STRATFORD CROSSING PLAT 13

FINAL PLAT

INDEX LEGEND

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

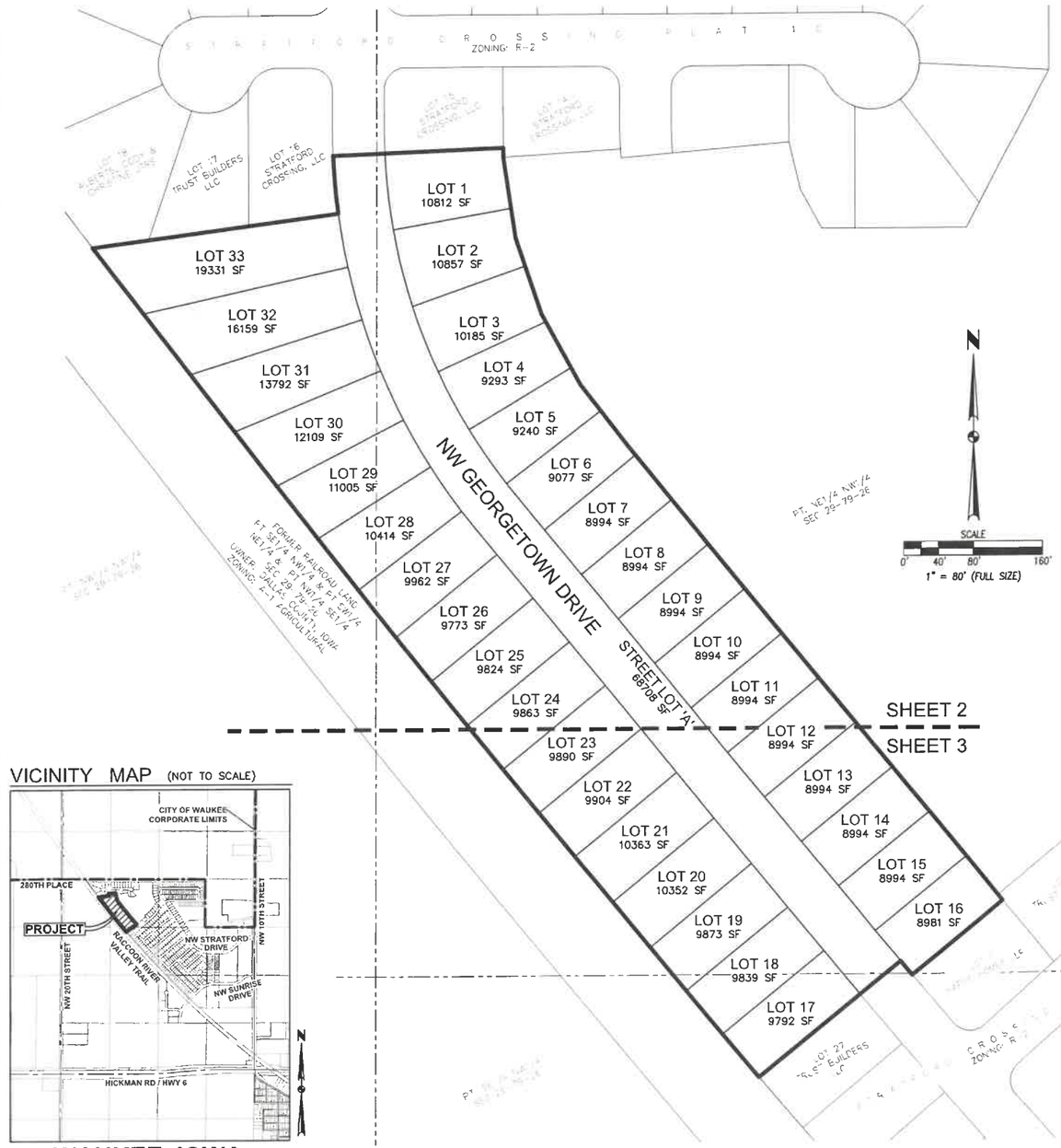
REQUESTOR: LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325

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

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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



VICINITY MAP (NOT TO SCALE)

WAUKEE, IOWA

FILE: M:\2022\2202130\DWG\2202130-FINAL PLAT.DWG
LAYOUT: 13 FINAL PLAT PLOTTED: 9/4/2024 3:43 PM
PLOTTED BY: CARTER VOLKERS
COMMENT: ENG
TECH:

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 09/03/2024
SIGNED: Luther D. Richmond

2024-13804
RECORDED: 09/06/2024 11:12:20 AM
RECORDING FEE: $102.00
COMBINED FEE: $102.00
REVENUE TAX: $
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

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

DEVELOPER
LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH: (515) 986-5994

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY
MAY 30, 2024

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.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
4. LOTS 25-32 SHALL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
5. 5' SIDEWALKS ARE TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

ZONING AND BULK REGULATIONS
ZONING: R-2 ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

MIN. LOT WIDTH=65'
MIN LOT AREA=8,000 SF

SETBACKS
FRONT YARD: 30'
SIDE YARD: 15' TOTAL, 7' MIN ONE SIDE
REAR YARD: 30'

PLAT DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 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 SOUTHWEST CORNER OF STRATFORD CROSSING PLAT 10, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 82°17'29" EAST ALONG THE SOUTHERLY LINE OF SAID STRATFORD CROSSING PLAT 10, A DISTANCE OF 284.62 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 66.67 FEET AND WHOSE CHORD BEARS NORTH 05°05'32" WEST, 66.65 FEET; THENCE NORTH 87°31'27" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 195.58 FEET; THENCE SOUTH 00°02'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 10.97 FEET; THENCE SOUTH 08°39'09" EAST, 93.31 FEET; THENCE SOUTH 18°39'31" EAST, 93.31 FEET; THENCE SOUTH 28°39'53" EAST, 93.31 FEET; THENCE SOUTH 37°34'53" EAST, 85.39 FEET; THENCE SOUTH 39°20'19" EAST, 675.00 FEET TO THE NORTHWESTERLY LINE OF STRATFORD CROSSING PLAT 11, AN OFFICIAL PLAT, THENCE SOUTH 39°20'19" EAST ALONG SAID NORTHWESTERLY LINE, 8.16 FEET; THENCE SOUTH 50°39'41" WEST ALONG SAID NORTHWESTERLY LINE, 134.96 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS NORTH 39°27'32" WEST, 20.87 FEET; THENCE SOUTH 50°39'41" WEST ALONG SAID NORTHWESTERLY LINE, 209.76 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER RAILROAD LYING IN SAID NORTHWEST QUARTER OF SECTION 29; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 1227.12 FEET AND WHOSE CHORD BEARS NORTH 38°35'52" WEST, 1226.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.42 ACRES (410,343 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	36°51'46"	700.00'	450.36'	S20°54'26"E	442.64'	C17	0°12'31"	22868.31'	83.26'	N37°37'33"W	83.26'
C2	7°33'04"	670.00'	88.30'	N06°15'05"W	88.24'	C18	0°11'57"	22868.31'	79.51'	N37°49'47"W	79.51'
C3	7°47'48"	670.00'	91.17'	N13°55'31"W	91.10'	C19	0°11'35"	22868.31'	77.05'	N38°01'33"W	77.05'
C4	6°54'24"	670.00'	80.76'	N21°16'37"W	80.72'	C20	0°11'23"	22868.31'	75.73'	N38°13'02"W	75.73'
C5	6°28'24"	670.00'	75.70'	N27°58'00"W	75.66'	C21	0°10'28"	22868.31'	69.64'	N38°23'58"W	69.64'
C6	6°28'24"	670.00'	75.70'	N34°26'24"W	75.66'	C22	0°09'48"	22868.31'	65.20'	N38°34'06"W	65.20'
C7	1°39'43"	670.00'	19.43'	N38°30'28"W	19.43'	C23	0°09'48"	22868.31'	65.20'	N38°43'54"W	65.20'
C8	2°08'24"	730.00'	27.27'	S38°16'07"E	27.26'	C24	0°09'48"	22868.31'	65.20'	N38°53'42"W	65.20'
C9	4°55'00"	730.00'	62.64'	S34°44'25"E	62.62'	C25	0°09'48"	22868.31'	65.20'	N39°03'30"W	65.20'
C10	4°55'00"	730.00'	62.64'	S29°49'26"E	62.62'	C26	0°09'48"	22868.31'	65.20'	N39°13'18"W	65.20'
C11	4°55'00"	730.00'	62.64'	S24°54'26"E	62.62'	C27	0°10'15"	22868.31'	68.20'	N39°23'20"W	68.20'
C12	4°55'00"	730.00'	62.64'	S19°59'26"E	62.62'	C28	0°10'15"	22868.31'	68.20'	N39°33'35"W	68.20'
C13	4°55'00"	730.00'	62.64'	S15°04'27"E	62.62'	C29	0°09'48"	22868.31'	65.20'	N39°43'36"W	65.20'
C14	4°54'26"	730.00'	62.52'	S10°09'44"E	62.50'	C30	0°09'48"	22868.31'	65.20'	N39°53'24"W	65.20'
C15	0°14'21"	22868.31'	95.43'	N37°10'49"W	95.43'	C31	0°09'48"	22868.31'	65.20'	N40°03'13"W	65.20'
C16	0°13'18"	22868.31'	88.51'	N37°24'38"W	88.51'						

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		

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
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 Brooner 9-4-2024
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:
SHEETS 1 THROUGH 3

REVISIONS
CITY COMMENTS
UPDATED P.U.E.S.
FIRST SUBMITTAL

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

STRATFORD CROSSING PLAT 13
FINAL PLAT

1/3

2202.130

STRATFORD CROSSING PLAT 13

FINAL PLAT

AREA SUMMARY

PT NE1/4 NW1/4:	7.26 AC (316,237 SF)
PT NW1/4 NW1/4:	1.83 AC (79,698 SF)
PT SE1/4 NW1/4:	0.33 AC (14,408 SF)
TOTAL:	9.42 AC (410,343 SF)

REVISIONS	DATE
CITY COMMENTS	08/19/24
UPDATED P.U.E.S	07/11/24
FIRST SUBMITTAL	06/11/24

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 13

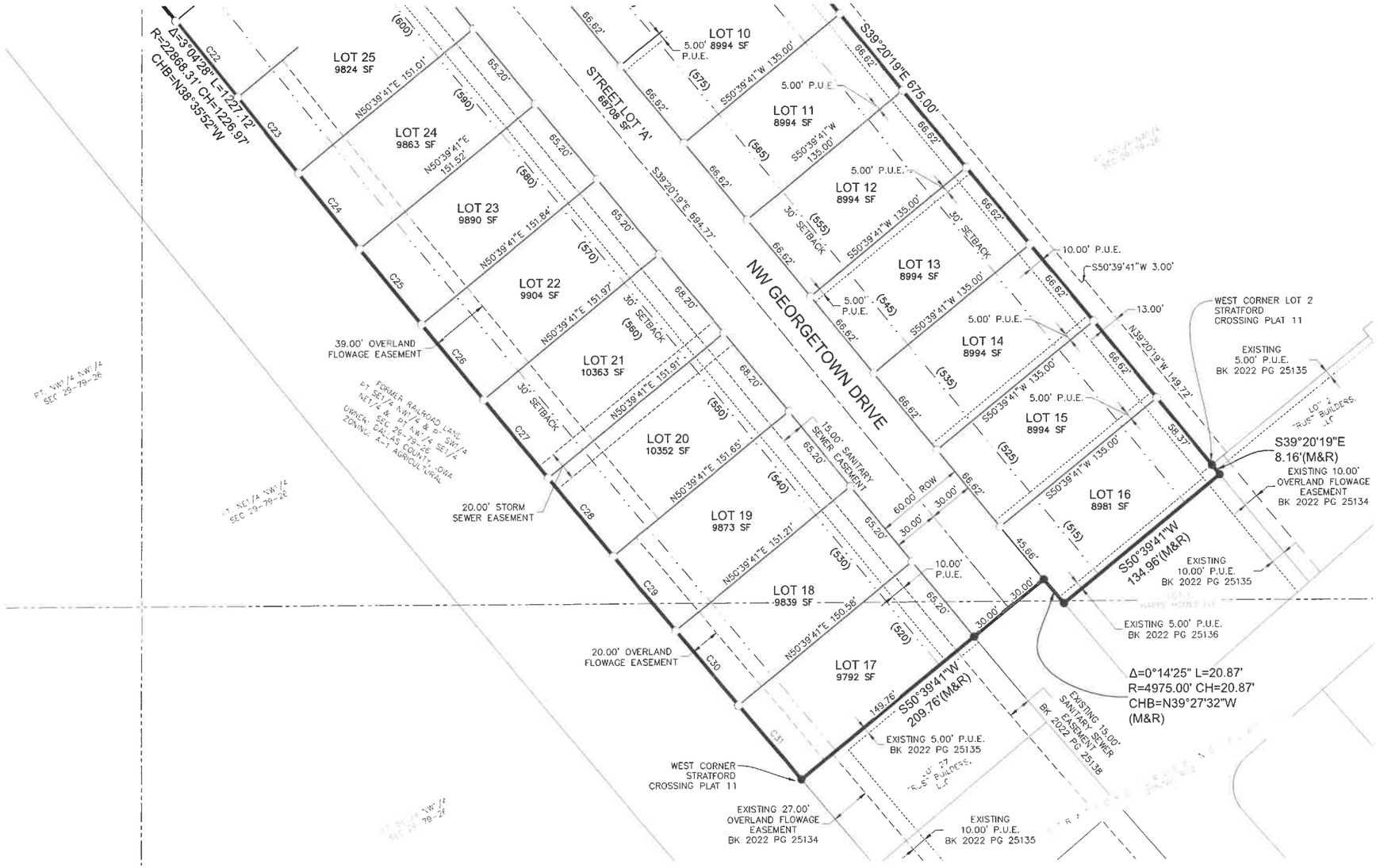
FINAL PLAT

2/3

2202.130

STRATFORD CROSSING PLAT 13

FINAL PLAT



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STRATFORD CROSSING PLAT 13

FINAL PLAT

WAUKEE, IOWA

3/3

2202.130