

STRATFORD CROSSING PLAT 12

FINAL PLAT

INDEX LEGEND

LOCATION: PT. NE1/4 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, IOWA 50322 PH: 515-369-4400

STRATFORD CROSSING PLAT 10 ZONING: R-2

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JULY 25, 2024

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

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF 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 LOT 14, STRATFORD CROSSING PLAT 10, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 86°21'02" EAST ALONG THE SOUTHERLY LINE OF SAID STRATFORD CROSSING PLAT 10, A DISTANCE OF 135.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 10.34 FEET AND WHOSE CHORD BEARS SOUTH 04°23'23" EAST, 10.34 FEET; THENCE NORTH 84°52'11" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 195.00 FEET; THENCE SOUTH 12°58'40" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 55.98 FEET; THENCE SOUTH 28°40'23" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 51.28 FEET; THENCE SOUTH 28°40'23" EAST, 4.70 FEET; THENCE SOUTH 39°07'50" EAST, 68.30 FEET; THENCE SOUTH 39°20'19" EAST, 601.59 FEET TO THE NORTHWESTERLY LINE OF STRATFORD CROSSING PLAT 11, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 39°20'19" EAST ALONG SAID NORTHWESTERLY LINE, 41.91 FEET; THENCE SOUTH 50°39'41" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 195.00 FEET; THENCE SOUTH 39°20'19" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 5.76 FEET; THENCE SOUTH 50°39'41" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 135.00 FEET TO THE EASTERLY LINE OF STRATFORD CROSSING PLAT 13, AN OFFICIAL PLAT; THENCE NORTH 39°20'19" WEST ALONG SAID EASTERLY LINE, 675.00 FEET; THENCE NORTH 37°34'53" WEST ALONG SAID EASTERLY LINE, 85.39 FEET; THENCE NORTH 28°39'53" WEST ALONG SAID EASTERLY LINE, 93.31 FEET; THENCE NORTH 18°39'09" WEST ALONG SAID EASTERLY LINE, 93.31 FEET; THENCE NORTH 08°39'09" WEST ALONG SAID EASTERLY LINE, 93.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.04 ACRES (306,580 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.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

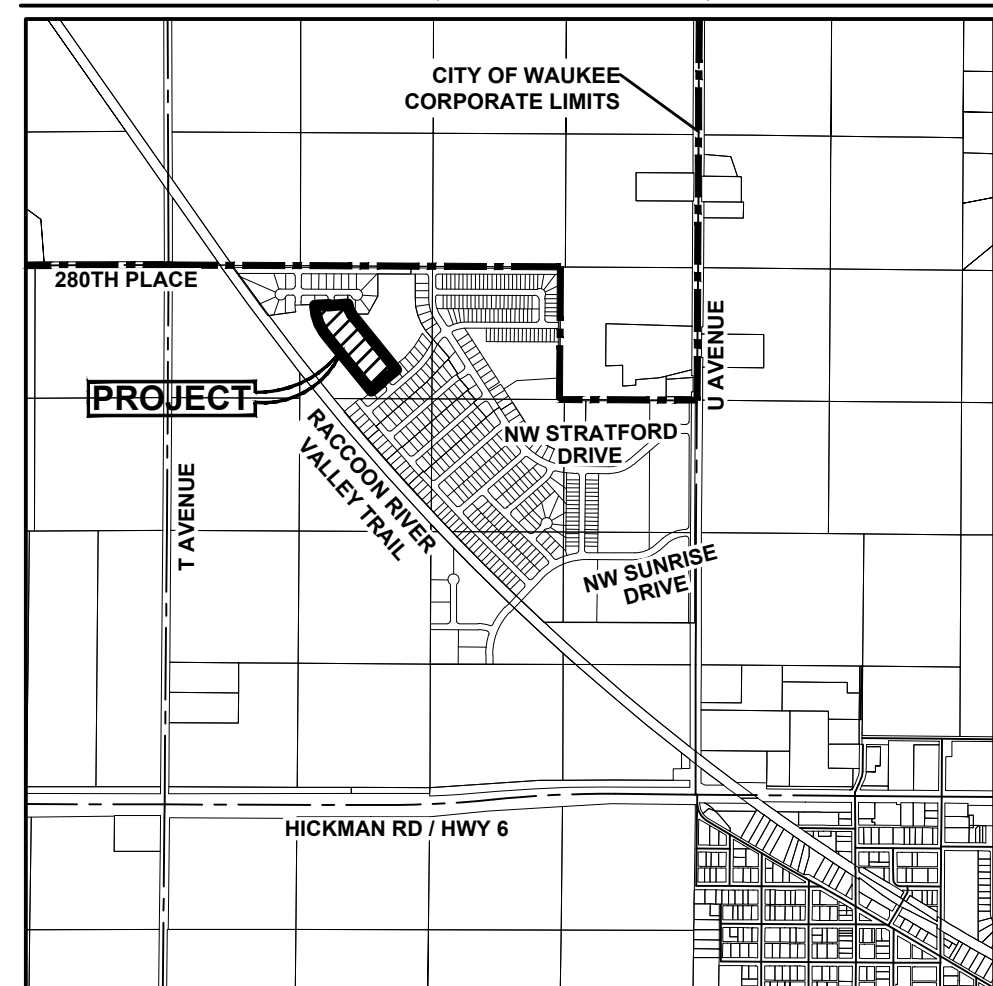
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	34°12'30"	370.00'	220.91'	S22°14'04"E	217.64'
C2	15°41'43"	340.00'	93.14'	N12°58'40"W	92.85'
C3	15°41'43"	340.00'	93.14'	N28°40'23"W	92.85'
C4	2°49'05"	340.00'	16.72'	N37°55'47"W	16.72'
C5	3°56'33"	400.00'	27.52'	S37°22'03"E	27.52'
C6	9°59'42"	400.00'	69.78'	S30°23'55"E	69.69'
C7	11°27'10"	400.00'	79.96'	S19°40'29"E	79.82'
C8	8°49'06"	400.00'	61.56'	S09°32'22"E	61.50'

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	---

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.

PRELIMINARY

NOT FOR CONSTRUCTION

MATTHEW J. THOMAS, P.L.S.
1998
IOWA
LICENSE NUMBER: 1234
EXPIRES: 12/31/2025
THIS SHEET

DATE: _____

REVISIONS: _____

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

TECH: _____ REVIEW: _____

ENGINEER: _____

STRATFORD CROSSING PLAT 12

FINAL PLAT

WAUKEE, IOWA

1/1

2202.129