

HAMILTON RIDGE PLAT 9

FINAL PLAT

Doc ID: 008982320019 Type: PLAT
 Recorded: 01/23/2023 at 03:12:02 PM
 Fee Amt: \$97.00 Page 1 of 19
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
BK 2023 PG 995

Slide G 255-256

INDEX LEGEND
 LOCATION: PT 'PARCEL 20-69', NW FRL 1/4 NE 1/4 & PT OUTLOT 'Z' HERTZ FARM PLAT 1 SEC 7-78-28 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: HAMILTON RIDGE, LLC
 PROPRIETOR: HAMILTON RIDGE, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

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
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT
 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 SQUARE FEET.

DATE OF SURVEY

MAY 24, 2022

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	42°17'25"	350.00'	258.34'	S74°39'49"E	252.51'
C2	9°52'43"	320.00'	55.17'	N58°27'28"W	55.10'
C3	17°29'43"	320.00'	97.71'	N72°08'41"W	97.33'
C4	1°00'14"	305.00'	5.34'	N81°23'40"W	5.34'
C5	14°54'59"	320.00'	83.31'	N88°21'02"W	83.07'
C6	42°17'25"	380.00'	280.48'	S74°39'49"E	274.16'
C7	0°45'14"	380.00'	5.00'	N78°15'37"W	5.00'
C8	17°10'18"	380.00'	113.89'	S87°13'23"E	113.46'

AREA SUMMARY

TOTAL PLAT	= 7.33 ACRES (319,150 SF)
EXISTING ROW EASEMENT	= 0.61 ACRES (26,571 SF)
NET	= 6.72 ACRES (292,579 SF)
OUTLOT 'Z' TOTAL	= 2.22 ACRES (96,744 SF)
EXISTING ROW EASEMENT WITHIN OUTLOT 'Z'	= 0.39 ACRES (17,121 SF)
OUTLOT 'Z' NET	= 1.83 ACRES (79,623 SF)

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

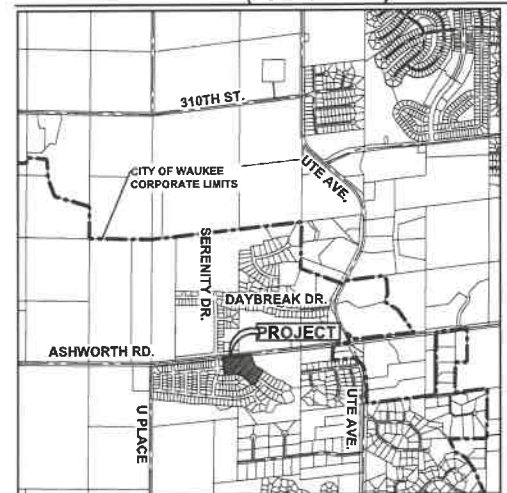
BEGINNING AT THE NORTHEAST CORNER OF HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 84°11'21" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '20-69' AND THE NORTHERLY LINE OF SAID OUTLOT 'Z' . 592.75 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°02'19" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 60.31 FEET; THENCE SOUTH 22°41'56" EAST ALONG SAID EASTERLY LINE, 219.43 FEET; THENCE SOUTH 64°19'42" EAST CONTINUING ALONG SAID EASTERLY LINE, 137.21 FEET; THENCE SOUTH 55°59'24" EAST CONTINUING ALONG SAID EASTERLY LINE, 59.95 FEET TO THE NORTH CORNER OF HAMILTON RIDGE PLAT 8, AN OFFICIAL PLAT; THENCE SOUTH 36°28'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID HAMILTON RIDGE PLAT 8, A DISTANCE OF 221.87 FEET; THENCE SOUTH 53°31'07" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 17.92 FEET; THENCE SOUTH 36°28'53" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 130.00 FEET TO THE NORTHERLY LINE OF HAMILTON RIDGE PLAT 7, AN OFFICIAL PLAT; THENCE NORTH 70°10'37" WEST ALONG SAID NORTHERLY LINE, 59.26 FEET TO THE EAST CORNER OF HAMILTON RIDGE PLAT 7, AN OFFICIAL PLAT; THENCE NORTH 47°15'30" WEST ALONG THE NORTHERLY LINE OF SAID HAMILTON RIDGE PLAT 7, A DISTANCE OF 163.20 FEET; THENCE NORTH 50°13'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 73.12 FEET; THENCE NORTH 56°03'28" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.26 FEET; THENCE NORTH 72°08'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 59.31 FEET; THENCE NORTH 89°39'26" WEST CONTINUING ALONG SAID NORTHERLY LINE, 61.32 FEET; THENCE SOUTH 84°11'29" WEST CONTINUING ALONG SAID NORTHERLY LINE, 214.73 FEET TO THE SOUTHEAST CORNER OF LOT 10, SAID HAMILTON RIDGE PLAT 1; THENCE NORTH 05°48'31" WEST ALONG THE EASTERLY LINE OF SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 140.50 FEET; THENCE NORTH 84°11'29" EAST CONTINUING ALONG SAID EASTERLY LINE, 2.86 FEET; THENCE NORTH 05°48'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 239.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.33 ACRES (319,150 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' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
- 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 7-11 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 01/16/2023
 SIGNED: *Michael A. Brooner*



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 1-13-2023
 MICHAEL A. BROONER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 & 2

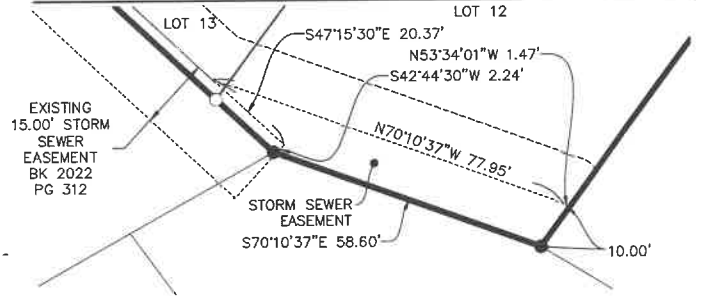
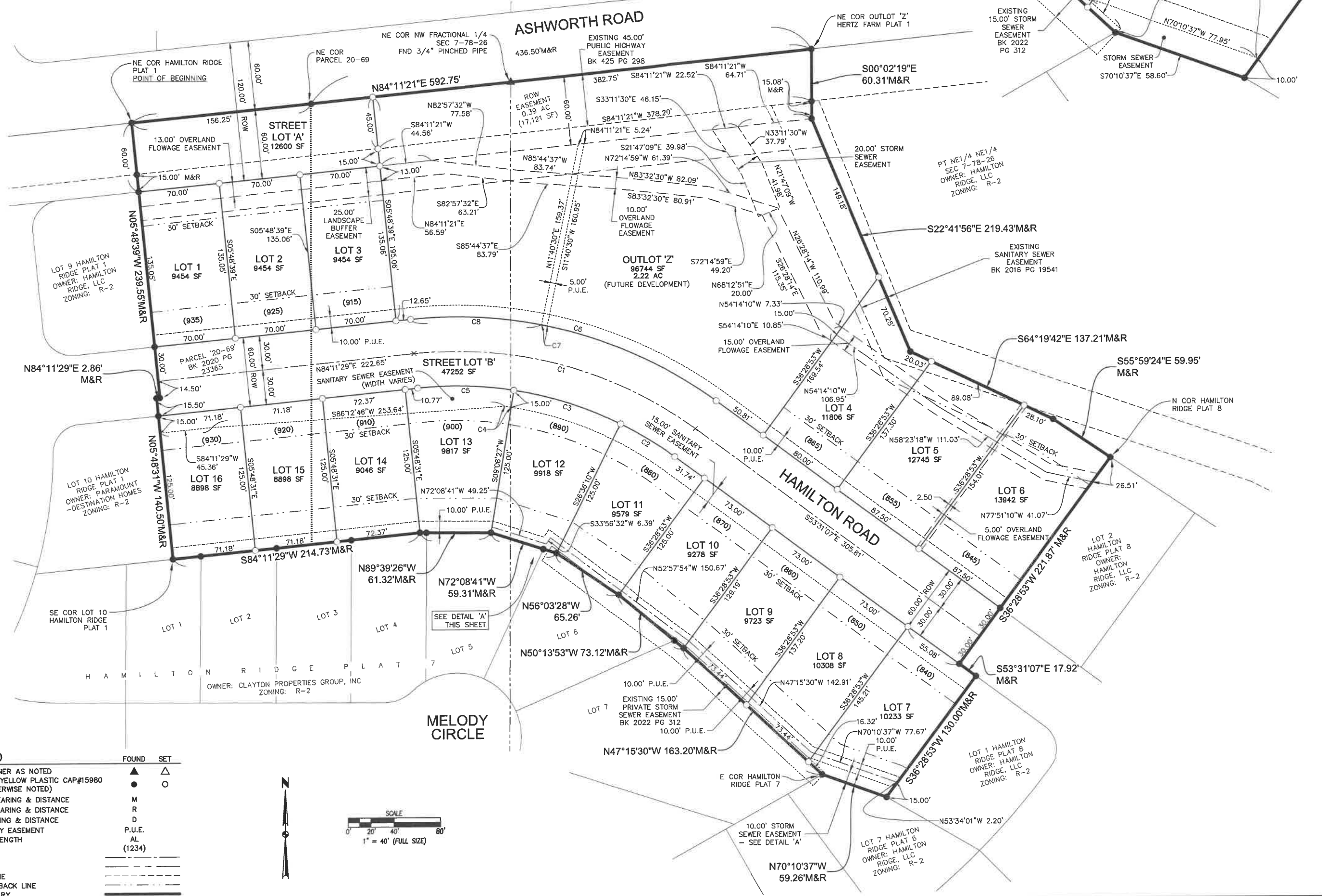
FILE: P:\2023\11189A\11189A\FINAL PLAT REVISED 1-13-2023.DWG PLOTTED BY: JMW ENG. DATE: 1/13/2023 8:22 AM

DATE: 01/13/23
 REVISIONS:
 FINAL SUBMITTAL: 11/29/22
 REVIEW:
 TECH:
 ENGINEER:
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 WAUKEE, IOWA
HAMILTON RIDGE PLAT 9
FINAL PLAT
 1 / 2
 2111.924

HAMILTON RIDGE PLAT 9

FINAL PLAT

DETAIL 'A'



DATE	REVISIONS
01/12/23	FINAL SUBMITTAL
11/29/22	FIRST SUBMITTAL

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



WAUKEE, IOWA

HAMILTON RIDGE PLAT 9
FINAL PLAT

COMMENTS: 1/17/2023 8:22 AM
 DATE PLOTTED: 1/17/2023 8:22 AM
 FILE NAME: HAMILTON RIDGE PLAT 9.FIN
 PLOTTED BY: JON ENDALE

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)	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

