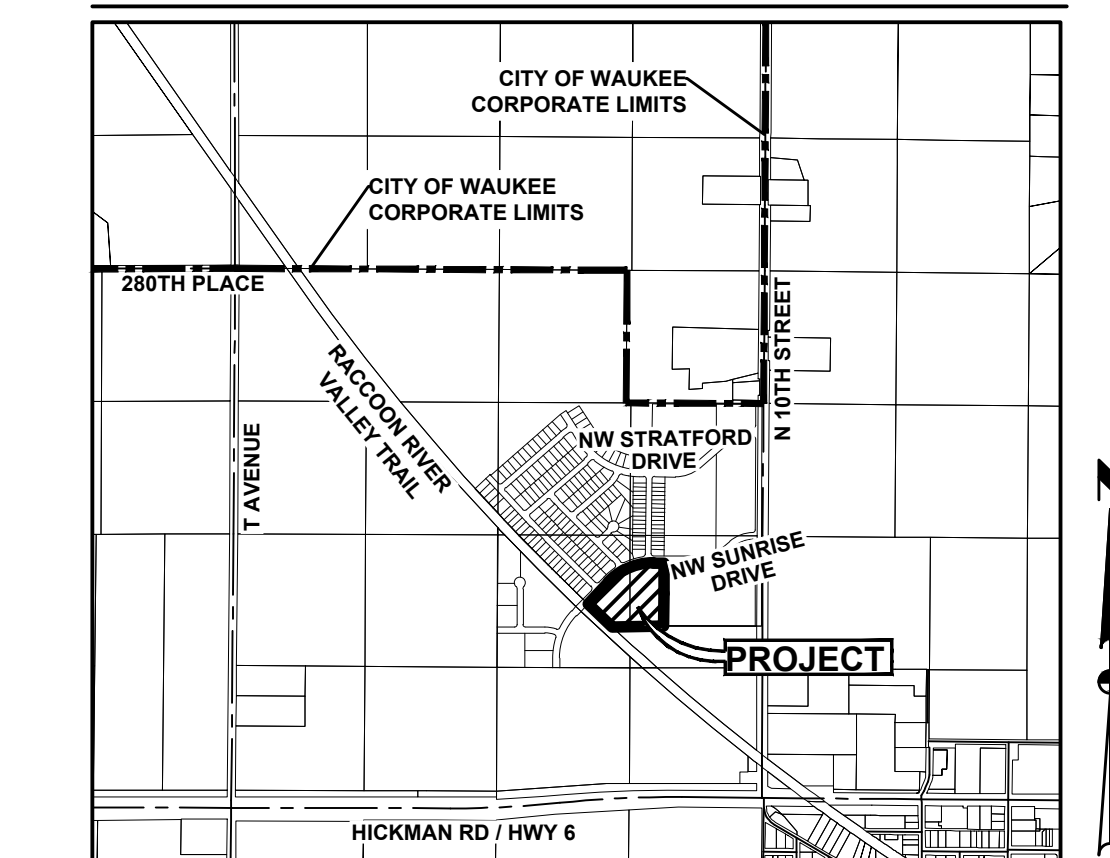
**NOTES**

- 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.

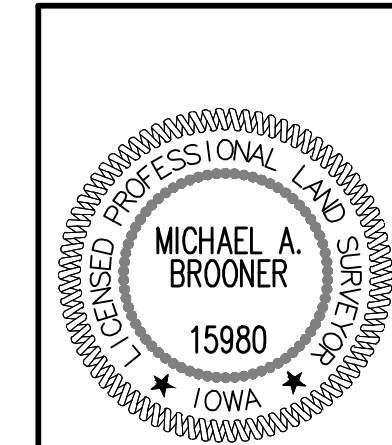
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°55'36"	137.00'	26.13'	S43°15'48"E	26.09'
C2	15°21'54"	615.00'	164.92'	S51°08'00"W	164.43'
C3	31°00'38"	615.00'	332.86'	S74°19'16"W	328.81'

**VICINITY MAP (NOT TO SCALE)**



**WAUKEE, IOWA**



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, 2024  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**STRATFORD POINTE PLAT 2**  
**FINAL PLAT**

FILE: H:\2023\2009500\DWG\PHASE 2 BASE FOLDER - 2023-12-14\2009500-FINAL PLAT 2.DWG  
 PLOTTED BY: BRUCE CALLENBICK DATE: 1/23/2024 1:23 PM  
 PLOT SCALE: 1" = 40'

Δ=0°47'20" L=314.85'  
 R=22868.31' CH=314.85'  
 CHB=547°01'53"E  
 (M&R)

Δ=46°22'32"  
 L=497.79'  
 R=615.00'  
 CH=484.31'  
 CHB=S66°38'19"W  
 (M&R)

FND 1/2" REBAR  
 W/YELLOW CAP #35-2890

5420' N1/2 SE LYG E OF RR  
 SEC 29-79-2E  
 QG PRINTING II LLC  
 ZONING: M1-A

EXISTING  
 10.00' P.U.E.  
 BK 2020  
 PG 518

SE COR LOT 3  
 STRATFORD POINTE PLAT 1