



Doc ID: 007807660037 Type: PLAT
 Recorded: 07/19/2019 at 03:17:30 PM
 Fee Amt: \$187.00 Page 1 of 37
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

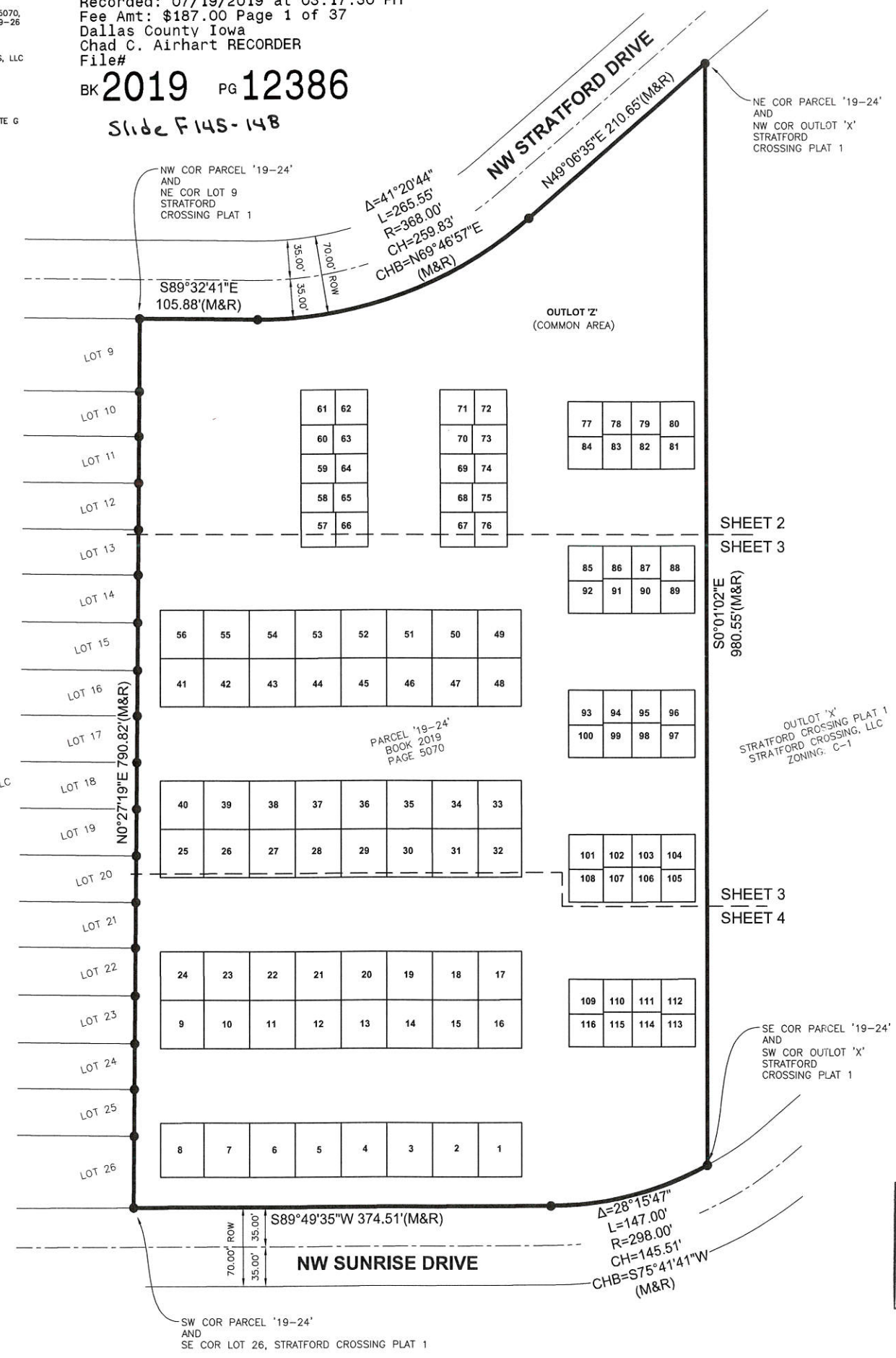
BK **2019** PG **12386**

Slide F145-148

INDEX LEGEND
 LOCATION: PARCEL '19-24' - BK 2019, PG 5070,
 PT SE NE AND NE SE, SEC 29-79-26
 REQUESTOR: ELEMENT 119
 PROPRIETOR: STRATFORD CROSSING TOWNHOMES, LLC
 10888 HICKMAN RD #3A
 CLIVE IA 50325
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT



OWNER
 STRATFORD CROSSING TOWNHOMES, LLC
 10888 HICKMAN RD #3A
 CLIVE IA 50325

DEVELOPER
 ELEMENT 119
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY
 OCTOBER 30, 2018

PLAT DESCRIPTION
 PARCEL '19-24' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 5070, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST 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 CONTAINING 9.98 ACRES (434,783 SQUARE FEET).

- 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.
 - STREETS, UTILITIES, DETENTION BASINS, AND LANDSCAPE BUFFERS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

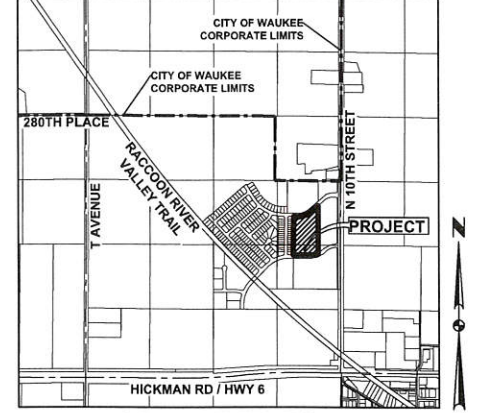
ZONING
 R-3: MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS
 SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: 15 FEET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	34°42'24"	100.00'	60.57'	S17°22'14"E	59.65'
C2	90°00'00"	27.50'	43.20'	N44°58'58"E	38.89'
C3	5°19'15"	368.00'	34.17'	N87°47'41"E	34.16'
C4	12°38'29"	368.00'	81.19'	N78°48'49"E	81.03'
C5	7°26'13"	368.00'	47.77'	N68°46'28"E	47.73'
C6	4°48'19"	368.00'	30.86'	N62°39'12"E	30.85'
C7	8°48'54"	368.00'	56.62'	N53°31'02"E	56.56'
C8	6°10'00"	368.00'	39.61'	N52°11'35"E	39.59'
C9	2°19'34"	368.00'	14.94'	N59°05'16"E	14.94'

VICINITY MAP
 NOT TO SCALE



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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	---	

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 3/4/19
 SIGNED: *Michael A. Brooner*

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 6-25-2019
 MICHAEL A. BROONER, P.L.S. DATE

15980
 IOWA

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

GA

DATE: 6/25/19, 12/21/18, 11/27/18, 11/06/18

REVISIONS: FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING TOWNHOMES PLAT 1 FINAL PLAT

1/4
 1805.275

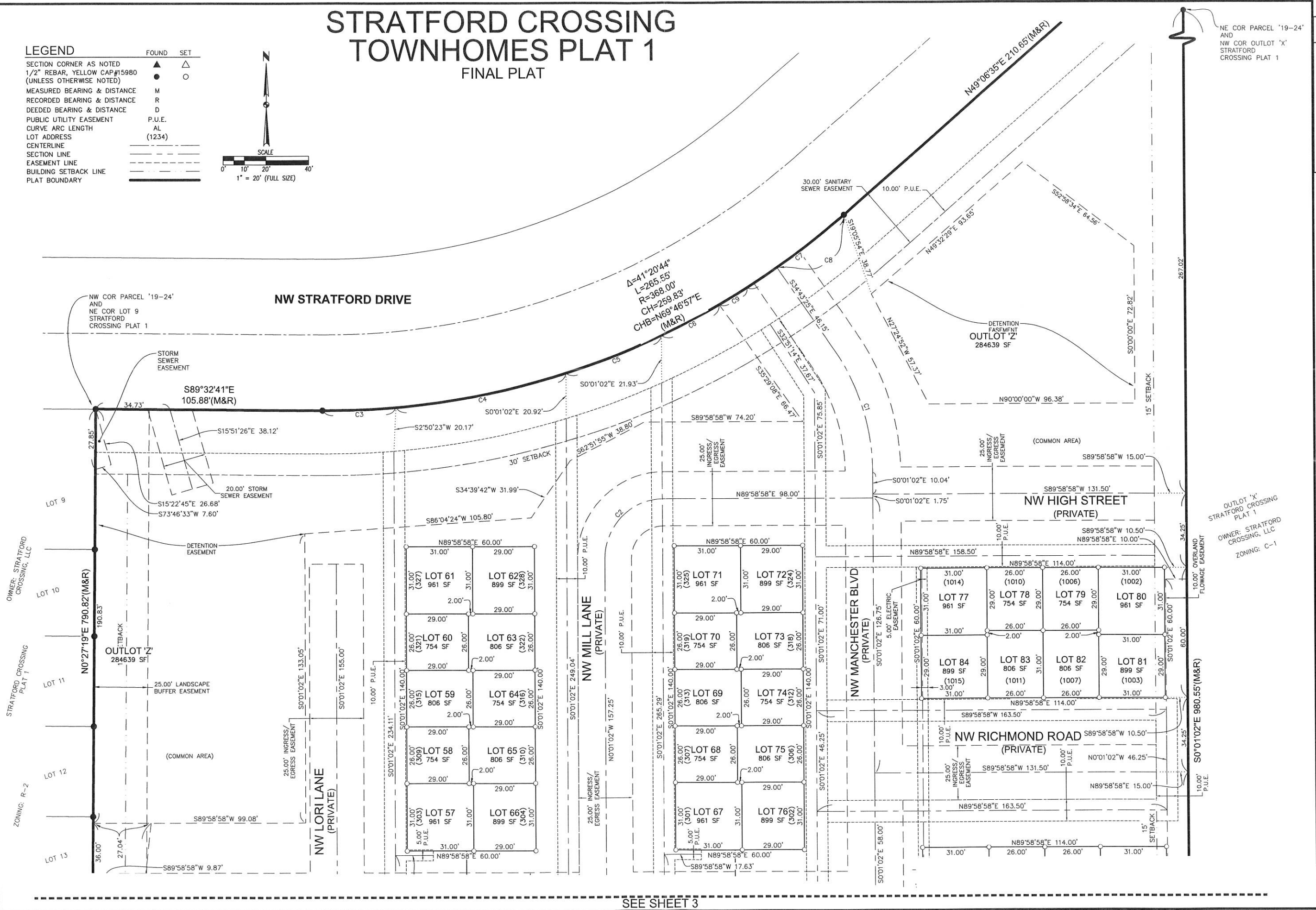
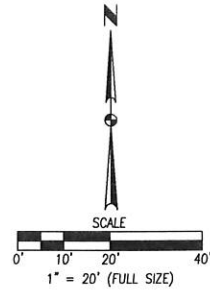
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 FILE DATE: 6/25/19 DATE PLOTTED: 6/25/2019 10:54 AM

STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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	---	



NE COR PARCEL '19-24' AND NW COR OUTLOT 'X' STRATFORD CROSSING PLAT 1

OUTLOT 'X' STRATFORD CROSSING PLAT 1
OWNER: STRATFORD CROSSING, LLC
ZONING: C-1

FILE: H:\2018\1805275\DWG\1805275-FINAL PLAT.DWG DATE PLOTTED: 6/25/2019 10:54 AM

SEE SHEET 3

REVISIONS	DATE
FOURTH SUBMITTAL	6/25/19
THIRD SUBMITTAL	1/22/19
SECOND SUBMITTAL	1/22/19
FIRST SUBMITTAL	11/06/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: _____
ENGINEER: _____



WAUKEE, IOWA

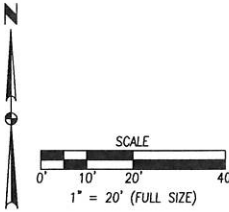
STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

LEGEND

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	P.U.E.
PUBLIC UTILITY EASEMENT	P.U.E.	

FOUND	SET	
CURVE ARC LENGTH <td>AL</td> <td>(1234)</td>	AL	(1234)
LOT ADDRESS <td></td> <td></td>		
CENTERLINE <td></td> <td></td>		
SECTION LINE <td></td> <td></td>		
EASEMENT LINE <td></td> <td></td>		
BUILDING SETBACK LINE <td></td> <td></td>		
PLAT BOUNDARY <td></td> <td></td>		

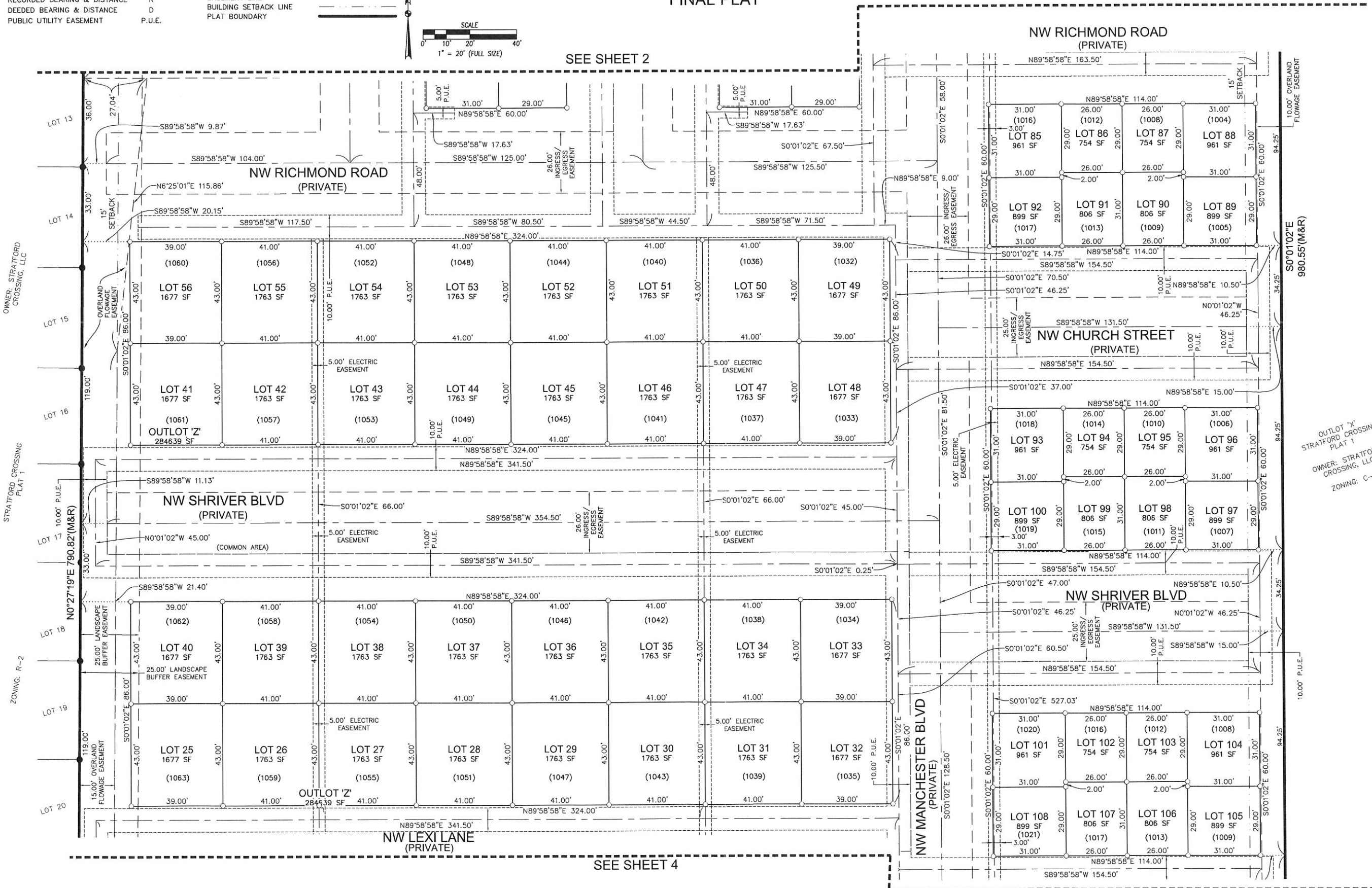


STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

SEE SHEET 2

SEE SHEET 4



DATE	REVISIONS
6/25/19 <td>FOURTH SUBMITTAL</td>	FOURTH SUBMITTAL
11/27/19 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
11/27/19 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
11/06/19 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

OWNER: STRATFORD CROSSING, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: [Signature]
 TECH: [Signature]



WAUKEE, IOWA

STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

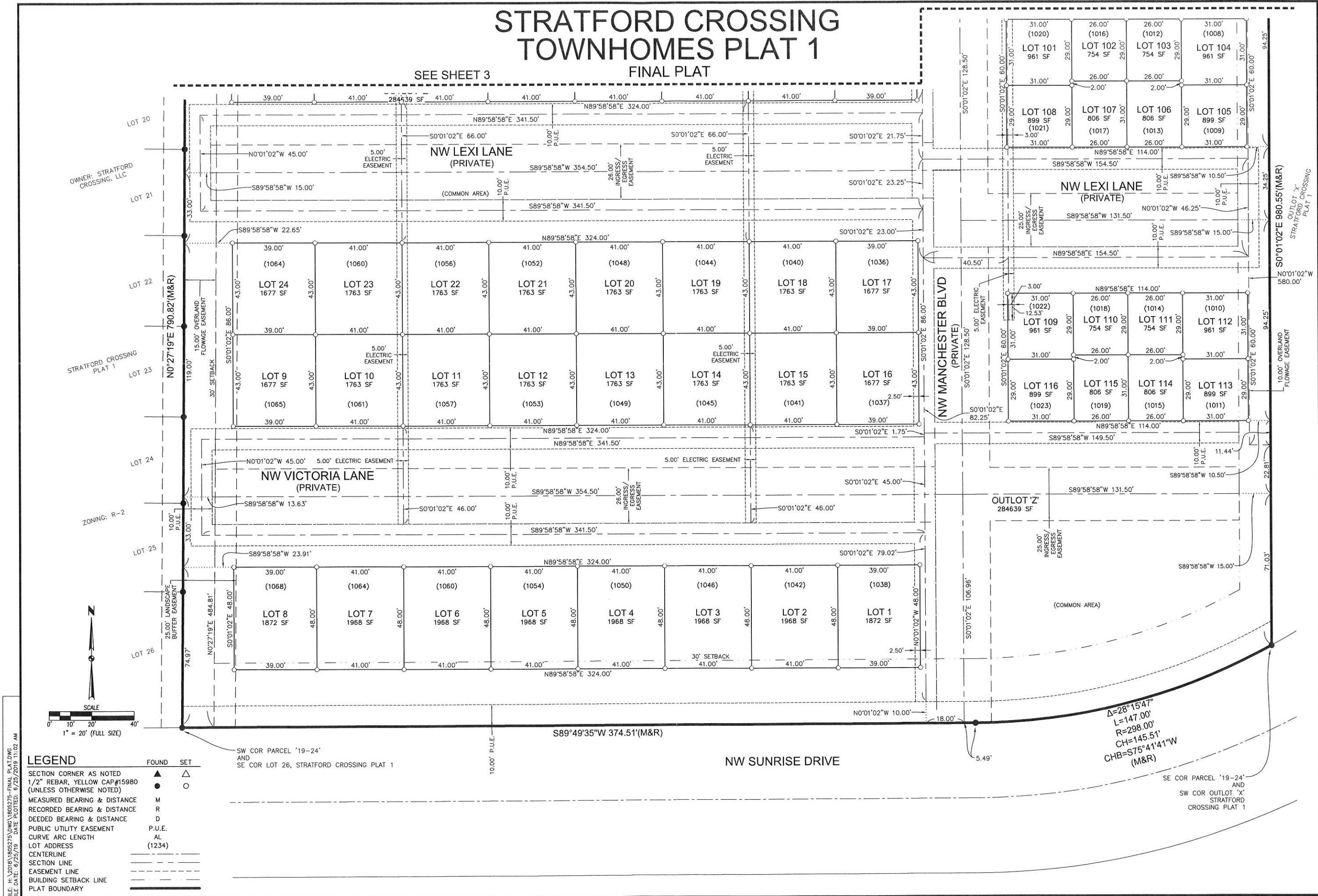
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OUTLOT 'X'
 STRATFORD CROSSING
 PLAT 1
 OWNER: STRATFORD
 CROSSING, LLC
 ZONING: C-1

STRATFORD CROSSING TOWNHOMES PLAT 1

FINAL PLAT

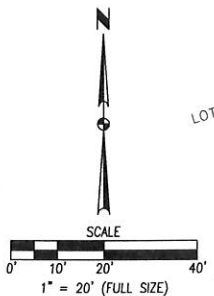
SEE SHEET 3



OWNER: STRATFORD CROSSING, LLC

STRATFORD CROSSING PLAT 1

ZONING: R-2



LEGEND

FOUND	SET
▲	△
●	○
M	M
R	R
D	D
P.U.E.	P.U.E.
AL	AL
(1234)	(1234)
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 DATE: 6/25/19 DATE PLOTTED: 6/25/2019 11:02 AM

REVISIONS

DATE	DESCRIPTION
6/25/19	FOURTH SUBMITTAL
11/27/18	THIRD SUBMITTAL
11/27/18	SECOND SUBMITTAL
11/06/18	FIRST SUBMITTAL

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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

STRATFORD CROSSING TOWNHOMES PLAT 1 FINAL PLAT