

# HAMILTON RIDGE PLAT 3

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT PARCEL '20-69' OF PT NW FRACTIONAL 1/4 NE1/4 SEC 7-78-26 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
 PROPRIETOR: HAMILTON RIDGE, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & 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: 9/20/21  
 SIGNED: *Michael A. Brooner*

DATE OF SURVEY  
 JUNE 25, 2021

HAMILTON RIDGE PLAT 3  
 ZONING: R-2/PD-1

**OWNER/DEVELOPER**

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

**ENGINEER / SURVEYOR**

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

**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' AND 'B' 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.

**ZONING**

PLANNED DEVELOPMENT  
 BOOK 2020, PAGE 324.33  
 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 7-20)

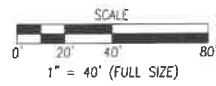
FRONT YARD: 30 FEET  
 SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
 REAR YARD: 30 FEET

PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-6)

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

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°43'27"	700.00'	8.85'	S85°21'38"E	8.85'
C2	12°47'27"	350.00'	78.14'	S11°23'50"W	77.97'
C3	10°29'16"	350.00'	64.07'	S23°02'11"W	63.98'
C4	13°08'55"	350.00'	80.32'	S21°42'21"W	80.14'
C5	11°44'15"	385.00'	78.87'	N21°57'37"E	78.73'
C6	107°29'48"	25.00'	46.90'	N25°55'10"W	40.32'
C7	10°02'47"	170.00'	29.81'	N84°41'27"W	29.77'
C8	13°19'33"	230.00'	53.49'	S83°03'04"E	53.37'
C9	17°50'02"	200.00'	62.25'	N80°47'49"W	62.00'
C10	45°35'07"	25.00'	19.89'	S80°49'09"W	19.37'
C11	96°40'06"	25.00'	42.18'	N55°16'40"E	37.35'
C12	1°56'31"	315.00'	10.68'	N05°58'21"E	10.68'
C13	90°00'00"	25.00'	39.27'	N39°59'54"W	35.36'
C14	0°33'00"	670.00'	6.43'	N85°16'24"W	6.43'
C15	0°43'27"	730.00'	9.23'	S85°21'38"E	9.23'
C16	90°00'00"	25.00'	39.27'	S50°00'06"W	35.36'
C17	10°00'32"	385.00'	67.26'	S11°51'07"W	67.17'
C18	12°23'44"	385.00'	69.85'	S22°03'15"W	69.76'
C19	13°08'55"	315.00'	72.29'	S21°42'21"W	72.13'
C20	12°21'21"	300.00'	64.69'	N22°06'08"E	64.57'
C21	1°01'42"	385.00'	6.91'	S27°45'58"W	6.91'
C22	19°27'11"	436.99'	148.37'	N18°03'34"E	147.66'
C23	3°55'16"	230.00'	15.74'	S78°20'55"E	15.74'
C24	1°50'45"	385.00'	12.40'	S05°55'29"W	12.40'



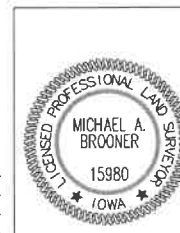
SCALE  
 0 20 40 80'  
 1" = 40' (FULL SIZE)

**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 FRACTIONAL 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:  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°41'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 163.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 74°52'06" EAST ALONG THE SOUTHERLY LINE OF STREET LOT 'B', SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 70.00 FEET TO THE WESTERLY LINE OF LOT 10, SAID HAMILTON RIDGE PLAT 1; THENCE SOUTH 15°36'42" WEST ALONG SAID WESTERLY LINE, 6.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 84°11'29" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 78.80 FEET; THENCE SOUTH 00°17'09" WEST, 121.19 FEET; THENCE SOUTH 85°00'13" EAST, 278.03 FEET TO THE EASTERLY LINE OF SAID PARCEL '20-69'; THENCE SOUTH 04°27'06" WEST ALONG SAID EASTERLY LINE, 125.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 670.00 FEET, WHOSE ARC LENGTH IS 2.04 FEET AND WHOSE CHORD BEARS SOUTH 85°38'08" EAST, 2.04 FEET; THENCE SOUTH 04°16'39" WEST CONTINUING ALONG SAID EASTERLY LINE, 194.58 FEET; THENCE NORTH 86°14'08" WEST, 22.74 FEET; THENCE NORTH 84°59'54" WEST AND ALONG THE SOUTHERLY LINE OF SAID PARCEL '20-69', A DISTANCE OF 494.00 FEET; THENCE NORTH 80°54'46" WEST ALONG SAID SOUTHERLY LINE, 44.70 FEET TO THE SOUTHEAST CORNER OF LOT 19, SAID HAMILTON RIDGE PLAT 1; THENCE NORTH 05°00'06" EAST ALONG THE EASTERLY LINE OF SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 191.81 FEET; THENCE NORTH 84°59'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 5.83 FEET; THENCE NORTH 00°17'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 17.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES (272,811 SQUARE FEET).  
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**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, P.L.S. 9-23-2021  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

BK 2021 PG 28579 Slide F378

HAMILTON RIDGE PLAT 3

PLANNED DEVELOPMENT  
 BOOK 2020, PAGE 324.33

DATE: 09/20/21  
 REVISIONS:  
 SECOND SUBMITTAL: 06/29/21  
 REVIEW: TECH: ENGINEER: WAUKEE, IOWA  
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
**HAMILTON RIDGE PLAT 3**  
**FINAL PLAT**  
 2011.642