

# HAMILTON RIDGE PLAT 7

## FINAL PLAT

**INDEX LEGEND**

LOCATION: PT OUTLOT 'Z', HERTZ FARM  
PT PARCEL '20-69' NW FRAC 1/4 NE 1/4 SEC 7-78-26

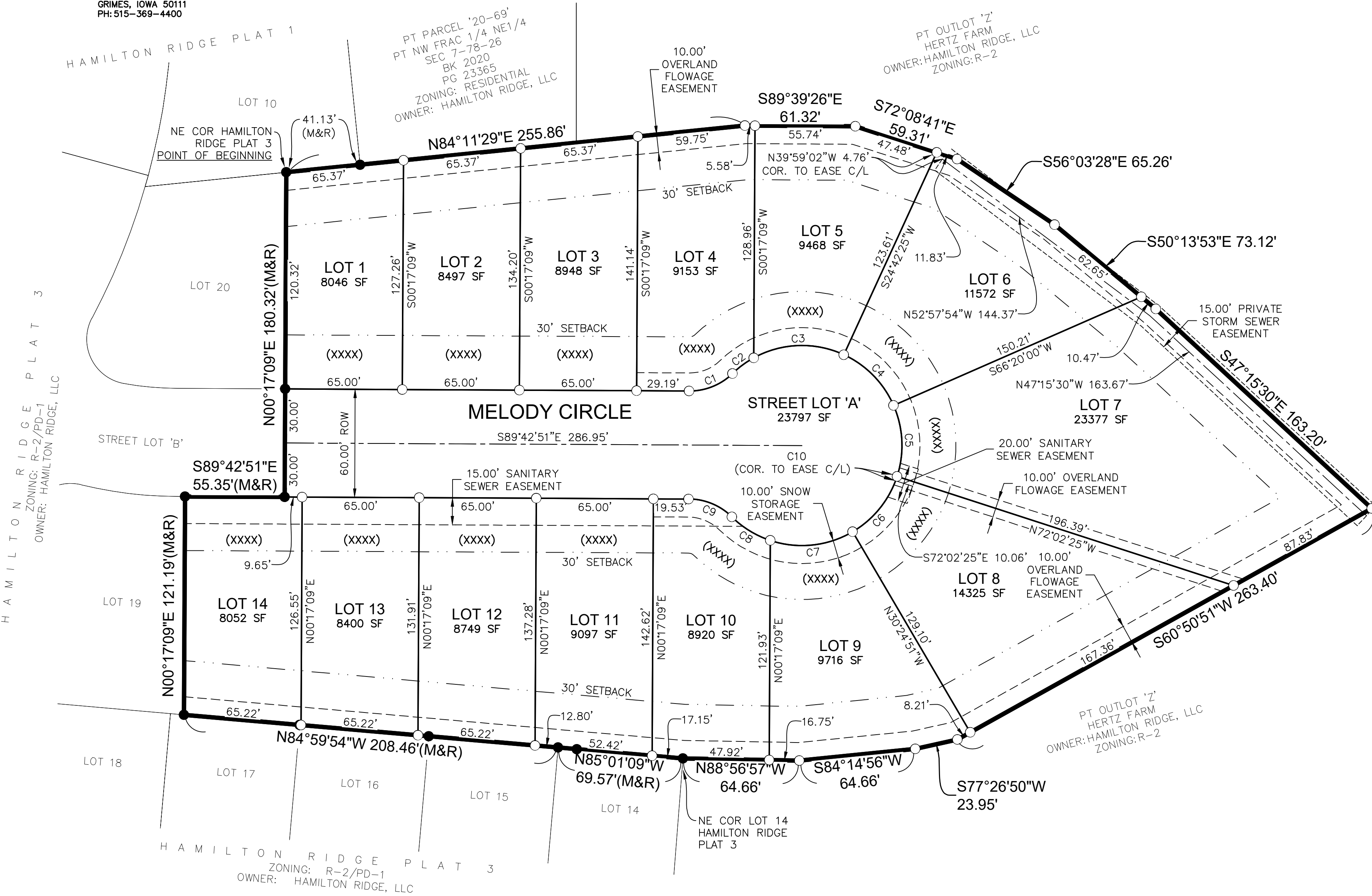
REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325

PROPRIETOR: HAMILTON RIDGE, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400



**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  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

**DATE OF SURVEY**

NOVEMBER 8, 2021

**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' 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.

**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 3, AN OFFICIAL PLAT; THENCE NORTH 84°11'29" EAST ALONG THE EASTERLY LINE OF HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT AND THE EASTERLY EXTENSION THEREOF, 255.86 FEET; THENCE SOUTH 89°39'26" EAST, 61.32 FEET; THENCE SOUTH 72°08'41" EAST, 59.31 FEET; THENCE SOUTH 56°03'28" EAST, 65.26 FEET; THENCE SOUTH 50°13'53" EAST, 73.12 FEET; THENCE SOUTH 47°15'30" EAST, 163.20 FEET; THENCE SOUTH 60°50'51" WEST, 263.40 FEET; THENCE SOUTH 77°26'50" WEST, 23.95 FEET; THENCE SOUTH 84°14'56" WEST, 64.66 FEET; THENCE NORTH 88°56'57" WEST, 64.66 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID HAMILTON RIDGE PLAT 3; THENCE NORTH 85°01'09" WEST ALONG THE EASTERLY LINE OF SAID HAMILTON RIDGE PLAT 3, A DISTANCE OF 69.57 FEET; THENCE NORTH 84°59'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 208.46 FEET; THENCE NORTH 00°17'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 121.19 FEET; THENCE SOUTH 89°42'51" EAST CONTINUING ALONG SAID EASTERLY LINE, 55.35 FEET; THENCE NORTH 00°17'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 180.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.91 ACRES (170,116 SQUARE FEET).

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

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°13'12"	34.50'	26.63'	S68°10'33"W	25.97'
C2	15°09'56"	55.50'	14.69'	S53°38'55"W	14.65'
C3	53°28'32"	55.50'	51.80'	S87°58'09"W	49.94'
C4	41°37'35"	55.50'	40.32'	N44°28'47"W	39.44'
C5	41°37'35"	55.50'	40.32'	N02°51'13"W	39.44'
C6	41°37'35"	55.50'	40.32'	N38°46'22"E	39.44'
C7	48°51'44"	55.50'	47.33'	N84°01'02"E	45.91'
C8	26°03'28"	55.50'	25.24'	S58°31'22"E	25.02'
C9	44°13'12"	34.50'	26.63'	S67°36'15"E	25.97'
C10	2°34'54"	55.50'	2.50'	N19°15'02"E	2.50'

**ZONING**

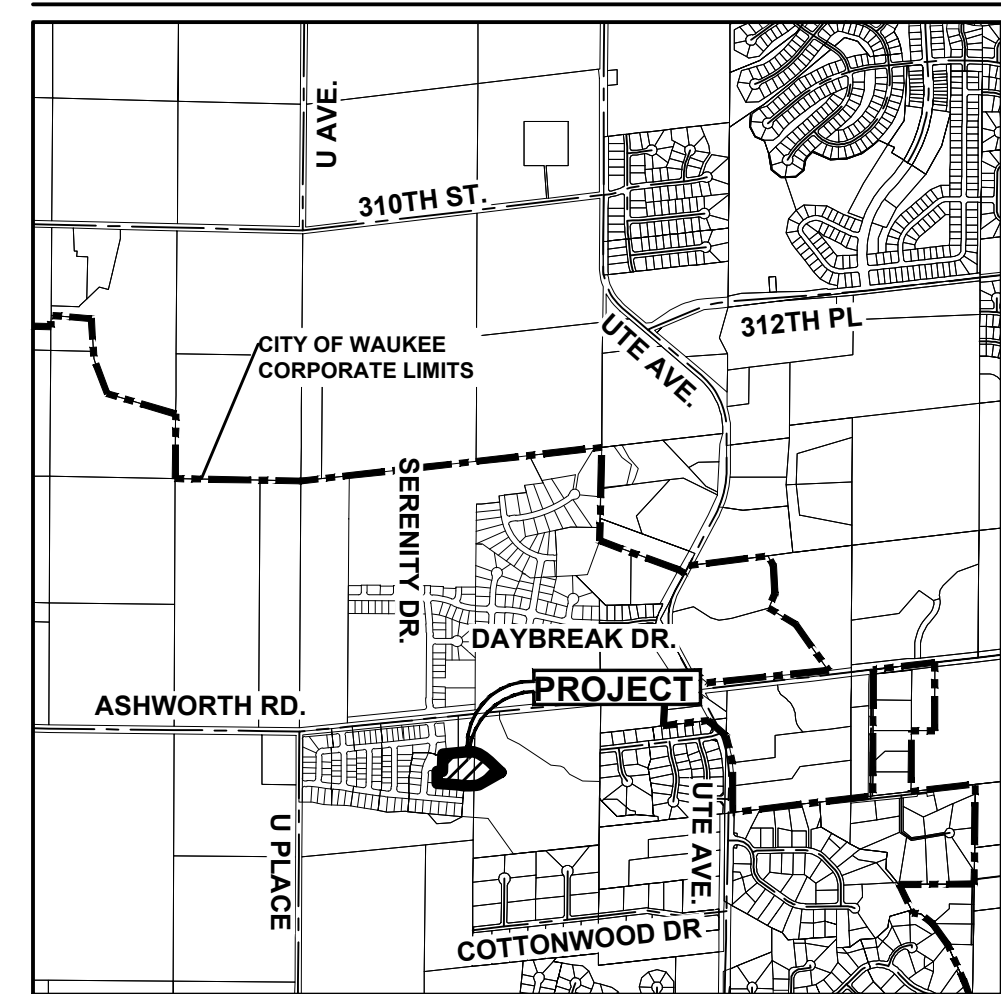
R-2: ONE AND TWO-FAMILY  
RESIDENTIAL DISTRICT

**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

**VICINITY MAP (NOT TO SCALE)**

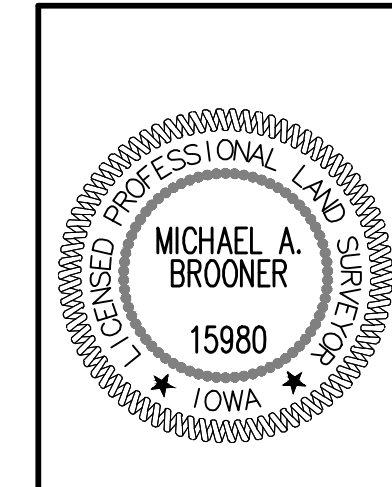
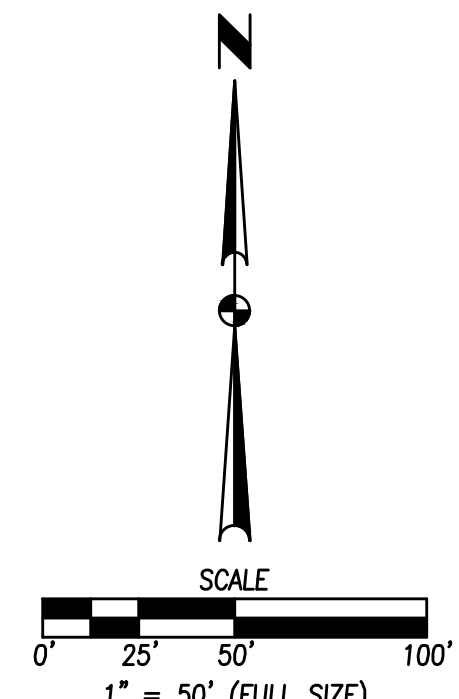


**LEGEND**

FOUND	SET
▲	△
●	○
M	M
R	R
D	D
P.U.E.	P.U.E.
AL	AL
(1234)	(1234)
---	---
---	---
---	---
---	---
---	---
---	---
---	---

SECTION CORNER AS NOTED  
1/2" REBAR, YELLOW PLASTIC CAP #15980  
(UNLESS OTHERWISE NOTED)

MEASURED BEARING & DISTANCE  
RECORDED BEARING & DISTANCE  
DEEDED BEARING & DISTANCE  
PUBLIC UTILITY EASEMENT  
CURVE ARC LENGTH  
LOT ADDRESS  
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

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

HAMILTON RIDGE PLAT 7  
 FINAL PLAT  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER:  
 TECH:  
 REVIEW:  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400  
 REVISIONS  
 DATE  
 FIRST SUBMITTAL  
 11/09/21

FILE: H:\2021\2106480\2106480-FINAL PLATING  
 DATE PLOTTED: 11/09/2021 5:02 PM  
 PLOTTED BY: ERIC CALLENBERG  
 SCALE: