

# HAMILTON RIDGE PLAT 1 FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT PCL '20-69' (BK 2020, PG 23365)  
 OF NW 1/4 NE 1/4 SEC 7-78-26  
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325

PROPRIETOR: HAMILTON RIDGE, LLC  
 8550 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

**DATE OF SURVEY**

JUNE 9, 2021

**OWNER/DEVELOPER**

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

**ENGINEER / SURVEYOR**

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

**ZONING**

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 9, 10  
 AND 19-22)

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 1-8, 11-18  
 AND 23-29)

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

**PLAT DESCRIPTION**

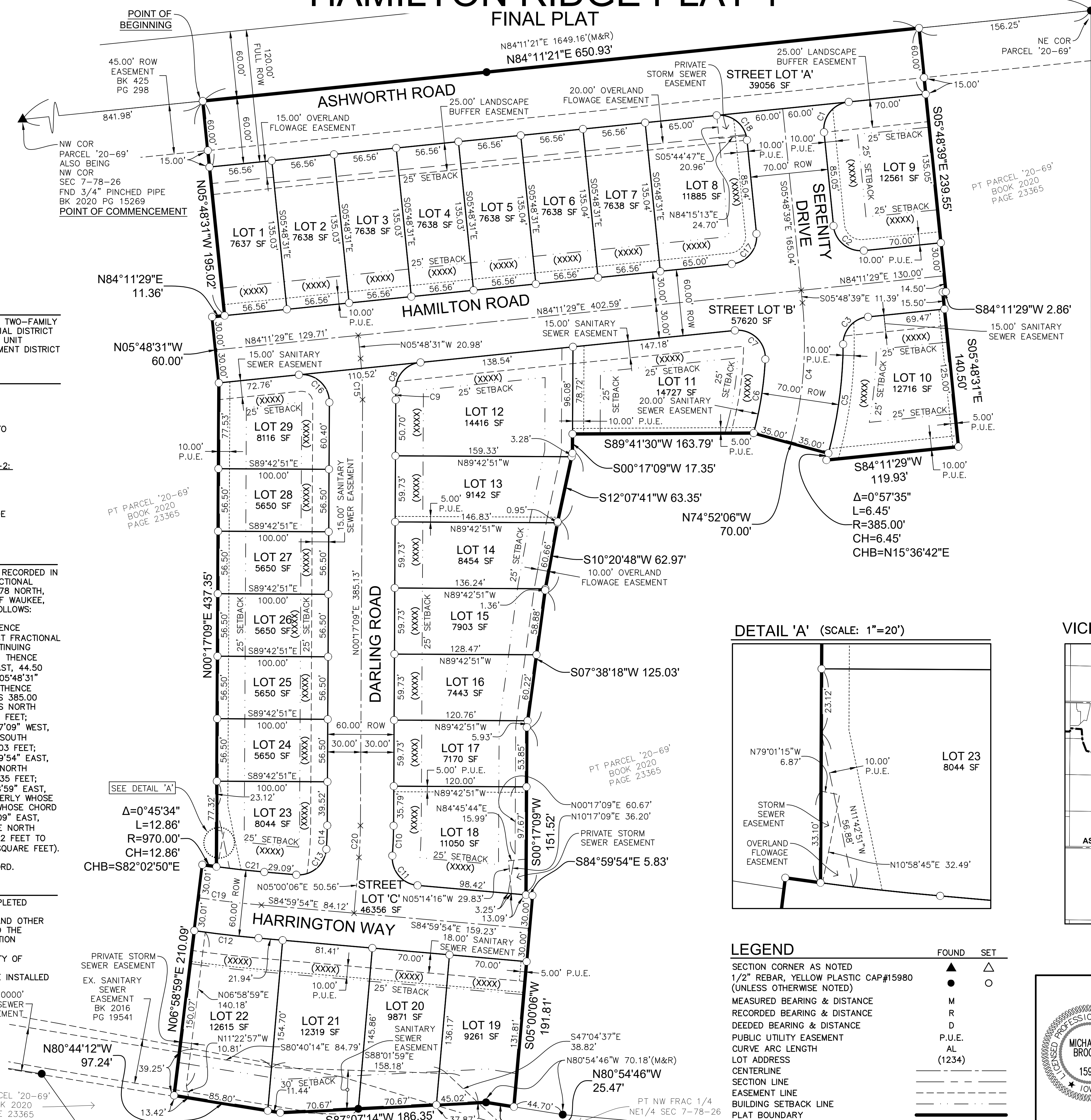
A PART OF PARCEL '20-69' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN  
 BOOK 2020, PAGE 23365, BEING A PART OF THE NORTHWEST FRACTIONAL  
 QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH,  
 RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE,  
 DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE  
 NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL  
 QUARTER, 841.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  
 NORTH 84°11'21" EAST ALONG SAID NORTHERLY LINE, 650.93 FEET; THENCE  
 SOUTH 05°48'39" EAST, 195.05 FEET; THENCE SOUTH 05°48'39" EAST, 44.50  
 FEET; THENCE SOUTH 84°11'29" WEST, 2.86 FEET; THENCE SOUTH 05°48'31"  
 EAST, 140.50 FEET; THENCE SOUTH 84°11'29" WEST, 119.93 FEET; THENCE  
 NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00  
 FEET, WHOSE ARC LENGTH IS 6.45 FEET AND WHOSE CHORD BEARS NORTH  
 15°36'42" EAST, 6.45 FEET; THENCE NORTH 74°52'06" WEST, 70.00 FEET;  
 THENCE SOUTH 89°41'30" WEST, 163.79 FEET; THENCE SOUTH 00°17'09" WEST,  
 17.35 FEET; THENCE SOUTH 12°07'41" WEST, 63.35 FEET; THENCE SOUTH  
 10°20'48" WEST, 62.97 FEET; THENCE SOUTH 07°38'18" WEST, 125.03 FEET;  
 THENCE SOUTH 00°17'09" WEST, 151.52 FEET; THENCE SOUTH 84°59'54" EAST,  
 5.83 FEET; THENCE SOUTH 05°00'06" WEST, 191.81 FEET; THENCE NORTH  
 80°54'46" WEST, 25.47 FEET; THENCE SOUTH 87°07'14" WEST, 186.35 FEET;  
 THENCE NORTH 80°44'12" WEST, 97.24 FEET; THENCE NORTH 06°58'59" EAST,  
 210.09 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE  
 RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET AND WHOSE CHORD  
 BEARS SOUTH 82°02'50" EAST, 12.86 FEET; THENCE NORTH 00°17'09" EAST,  
 437.35 FEET; THENCE NORTH 05°48'31" WEST, 60.00 FEET; THENCE NORTH  
 84°11'29" EAST, 11.36 FEET; THENCE NORTH 05°48'31" WEST, 195.02 FEET TO  
 THE POINT OF BEGINNING AND CONTAINING 9.24 ACRES (402,441 SQUARE FEET).

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

**NOTES**

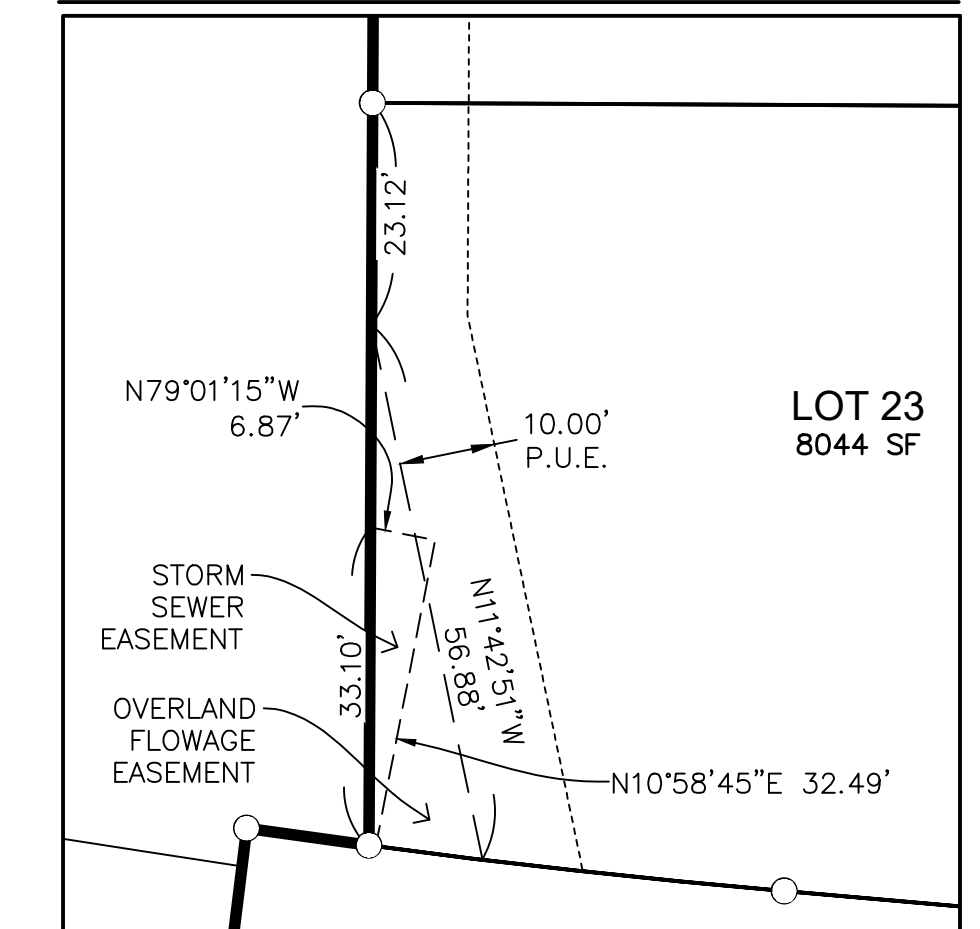
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
4. ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.



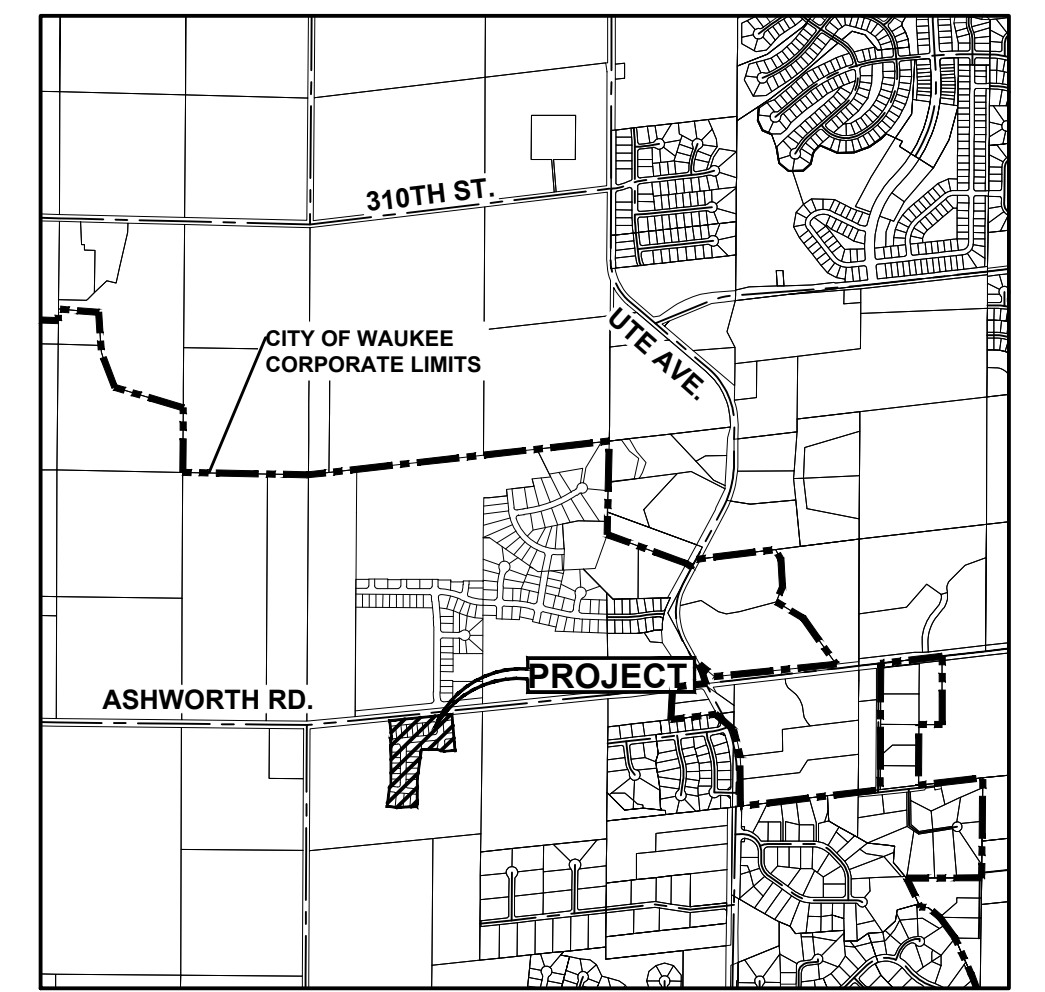
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N39°11'21"E	35.36'
C2	89°59'52"	25.00'	39.27'	N50°48'35"W	35.35'
C3	83°53'43"	25.00'	36.61'	N42°14'37"E	33.42'
C4	20°56'33"	350.00'	127.93'	S04°39'37"W	127.22'
C5	14°50'08"	385.00'	99.69'	N07°42'50"E	99.41'
C6	12°17'35"	315.00'	67.59'	S08°59'06"W	67.46'
C7	98°38'50"	25.00'	43.04'	S46°29'06"E	37.92'
C8	85°10'53"	25.00'	37.17'	N41°36'02"E	33.84'
C9	11°6'33"	380.00'	8.46'	N00°21'07"W	8.46'
C10	4°05'17"	380.00'	27.11'	N02°19'48"E	27.11'
C11	89°22'20"	25.00'	39.00'	N40°18'44"W	35.16'
C12	3°15'08"	1030.00'	58.46'	S83°22'20"E	58.46'
C13	90°51'42"	25.00'	39.65'	S49°34'15"W	35.62'
C14	3°51'14"	320.00'	21.52'	S02°12'46"W	21.52'
C15	6°05'41"	350.00'	37.23'	N02°45'41"W	37.21'
C16	96°05'41"	25.00'	41.93'	S47°45'41"E	37.18'
C17	90°00'08"	25.00'	39.27'	S39°11'25"W	35.36'
C18	90°00'00"	25.00'	39.27'	S50°48'39"E	35.36'
C19	3°17'25"	1000.00'	57.43'	S83°21'12"E	57.42'
C20	4°42'57"	350.00'	28.81'	N02°38'38"E	28.80'
C21	2°34'17"	970.00'	43.53'	N83°42'46"W	43.53'

**DETAIL 'A' (SCALE: 1"=20')**



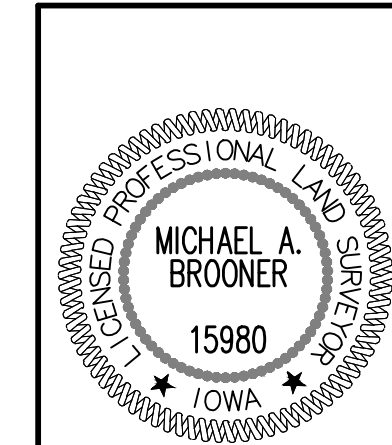
**VICINITY MAP (NOT TO SCALE)**



**WAUKEE, IOWA**

**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, P.L.S. DATE \_\_\_\_\_

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

FILE: H:\2020\202009483-FINAL PLATING...  
 PLOTTED BY: ERIC CALLENBERG  
 DATE: 6/29/2021 11:18 AM

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**FINAL PLAT**  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: REVIEW: TECH: