

**INDEX LEGEND**  
 LOCATION: PT PARCEL '20-69' OF PT NW FRACTIONAL 1/4 NE1/4 SEC 7-78-26 WAUKEE, DALLAS COUNTY, IOWA  
 SURVEYOR: MICHAEL A. BROONER  
 SURVEY COMPANY: CIVIL DESIGN ADVANTAGE  
 REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
 PROPRIETOR: HAMILTON RIDGE, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IA 50325  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

# HAMILTON RIDGE PLAT 2

## FINAL PLAT

Doc ID: 008626320020 Type: PLAT  
 Recorded: 10/25/2021 at 10:56:06 AM  
 Fee Amt: \$102.00 Page 1 of 20  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
**BK 2021 PG 31349**

DATE	REVISIONS
06/14/21 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL
06/29/21 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL

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

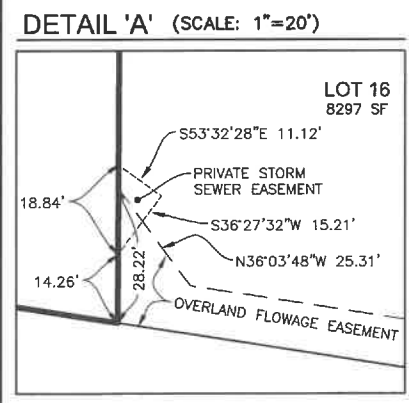
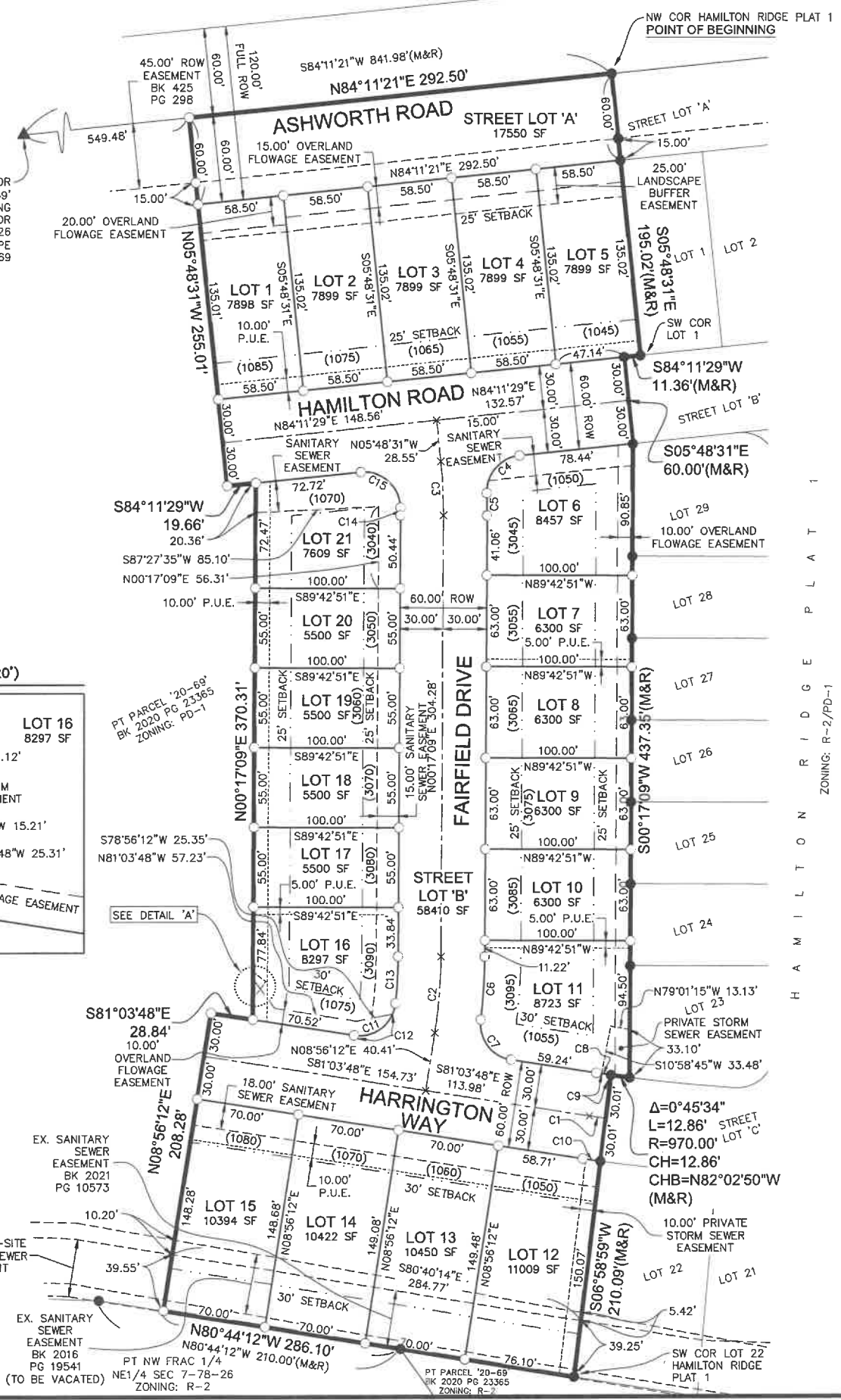


WAUKEE, IOWA

# HAMILTON RIDGE PLAT 2

## FINAL PLAT

1/1  
 2009 484



**DATE OF SURVEY**  
 JUNE 28, 2021

**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

**ZONING**  
 PLANNED DEVELOPMENT  
 BOOK 2020, PAGE 32433

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT  
 PD-1: PLANNED UNIT DEVELOPMENT DISTRICT

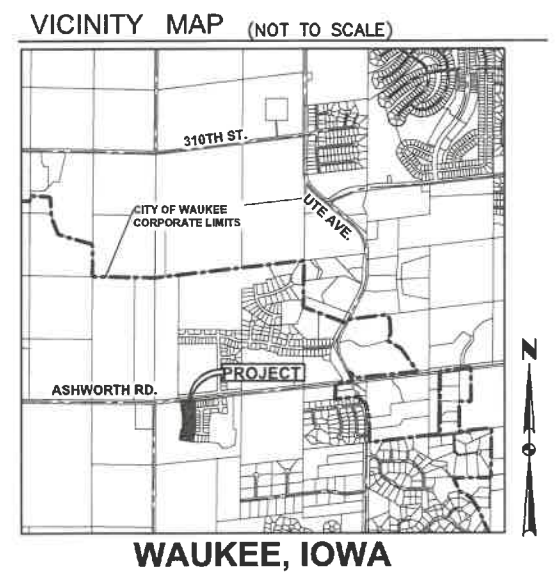
**BULK REGULATIONS**  
 R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 12-15)

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 1-11 AND 16-21)

FRONT YARD: 25 FEET  
 SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE  
 REAR YARD: 25 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.
  - STREET LOTS '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.
  - LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.



**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 NORTHWEST CORNER OF LOT 1, HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 05°48'31" EAST ALONG THE WESTERLY LINE OF SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 195.02 FEET; THENCE SOUTH 84°11'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 11.36 FEET; THENCE SOUTH 05°48'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 00°17'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 437.35 FEET; THENCE WESTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET AND WHOSE CHORD BEARS NORTH 82°02'50" WEST, 12.86 FEET; THENCE SOUTH 06°58'59" WEST, 210.09 FEET; THENCE NORTH 80°44'12" WEST, 286.10 FEET; THENCE NORTH 08°56'12" EAST, 208.28 FEET; THENCE SOUTH 81°03'48" EAST, 28.84 FEET; THENCE NORTH 00°17'09" EAST, 370.31 FEET; THENCE SOUTH 84°11'29" WEST, 19.66 FEET; THENCE NORTH 05°48'31" WEST, 255.01 FEET TO THE NORTH LINE OF SAID PARCEL '20-69'; THENCE NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 292.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.46 ACRES (238,013 SQUARE FEET).

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

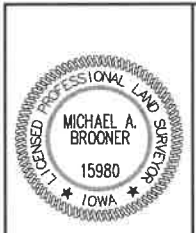
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°38'41"	1000.00'	11.25'	S81°23'08"E	11.25'
C2	8°39'03"	350.00'	52.84'	N04°36'41"E	52.79'
C3	6°05'41"	350.00'	37.23'	N02°45'41"W	37.21'
C4	86°15'20"	25.00'	37.64'	N41°03'48"E	34.18'
C5	2°21'01"	380.00'	15.59'	N00°53'21"W	15.59'
C6	6°35'09"	380.00'	43.68'	N03°34'44"E	43.66'
C7	8°56'06"	25.00'	38.37'	N37°05'44"W	34.71'
C8	0°36'16"	970.00'	10.23'	N81°21'55"W	10.23'
C9	0°22'50"	970.00'	6.44'	S81°28'38"E	6.44'
C10	0°40'59"	1030.00'	12.28'	S81°24'17"E	12.28'
C11	92°50'07"	25.00'	40.51'	S52°31'09"W	36.22'
C12	75°20'12"	25.00'	32.87'	N61°16'06"E	30.55'
C13	5°48'56"	320.00'	32.48'	S03°11'37"W	32.47'
C14	0°57'03"	320.00'	5.31'	S00°11'22"E	5.31'
C15	95°08'38"	25.00'	41.51'	S48°14'13"E	36.91'

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 10/16/2021  
 SIGNED: *Michael A. Brooner*

**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* 10-20-2021  
 MICHAEL A. BROONER, P.L.S. DATE

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

COMMENTS: ENG  
 DATE PLOTTED: 9/16/2021 8:11 AM  
 PLOTTED BY: JON UNGER