

# HAMILTON RIDGE PLAT 1 FINAL PLAT

**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 9/20/21  
SIGNED: *Michael A. Brooner*

**INDEX LEGEND**  
LOCATION: PT PRCL '20-69' (BK 2020, PG 23365)  
OF NW FRL1/4 NE1/4 SEC 7-78-26  
WAUKEE, DALLAS COUNTY, IOWA  
REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
PROPRIETOR: HAMILTON RIDGE, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325  
SURVEYOR: MICHAEL A. BROONER  
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400  
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

**DATE OF SURVEY**

JUNE 9, 2021

**OWNER/DEVELOPER**

HAMILTON RIDGE, LLC  
CONTACT: BILL SPENCER  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325  
PH: (515) 986-5994  
CONTACT: BILL SPENCER

**ENGINEER / SURVEYOR**

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

**ZONING**

PLANNED DEVELOPMENT  
BOOK 2020, PAGE 32433  
R-2: ONE AND TWO-FAMILY  
RESIDENTIAL DISTRICT  
PD-1: PLANNED UNIT  
DEVELOPMENT DISTRICT

**BULK REGULATIONS**

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 9, 10 AND 19-22)

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

PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-8, 11-18 AND 23-29)

FRONT YARD: 25 FEET  
SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE  
REAR YARD: 25 FEET

**PLAT DESCRIPTION**

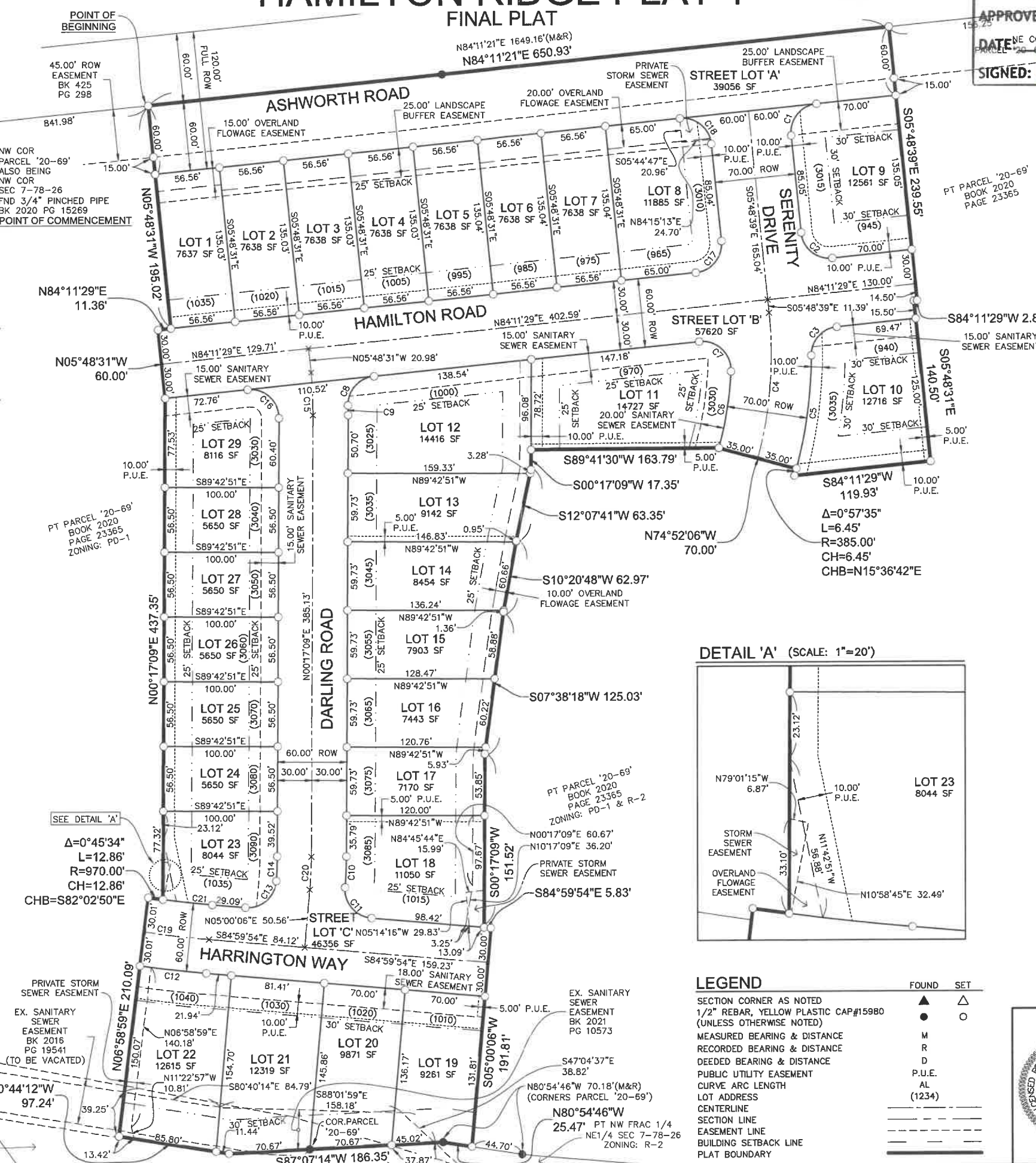
A PART OF PARCEL '20-69' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 23365, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID PARCEL '20-69', A DISTANCE OF 841.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 650.93 FEET; THENCE SOUTH 05°48'39" EAST, 239.55 FEET; THENCE SOUTH 84°11'29" WEST, 2.86 FEET; THENCE SOUTH 05°48'31" EAST, 140.50 FEET; THENCE SOUTH 84°11'29" WEST, 119.93 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 6.45 FEET AND WHOSE CHORD BEARS NORTH 15°36'42" EAST, 6.45 FEET; THENCE NORTH 74°52'08" WEST, 70.00 FEET; THENCE SOUTH 89°41'30" WEST, 163.79 FEET; THENCE SOUTH 00°17'09" WEST, 17.35 FEET; THENCE SOUTH 12°07'41" WEST, 63.35 FEET; THENCE SOUTH 10°20'48" WEST, 62.97 FEET; THENCE SOUTH 07°38'18" WEST, 125.03 FEET; THENCE SOUTH 00°17'09" WEST, 151.52 FEET; THENCE SOUTH 84°59'54" EAST, 5.83 FEET; THENCE SOUTH 05°00'06" WEST, 191.81 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '20-69'; THENCE NORTH 80°54'46" WEST ALONG SAID SOUTHERLY LINE, 25.47 FEET; THENCE SOUTH 87°07'14" WEST ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION THEREOF, 186.35 FEET; THENCE NORTH 80°44'12" WEST, 97.24 FEET; THENCE NORTH 06°58'59" EAST, 210.09 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET AND WHOSE CHORD BEARS SOUTH 82°02'50" EAST, 12.86 FEET; THENCE NORTH 00°17'09" EAST, 437.35 FEET; THENCE NORTH 05°48'31" WEST, 60.00 FEET; THENCE NORTH 84°11'29" EAST, 11.36 FEET; THENCE NORTH 05°48'31" WEST, 195.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.24 ACRES (402,441 SQUARE FEET).

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

**NOTES**

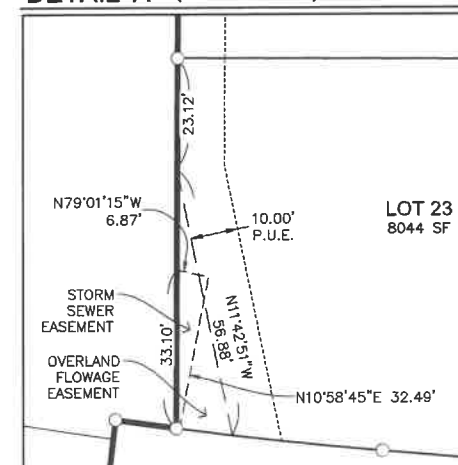
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
- LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.



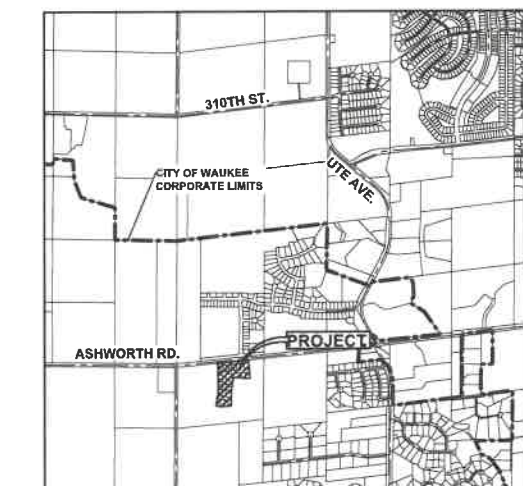
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N39°11'21"E	35.36'
C2	89°59'52"	25.00'	39.27'	N50°48'35"W	35.35'
C3	83°53'43"	25.00'	36.61'	N42°14'37"E	33.42'
C4	20°56'33"	350.00'	127.93'	S04°39'37"W	127.22'
C5	14°50'08"	385.00'	99.69'	N07°42'50"E	99.41'
C6	12°17'35"	315.00'	67.59'	S08°59'06"W	67.46'
C7	98°38'50"	25.00'	43.04'	S46°29'06"E	37.92'
C8	85°10'53"	25.00'	37.17'	N41°38'02"E	33.84'
C9	1°16'33"	380.00'	8.46'	N00°21'07"W	8.46'
C10	4°05'17"	380.00'	27.11'	N02°19'48"E	27.11'
C11	89°22'20"	25.00'	39.00'	N40°18'44"W	35.16'
C12	3°15'08"	1030.00'	58.46'	S83°22'20"E	58.46'
C13	90°51'42"	25.00'	39.65'	S49°34'15"W	35.62'
C14	3°51'14"	320.00'	21.52'	S02°12'46"W	21.52'
C15	6°05'41"	350.00'	37.23'	N02°45'41"W	37.21'
C16	96°05'41"	25.00'	41.93'	S47°45'41"E	37.18'
C17	90°00'08"	25.00'	39.27'	S39°11'25"W	35.36'
C18	90°00'00"	25.00'	39.27'	S50°48'39"E	35.36'
C19	3°17'25"	1000.00'	57.43'	S83°21'12"E	57.42'
C20	4°42'57"	350.00'	28.81'	N02°38'38"E	28.80'
C21	2°34'17"	970.00'	43.53'	N83°42'46"W	43.53'

DETAIL 'A' (SCALE: 1"=20')

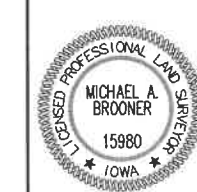


VICINITY MAP (NOT TO SCALE)



**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET
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* 9-23-2021  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

BK2021 pg 28508 Slide F377

**HAMILTON RIDGE PLAT 1**  
**FINAL PLAT**  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER:  
 TECH:  
 REVIEW:  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 REVISIONS:  
 DATE: 08/14/21 06/29/21  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL  
 2009.483