

# HAMILTON RIDGE PLAT 5

## FINAL PLAT



Doc ID: 008956290018 Type: PLAT  
 Recorded: 11/28/2022 at 11:00:18 AM  
 Fee Amt: \$92.00 Page 1 of 18  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK **2022** PG **24223**

Slide G-217

**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  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

### DATE OF SURVEY

MAY 12, 2022

### DEVELOPER

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

### OWNER

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

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322

### ZONING

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

### BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 14-17)

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  
 MINIMUM LOT WIDTH=65 FEET  
 MINIMUM LOT AREA=8,000 SF

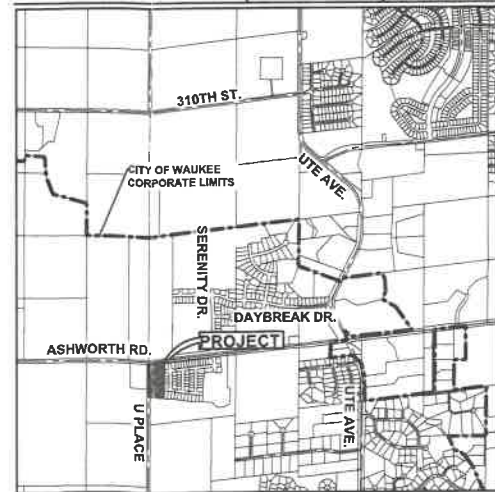
PD-1: PLANNED DEVELOPMENT DISTRICT WITH UNDERLYING R-2:  
 ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-13)

FRONT YARD: 25 FEET  
 SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE  
 REAR YARD: 25 FEET  
 MINIMUM LOT WIDTH=55 FEET  
 MINIMUM LOT AREA=5,500 SF  
 MINIMUM LOT DEPTH=100 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.
- LOTS 1-9 WILL REQUIRE A DETAILED GRADING PLAN WHEN BUILDING PERMITS ARE SUBMITTED.

### VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

### 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '20-69'; THENCE NORTH 84°11'21" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '20-69', A DISTANCE OF 332.50 FEET TO THE NORTHWEST CORNER OF HAMILTON RIDGE PLAT 4 AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 05°48'39" EAST ALONG THE WESTERLY LINE OF SAID HAMILTON RIDGE PLAT 4, A DISTANCE OF 60.00 FEET; THENCE SOUTH 05°48'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 135.01 FEET; THENCE SOUTH 84°11'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 24.84 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, 313.06 FEET; THENCE SOUTH 04°05'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 86°16'51" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.63 FEET; THENCE SOUTH 02°26'19" WEST CONTINUING ALONG SAID WESTERLY LINE, 159.06 FEET TO THE SOUTHWEST CORNER OF SAID HAMILTON RIDGE PLAT 4 AND SOUTHERLY LINE OF SAID PARCEL '20-69'; THENCE NORTH 88°01'22" WEST ALONG SAID SOUTHERLY LINE, 84.56 FEET; THENCE NORTH 77°42'54" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 114.69 FEET; THENCE NORTH 89°42'51" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 136.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '20-69'; THENCE NORTH 00°17'09" EAST ALONG THE WEST LINE OF SAID PARCEL '20-69', A DISTANCE OF 727.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.82 ACRES (253,304 SQUARE FEET).

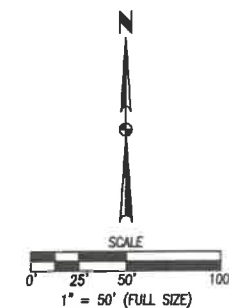
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°50'51"	800.00'	151.46'	S84°17'25"E	151.23'	C14	90°08'20"	25.00'	39.33'	S49°31'46"W	35.40'
C2	10°50'51"	800.00'	151.46'	S84°17'25"E	151.23'	C15	4°10'27"	320.00'	23.31'	S02°22'23"W	23.31'
C3	7°02'51"	800.00'	98.40'	S82°23'25"E	98.34'	C16	22°54'02"	80.00'	31.98'	S11°44'10"W	31.76'
C4	8°02'47"	350.00'	49.15'	N04°18'33"E	49.11'	C17	29°48'04"	80.00'	41.61'	S38°05'13"W	41.14'
C5	8°35'41"	50.00'	73.22'	N42°14'19"E	66.85'	C18	29°21'46"	80.00'	41.00'	S67°40'08"W	40.55'
C6	3°57'19"	830.00'	57.30'	S83°56'11"E	57.28'	C19	1°50'27"	80.00'	2.57'	S83°16'15"W	2.57'
C7	3°05'32"	830.00'	44.80'	S80°24'46"E	44.79'	C20	83°54'11"	25.00'	36.61'	N42°14'15"E	33.43'
C8	1°52'34"	770.00'	25.21'	S79°48'17"E	25.21'	C21	6°04'08"	770.00'	81.56'	N82°52'47"W	81.52'
C9	5°18'28"	770.00'	71.33'	S83°23'48"E	71.31'	C22	85°19'06"	25.00'	37.23'	N37°11'10"W	33.88'
C10	3°39'48"	770.00'	49.23'	S87°52'56"E	49.22'	C23	5°11'14"	380.00'	34.40'	N02°52'46"E	34.39'
C11	90°00'00"	25.00'	39.27'	N45°17'09"E	35.36'	C24	83°54'19"	20.00'	29.29'	N42°14'19"E	26.74'
C12	90°00'00"	25.00'	39.27'	S44°42'51"E	35.36'	C25	35°18'34"	25.00'	15.41'	S17°56'27"W	15.16'
C13	4°18'46"	830.00'	62.48'	N87°33'27"W	62.46'						

### 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 11-21-2022  
 MICHAEL A. BROONER, P.L.S. DATE  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 11/07/2022  
 SIGNED: *Anthony D. Gamm*

FILE: H:\ASAP\2022\11\07\2022\11-07-2022\_3-51 PM  
 COMPILED: ENG  
 PLOTTED BY: JON BROWN, TECH

DATE: 11/21/22 06:21:22 05/31/22

REVISIONS: FINAL SUBMITTAL SECOND SUBMITTAL PREPARED

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

REVIEW: TECH: ENGINEER: CIVIL DESIGN ADVANTAGE WAUKEE, IOWA

**HAMILTON RIDGE PLAT 5**  
**FINAL PLAT**

1/1  
 2104.319