

**INDEX LEGEND**  
 LOCATION: PT OUTLOT 'Z', HERTZ FARM PLAT 1 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  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

# HAMILTON RIDGE PLAT 8

## FINAL PLAT

Doc ID: 008933980018 Type: PLAT  
 Recorded: 10/24/2022 at 11:47:04 AM  
 Fee Amt: \$92.00 Page 1 of 18  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File# BK 2022 PG 22386

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
**DATE: 10/03/2022**  
**SIGNED: [Signature]**

Slide G170  
**DEVELOPER**  
 LANDMARK DEVELOPMENT SERVICES  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325  
 PH: (515) 986-5994  
 CONTACT: BILL SPENCER

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**  
 R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**  
 R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

**DATE OF SURVEY**  
 MAY 10, 2022

**PLAT DESCRIPTION**  
 A PART OF OUTLOT 'Z', HERTZ FARM PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 88°53'13" WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z', 183.02 FEET; THENCE NORTH 61°57'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 67.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°04'46" EAST, 99.96 FEET; THENCE SOUTH 29°46'26" EAST, 123.88 FEET; THENCE SOUTH 02°34'41" WEST, 99.56 FEET; THENCE SOUTH 63°41'09" WEST, 122.50 FEET; THENCE NORTH 85°21'26" WEST, 99.83 FEET; THENCE SOUTH 78°21'25" WEST, 165.54 FEET; THENCE SOUTH 24°21'10" WEST, 161.21 FEET; THENCE SOUTH 87°36'15" WEST, 126.04 FEET; THENCE NORTH 39°34'12" WEST, 41.42 FEET; THENCE NORTH 21°16'43" EAST, 280.80 FEET; THENCE NORTH 52°35'53" WEST, 281.95 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 20.54 FEET AND WHOSE CHORD BEARS NORTH 45°37'14" EAST, 20.54 FEET; THENCE NORTH 44°24'32" WEST, 60.00 FEET; THENCE NORTH 59°34'04" WEST, 92.81 FEET; THENCE NORTH 36°28'53" EAST, 130.00 FEET; THENCE NORTH 53°31'07" WEST, 17.92 FEET; THENCE NORTH 36°28'53" EAST, 221.87 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 55°59'24" EAST ALONG SAID NORTHERLY LINE, 339.71 FEET; THENCE SOUTH 84°47'11" EAST CONTINUING ALONG SAID NORTHERLY LINE, 104.78 FEET; THENCE SOUTH 65°40'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 35.45 FEET; THENCE SOUTH 42°22'49" EAST CONTINUING ALONG SAID NORTHERLY LINE, 95.77 FEET; THENCE SOUTH 61°57'18" EAST CONTINUING ALONG SAID NORTHERLY LINE, 84.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.17 ACRES (356,028 SQUARE FEET).

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

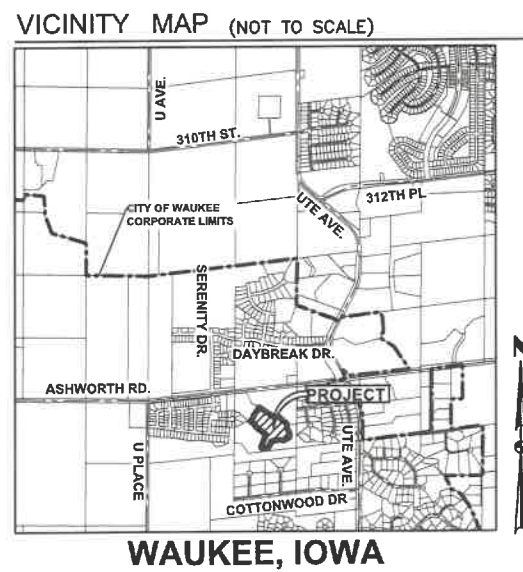
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	81°7'59"	700.00'	101.40'	N40°37'53"E	101.31'
C2	101°4'10"	500.00'	89.33'	S58°38'12"E	89.21'
C3	81°0'04"	670.00'	95.51'	S40°39'40"W	95.43'
C4	90°05'44"	25.00'	39.31'	S08°28'14"E	35.38'
C5	1°49'45"	470.00'	15.01'	N54°25'59"W	15.00'
C6	8°24'25"	470.00'	68.96'	N59°33'04"W	68.90'
C7	50°08'38"	55.50'	48.57'	N38°40'58"W	47.04'
C8	44°13'12"	55.50'	42.83'	N85°51'53"W	41.78'
C9	75°01'05"	55.50'	72.67'	N23°53'53"E	67.59'
C10	56°01'11"	55.50'	54.26'	N89°25'01"E	52.13'
C11	43°02'19"	55.50'	41.69'	S41°03'14"E	40.72'
C12	44°13'12"	34.50'	26.63'	S41°38'41"E	25.97'
C13	7°37'11"	75.50'	10.04'	S59°04'35"E	10.03'
C14	23°05'46"	65.50'	26.40'	S42°24'38"E	26.22'
C15	5°58'00"	530.00'	55.19'	S60°46'17"E	55.17'
C16	4°16'10"	530.00'	39.49'	S55°39'12"E	39.49'
C17	89°55'06"	25.00'	39.23'	N81°31'20"E	35.33'
C18	8°15'05"	730.00'	105.13'	N40°41'20"E	105.04'
C19	44°13'12"	34.50'	26.63'	N85°51'53"W	25.97'
C20	0°53'22"	669.57'	10.40'	N44°18'02"E	10.40'
C21	34°38'36"	55.50'	33.56'	S45°15'05"E	33.05'

**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	---	

- NOTES**
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
  2. 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.
  3. STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
  4. FIVE FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
  5. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  6. LOT 1 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.



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** 10-19-2022  
 15980  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**HAMILTON RIDGE PLAT 8**  
**FINAL PLAT**

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

DATE: 10/19/22  
 10/03/22  
 05/21/22  
 05/03/22

REVISIONS: SIGNED THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL

REVIEW: TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

1/1  
 2109.723