

# STRATFORD CROSSING PLAT 1

## FINAL PLAT

INDEX LEGEND  
 LOCATION: SEC 29-79-26, PART OF E1/2  
 REQUESTOR: STRATFORD CROSSING LLC  
 PROPRIETOR: STRATFORD CROSSING LLC  
 9550 HICKMAN RD, SUITE 100  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 07/15/2019  
 SIGNED: *Michael A. Brooner*

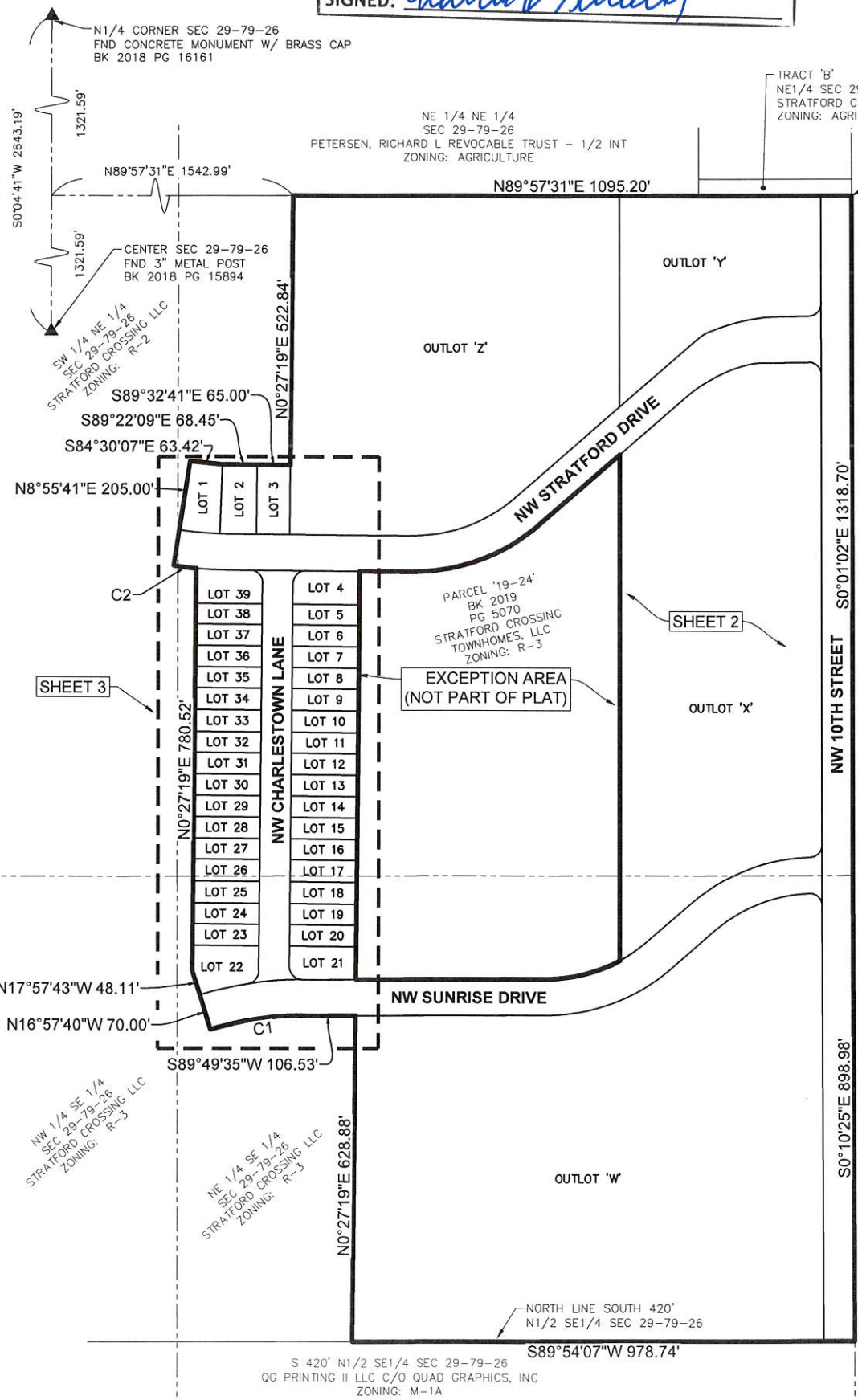
**OWNER / DEVELOPER**  
 STRATFORD CROSSING LLC  
 9550 HICKMAN RD, SUITE 100  
 CLIVE, IA 50325

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

**DATE OF SURVEY**  
 JUNE 4, 2018

Doc ID: 007806760039 Type: PLAT  
 Recorded: 07/19/2019 at 10:20:21 AM  
 Fee Amt: \$197.00 Page 1 of 39  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
 BK 2019 PG 12296

Slide F140-142  
 See filing forms



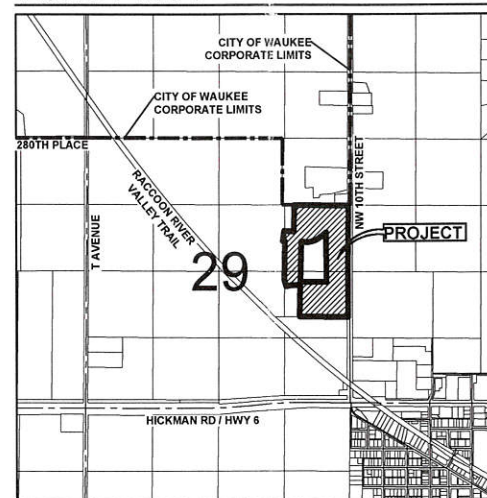
### ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-39)  
 R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT (OUTLOT 'Z')  
 C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
 (OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y')

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 5- FEET WIDE SIDEWALK SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- LANDSCAPE BUFFERS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- PARKLAND DEDICATION SHALL BE SATISFIED PER THE STRATFORD CROSSING DEVELOPER'S AGREEMENT.
- THE STRATFORD CROSSING HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE WITHIN THE SIGN EASEMENT.
- LOTS 4-39 ARE INTENDED FOR TWO-FAMILY RESIDENTIAL HOMES.
- 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.

### VICINITY MAP:



### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°47'15"	615.00'	180.19'	S81°25'57"W	179.55'	C19	8°04'34"	685.00'	96.55'	N77°04'37"E	96.47'
C2	3°27'24"	735.00'	44.34'	N82°48'01"W	44.33'	C20	90°37'44"	25.00'	39.54'	S44°51'33"E	35.55'
C3	41°01'46"	333.00'	238.46'	N69°37'28"E	233.40'	C21	90°00'00"	25.00'	39.27'	S45°27'19"W	35.36'
C4	40°43'00"	333.00'	236.64'	N69°28'05"E	231.70'	C22	27°37'38"	298.00'	143.69'	S62°55'23"W	142.30'
C5	4°41'16"	650.00'	53.18'	N87°28'56"E	53.17'	C23	12°54'13"	100.00'	22.52'	S83°11'18"W	22.47'
C6	12°05'58"	650.00'	137.27'	N79°05'19"E	137.01'	C24	90°20'33"	25.00'	39.42'	N45°11'19"W	35.46'
C7	8°28'22"	700.00'	103.52'	S85°18'30"E	103.42'	C25	91°37'49"	25.00'	39.98'	N45°59'20"W	35.85'
C8	41°20'44"	333.00'	240.30'	N69°46'57"E	235.12'	C26	88°44'06"	25.00'	38.72'	N44°21'01"E	34.96'
C9	40°31'50"	333.00'	235.56'	N69°22'30"E	230.68'	C27	39°36'30"	368.00'	254.40'	N68°54'49"E	249.36'
C10	89°39'27"	25.00'	39.12'	N44°48'41"E	35.25'	C28	40°43'00"	368.00'	261.52'	S69°28'05"W	256.05'
C11	21°47'33"	383.00'	145.67'	N78°44'38"E	144.80'	C29	39°05'11"	298.00'	203.29'	S68°39'10"W	199.37'
C12	18°44'17"	100.00'	32.70'	N58°28'43"E	32.56'	C30	88°44'06"	15.00'	23.23'	N44°21'01"E	20.98'
C13	41°20'44"	298.00'	215.04'	N69°46'57"E	210.41'	C31	4°32'55"	378.00'	30.01'	N86°26'37"E	30.00'
C14	1°36'46"	665.00'	18.72'	S88°44'18"E	18.72'	C32	5°58'16"	288.00'	30.01'	N85°12'38"E	30.00'
C15	6°51'36"	665.00'	79.62'	S84°30'07"E	79.57'	C33	91°37'49"	15.00'	23.99'	S45°59'20"E	21.51'
C16	5°00'59"	735.00'	64.35'	N87°02'12"W	64.33'	C34	12°27'14"	298.00'	64.77'	N55°20'11"E	64.65'
C17	90°00'00"	25.00'	39.27'	N44°32'41"W	35.36'	C35	8°42'41"	685.00'	104.15'	N85°28'14"E	104.05'
C18	80°39'35"	25.00'	35.19'	N40°47'06"E	32.36'						

### BULK REGULATIONS

- R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
  - SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING; SIDE-BY-SIDE TWO-FAMILY DWELLINGS - 0' INTERNAL SIDE YARD SETBACK
  - REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
- R-3: MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE
  - SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
  - REAR YARDS: DWELLING - 30 FEET; ANY OTHER PRINCIPAL BUILDING - 40 FEET
- R-4: ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
  - SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
  - FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
  - REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
- C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
  - SIDE YARD: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET.
  - REAR YARD: DWELLING - 30 FEET

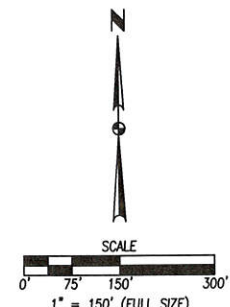
### PLAT DESCRIPTION

A PART OF THE EAST HALF 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:

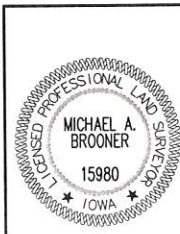
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 00°01'02" EAST ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1318.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°10'25" EAST CONTINUING ALONG SAID EAST LINE, 898.98 FEET; THENCE SOUTH 89°54'07" WEST, 978.74 FEET; THENCE NORTH 00°27'19" EAST, 628.88 FEET; THENCE SOUTH 89°49'35" WEST, 106.53 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 615.00 FEET, WHOSE ARC LENGTH IS 180.19 FEET AND WHOSE CHORD BEARS SOUTH 81°25'57" WEST, 179.55 FEET; THENCE NORTH 16°57'40" WEST, 70.00 FEET; THENCE NORTH 17°57'43" WEST, 48.11 FEET; THENCE NORTH 00°27'19" EAST, 780.52 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 44.34 FEET AND WHOSE CHORD BEARS NORTH 82°48'01" WEST, 44.33 FEET; THENCE NORTH 08°55'41" EAST, 205.00 FEET; THENCE SOUTH 84°30'07" EAST, 63.42 FEET; THENCE SOUTH 89°22'09" EAST, 68.45 FEET; THENCE SOUTH 89°32'41" EAST, 65.00 FEET; THENCE NORTH 00°27'19" EAST, 522.84 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°57'31" EAST ALONG SAID NORTH LINE, 1095.20 FEET TO THE POINT OF BEGINNING.

EXCEPT 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.

THIS PLAT CONTAINS 48.93 ACRES (2,131,552 SQUARE FEET).  
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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	---	



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.

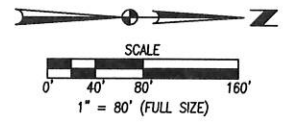
*Michael A. Brooner* 6-24-2019  
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3

DATE: 06/24/18, 10/30/18, 09/18/18  
 REVISIONS: THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL  
 3405 S.E. CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 CIVIL DESIGN ADVANTAGE ENGINEER: TECH:  
**STRATFORD CROSSING PLAT 1**  
**FINAL PLAT**  
 1709.538

**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	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		



# STRATFORD CROSSING PLAT 1

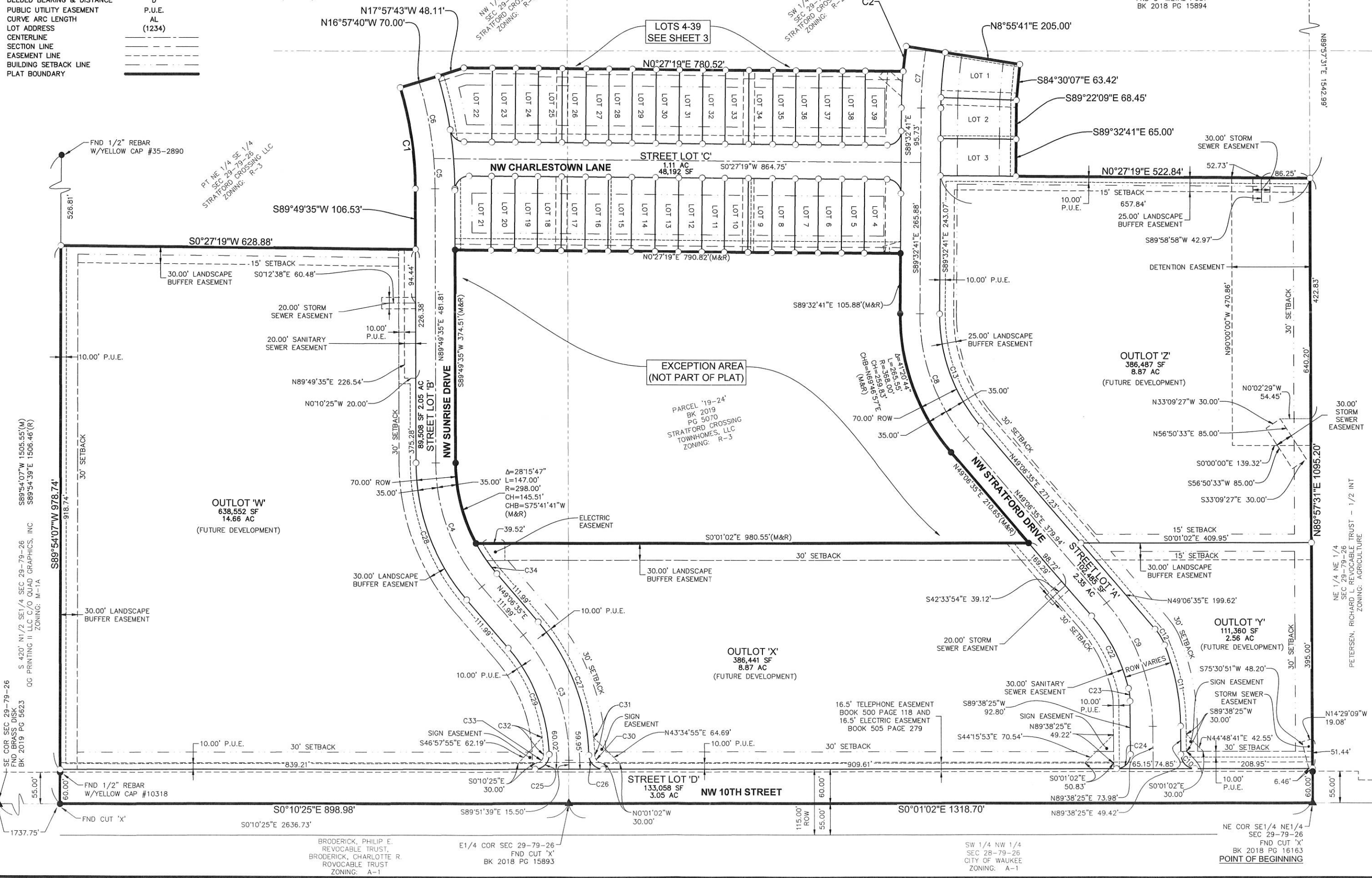
## FINAL PLAT

N1/4 CORNER SEC 29-79-26  
FND CONCRETE MONUMENT W/ BRASS CAP  
BK 2018 PG 16161

S0°04'41"W 2643.19'

1321.59' 1321.59'

CENTER SEC 29-79-26  
FND 3" METAL POST  
BK 2018 PG 15894



DATE	REVISIONS
06/24/19	
10/30/18	THIRD SUBMITTAL
09/18/18	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_



**STRATFORD CROSSING PLAT 1**  
**FINAL PLAT**

WAUKEE, IOWA

**2** / **3**

1709.538

FILE: H:\2019\1709538-FINAL PLAT.DWG  
FILE DATE: 6/24/19 DATE PLOTTED: 6/25/2019 2:57 PM

SE COR SEC 29-79-26  
FND BRASS DISK  
BK 2019 PG 5623

S 42° N1/2 SEC 29-79-26  
OG PRINTING II LLC C/O QUAD GRAPHICS, INC  
ZONING: M-1A

SE COR SEC 29-79-26  
FND BRASS DISK  
BK 2019 PG 5623

S 42° N1/2 SEC 29-79-26  
OG PRINTING II LLC C/O QUAD GRAPHICS, INC  
ZONING: M-1A

BRODERICK, PHILIP E.  
REVOCABLE TRUST,  
BRODERICK, CHARLOTTE R.  
REVOCABLE TRUST  
ZONING: A-1

E1/4 COR SEC 29-79-26  
FND CUT 'X'  
BK 2018 PG 15893

SW 1/4 NW 1/4  
SEC 28-79-26  
CITY OF WAUKEE  
ZONING: A-1

NE COR SE1/4 NE1/4  
SEC 29-79-26  
FND CUT 'X'  
BK 2018 PG 16163  
POINT OF BEGINNING

NE 1/4 NE 1/4  
SEC 29-79-26  
PETERSEN, RICHARD L. REVOCABLE TRUST - 1/2 INT  
ZONING: AGRICULTURE

# STRATFORD CROSSING PLAT 1

## FINAL PLAT

REVISIONS	DATE
THIRD SUBMITTAL	06/24/19
SECOND SUBMITTAL	10/30/18
FIRST SUBMITTAL	09/18/18

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

TECH:

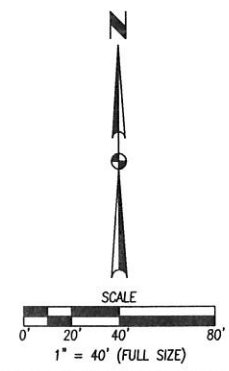
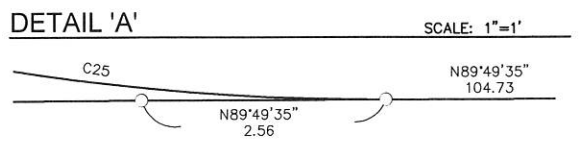
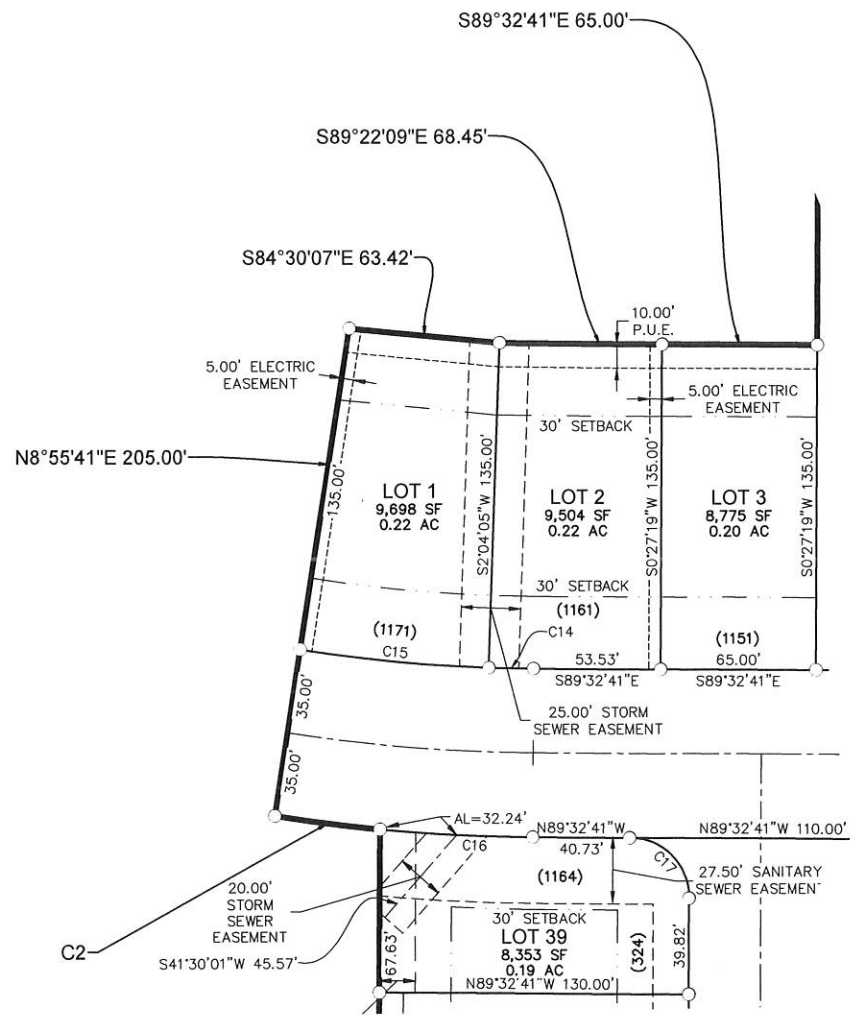
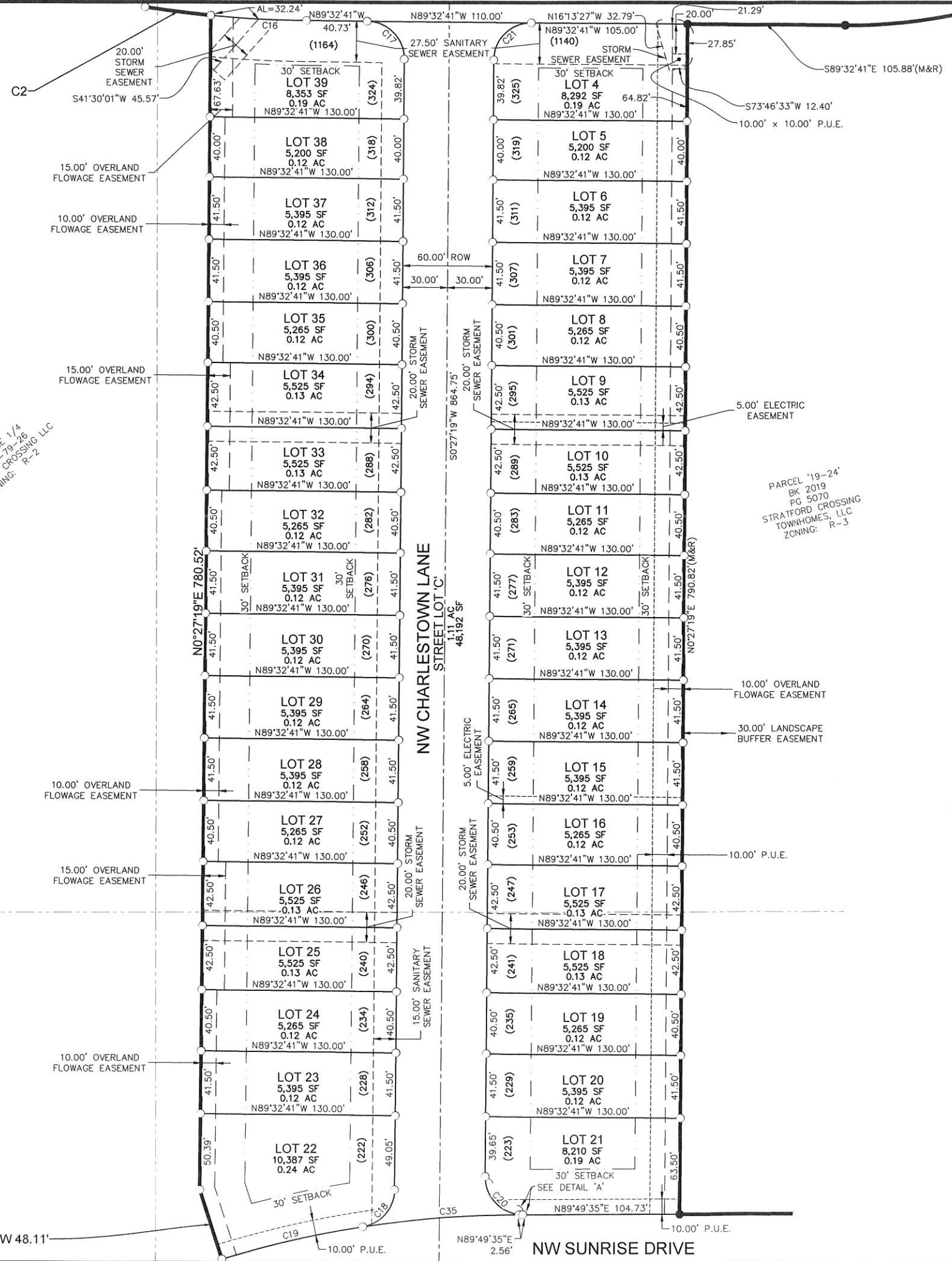
ENGINEER:



WAUKEE, IOWA

**STRATFORD CROSSING PLAT 1**  
**FINAL PLAT**

**3**  
**3**  
1709.538



LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
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PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

FILE: H:\2017\1709538\DWG\1709538-FINAL\_PLAT.DWG  
DATE: 6/24/19 DATE PLOTTED: 6/25/2019 2:57 PM

NW 1/4 SE 1/4  
SEC 29-79-26  
STRATFORD CROSSING LLC  
ZONING: R-3

SW 1/4 NE 1/4  
SEC 29-79-26  
STRATFORD CROSSING LLC  
ZONING: R-2

PARCEL '19-24'  
BK 2019  
PG 5070  
STRATFORD CROSSING  
TOWNHOMES, LLC  
ZONING: R-3