

WHEN RECORDED RETURN TO: City of Waukee, Iowa, Attn: City Clerk, 230 Hickman Road, Waukee, IA 50263

Preparer Information: Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, IA 50322, (515) 369-4400


SPACE ABOVE THIS LINE FOR RECORDER

Stratford Crossing Plat 13

LOT #	MOE	MGS		LOT #	MOE	MGS
1	1021.85	----		18	1026.00	----
2	1021.85	----		19	1027.40	----
3	1021.85	----		20	1027.40	----
4	1021.85	----		21	1027.40	----
5	1021.85	----		22	1027.40	----
6	1021.85	----		23	1027.40	----
7	1021.85	----		24	1027.40	----
8	1021.05	----		25	----	----
9	1021.05	----		26	----	----
10	1021.05	----		27	----	----
11	1021.05	----		28	----	----
12	1021.05	----		29	----	----
13	1021.85	----		30	----	----
14	1021.85	----		31	----	----
15	1021.85	----		32	----	----
16	1021.85	----		33	1024.90	----
17	1026.00	----				

MOE – Minimum Opening Elevation

MGS – Minimum Grade At Structure

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p>
	<p><i>Erin K. Ollendike</i> 9/04/2024 ERIN K. OLLENDIKE, P.E. DATE</p> <p>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL:</p> <p>_____</p> <p>_____</p>

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

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 01/03/2024
 SIGNED: *[Signature]*

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

- 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- LOTS 25-32 SHALL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
- 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 SOUTHWEST 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).

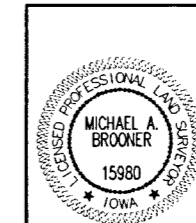
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

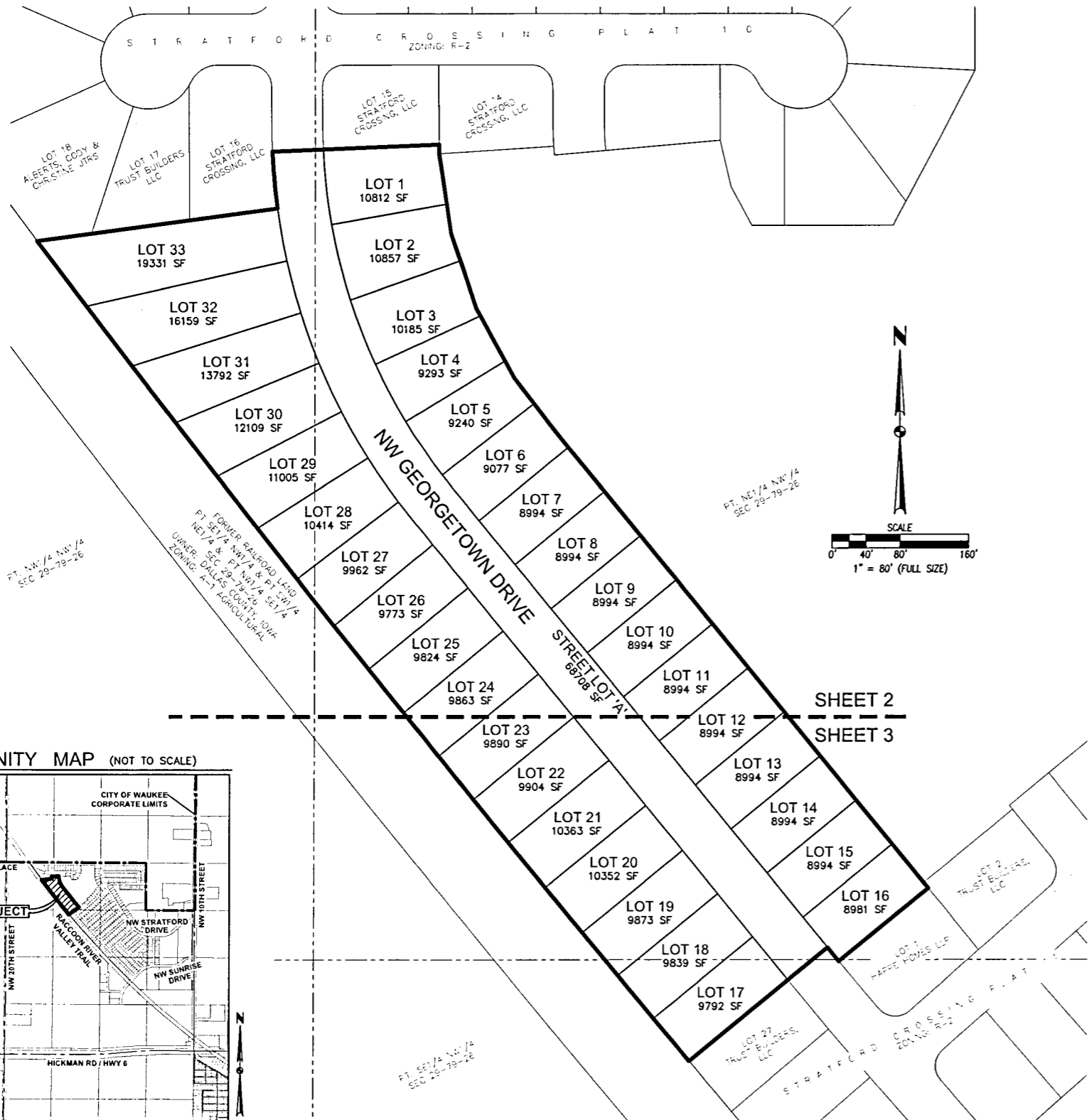
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	36°51'46"	700.00'	450.36'	S20°54'26"E	442.64'	C17	0°12'31"	22868.31'	83.26'	N37°37'33"W	83.26'
C2	7°33'04"	670.00'	88.30'	N06°15'05"W	88.24'	C18	0°11'57"	22868.31'	79.51'	N37°49'47"W	79.51'
C3	7°47'48"	670.00'	91.17'	N13°53'31"W	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

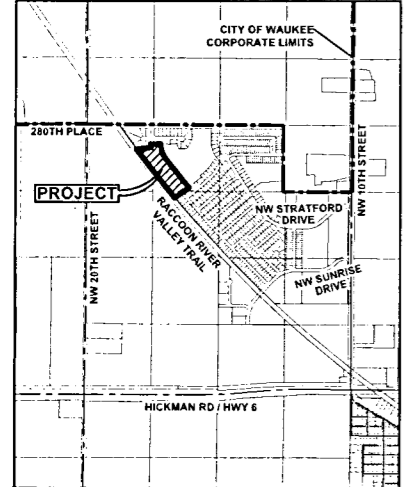
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION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



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 9-4-2027
 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



VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

DATE: 08/19/24, 07/11/24, 06/11/24
 REVISIONS: _____
 CITY COMMENTS: _____
 UPDATED P.L.E.S: _____
 FIRST SUBMITTAL: _____

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

REVIEW: _____
 TECH: _____
 ENGINEER: _____

STRATFORD CROSSING PLAT 13
 FINAL PLAT

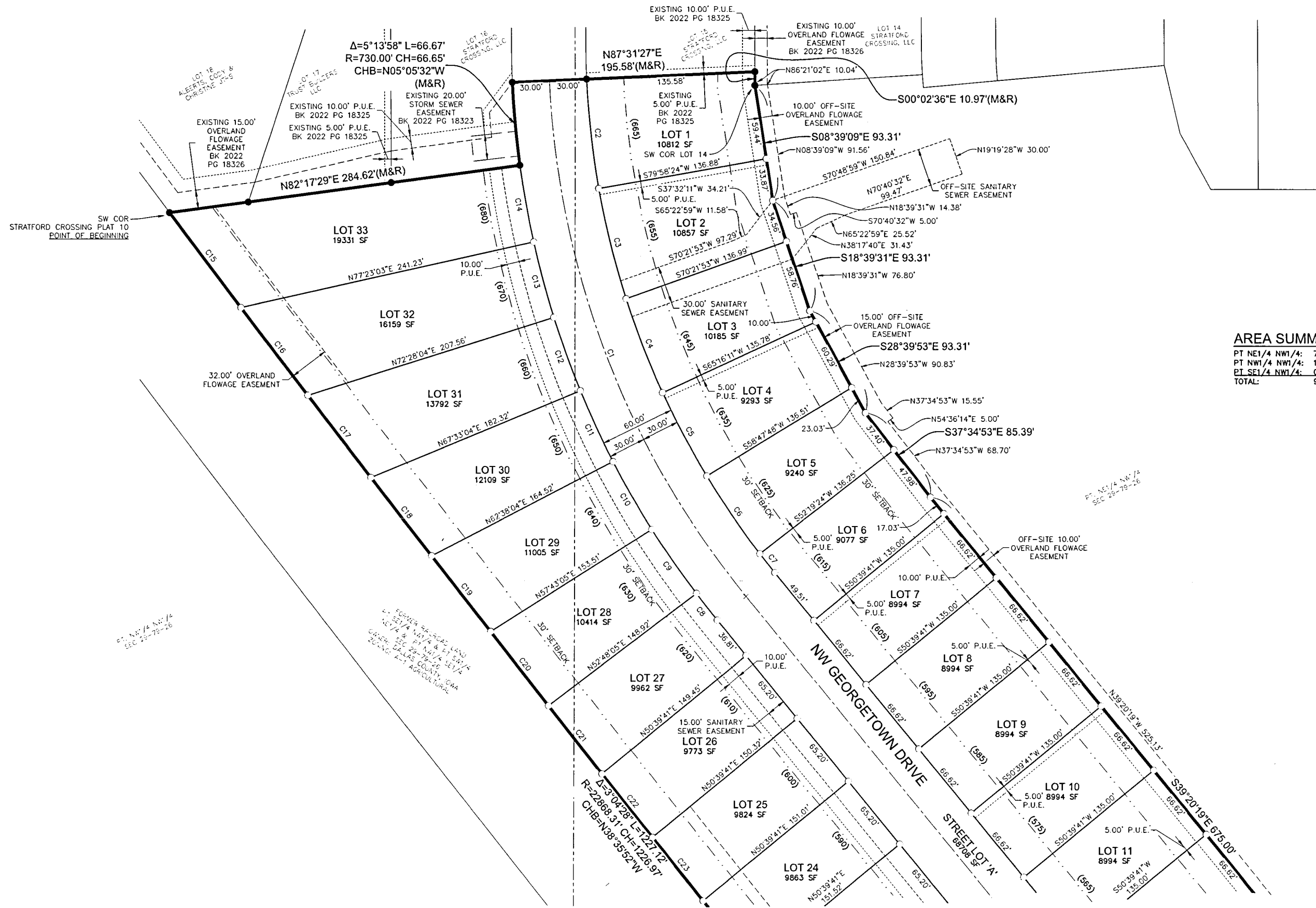
WAUKEE, IOWA

2202.130

STRATFORD CROSSING PLAT 13

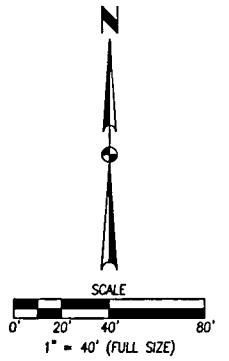
FINAL PLAT

STRATFORD CROSSING PLAT 13
ZONING: F-2



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)

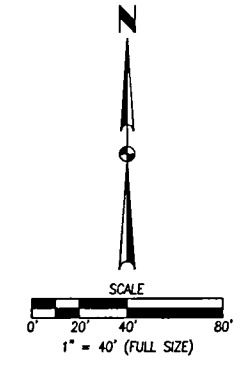
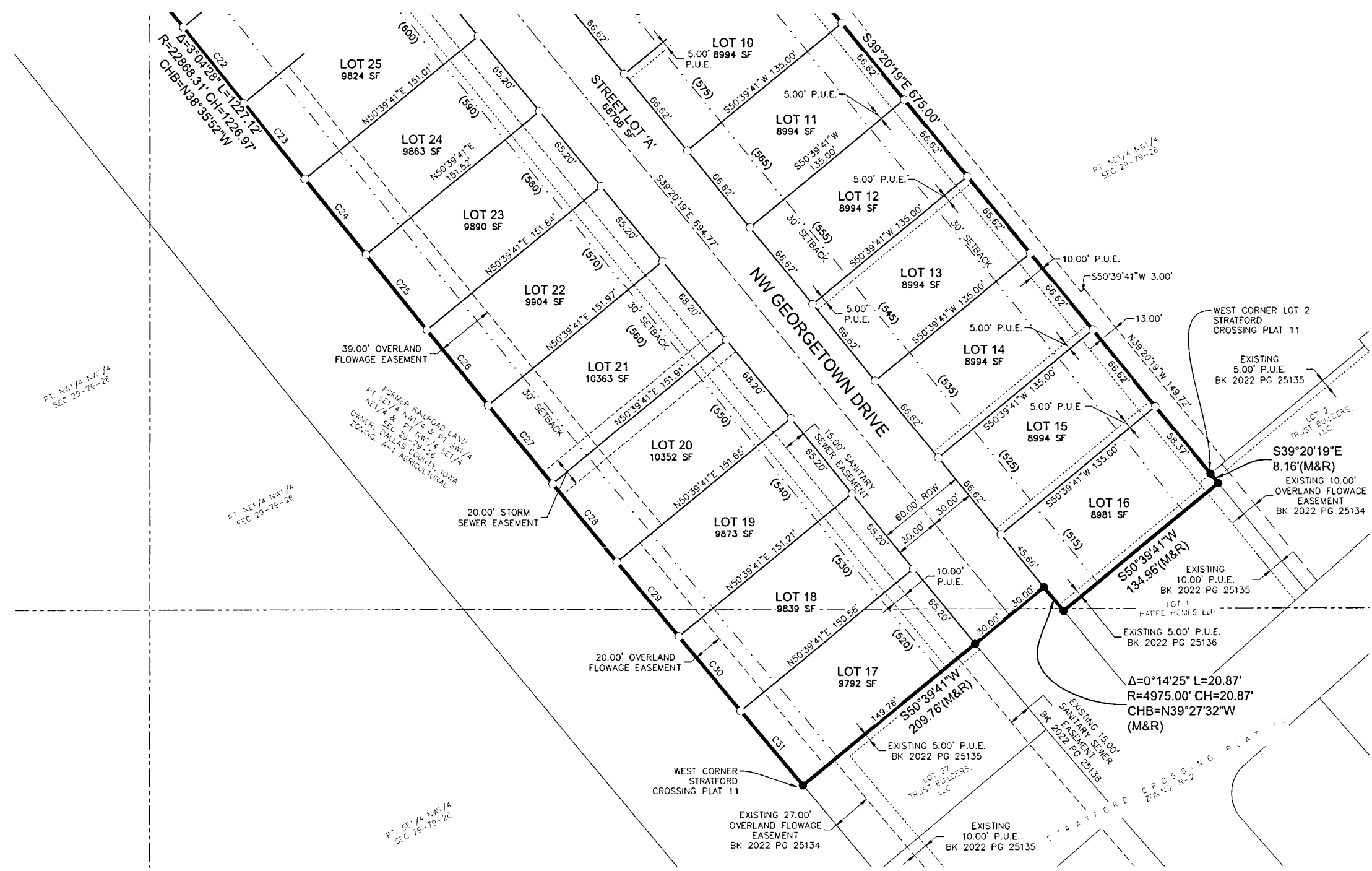


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<p>2 STRATFORD CROSSING PLAT 13 FINAL PLAT</p> <p>2202.130</p>	<p style="text-align: center;">3</p> <p style="text-align: center;">WAUKEE, IOWA</p> <p style="text-align: center;">CIVIL DESIGN ADVANTAGE</p> <p style="text-align: center;">ENGINEER:</p> <p style="text-align: center;">TECH:</p> <p style="text-align: center;">REVIEW:</p> <p style="text-align: center;">PHONE: (515) 369-4400</p> <p style="text-align: center;">URBANDALE IA 50322</p> <p style="text-align: center;">4121 NW URBANDALE DRIVE</p>
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STRATFORD CROSSING PLAT 13

FINAL PLAT



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

08/19/24
 07/11/24
 06/11/24

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

TECH:
 ENGINEER:
 REVIEW:

3 STRATFORD CROSSING PLAT 13 **3**
FINAL PLAT

WAUKEE, IOWA | CIVIL DESIGN ADVANTAGE

2202.130