

STRATFORD POINTE PLAT 2

FINAL PLAT

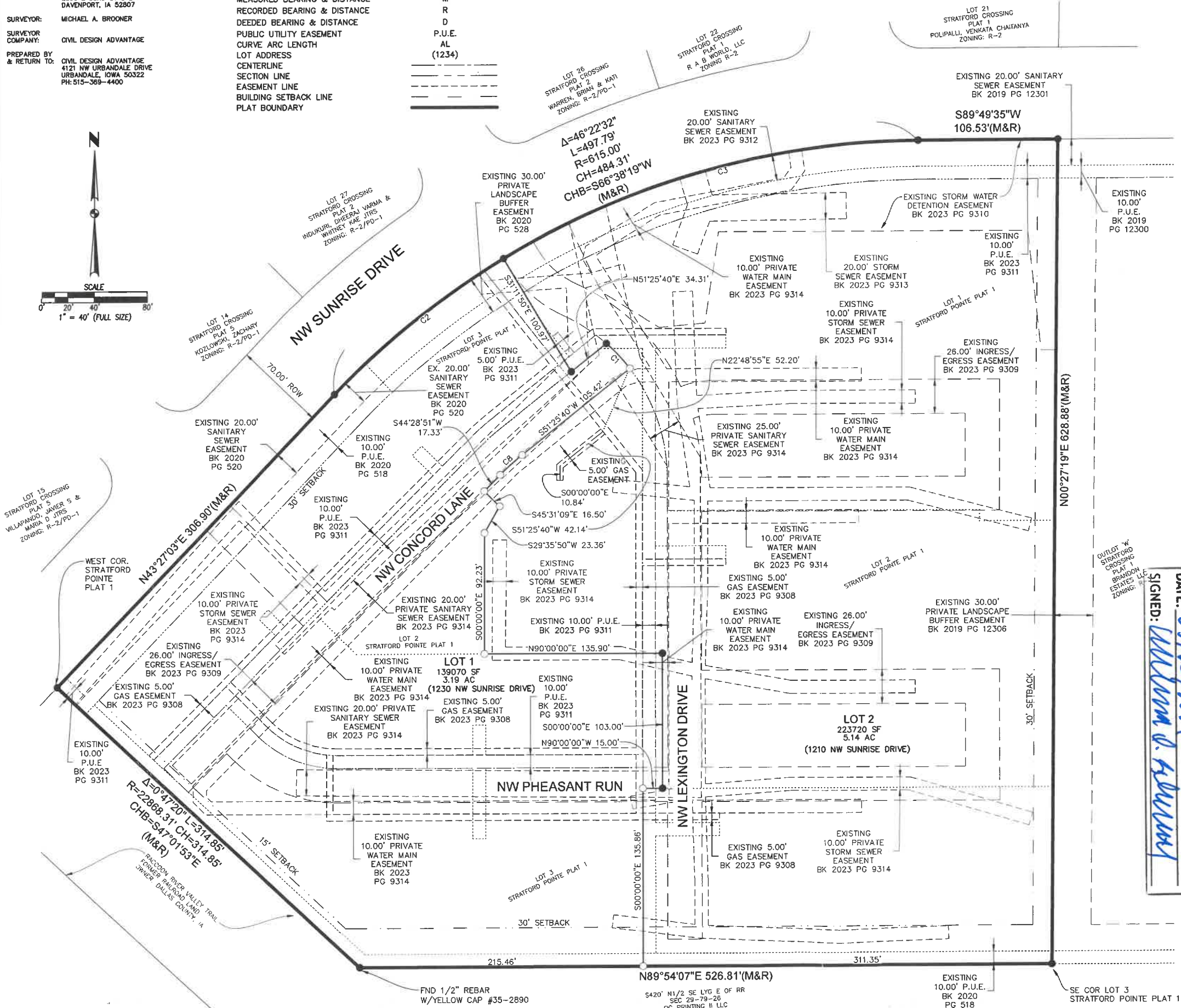
2024-08171
 RECORDED: 06/05/2024 02:32:26 PM
 RECORDING FEE: \$57.00
 COMBINED FEE: \$57.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

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

FOUND	SET
▲	△
●	○
M	R
D	P.U.E.
AL	(1234)

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



OWNER / DEVELOPER
 STRATFORD POINTE LLC
 2660 E 53RD ST STE 7
 DAVENPORT, IA 52807
 CONTACT: KEVIN DOLAN
 PHONE: (563) 381-4088

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

MAXIMUM DENSITY FOR LOTS 1 & 2 COMBINED=18 UNITS/AC.
 MINIMUM LOT WIDTH=75'

DATE OF SURVEY
 DECEMBER 26, 2023

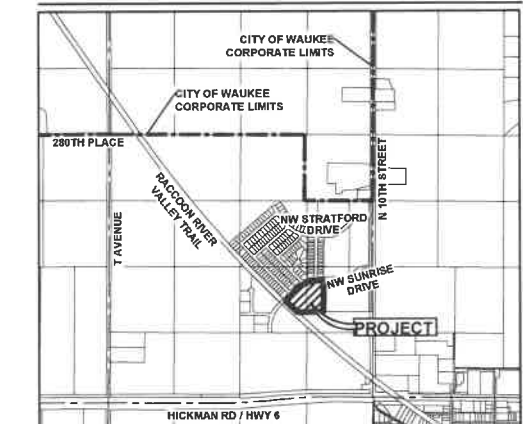
PLAT DESCRIPTION
 LOTS 1, 2 AND 3, STRATFORD POINTE PLAT 1, AN OFFICIAL PLAT
 IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

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.
 - OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR THE PRIVATE UTILITIES, DETENTION AREAS AND PRIVATE STREETS.

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'



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 05/20/2024
 SIGNED: *William D. Brouner*

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 5-28-2024
 MICHAEL A. BROONER, P.L.S. DATE

15980
 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

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

WAUKEE, IOWA

2009.500