

WHEN RECORDED RETURN TO: City of Waukee, Iowa, Attn: City Clerk, 230 Hickman Road, Waukee, IA 50263

Preparer Information: Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, IA 50322, (515) 369-4400


SPACE ABOVE THIS LINE FOR RECORDER

Hamilton Ridge Plat 9

LOT #	MOE	MGS
1	----	978.29
2	----	976.89
3	----	975.49
4	----	951.79
5	----	950.03
6	----	948.19
7	----	----
8	----	----
9	----	----
10	----	----
11	----	----
12	971.40	----
13	----	974.05
14	----	975.40
15	----	977.03
16	----	978.63

MOE – Minimum Opening Elevation

MGS – Minimum Grade At Structure

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p>
	<p><i>Erin K. Ollendike</i> 01/17/2023 ERIN K. OLLENDIKE, P.E. DATE</p> <p>LICENSE NUMBER 16926 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL</p>

INDEX LEGEND
LOCATION: PT 'PARCEL 20-89', NW FRL 1/4 NE 1/4 & PT OUTLOT 'Z' HERTZ FARM PLAT 1 SEC 7-78-26 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 URBAN DALE DRIVE URBAN DALE, IOWA 50322 PH: 515-369-4400

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

5112 6 255 -256

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 URBAN DALE DRIVE
URBAN DALE, 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 '20-89' 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:

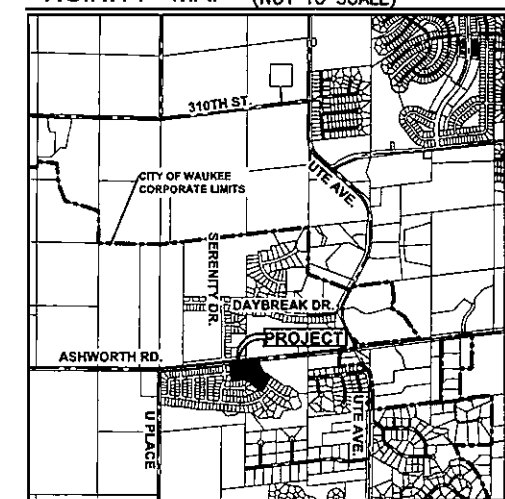
BEGINNING AT THE NORTHEAST CORNER OF HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 84°11'21" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '20-89' AND THE NORTHERLY LINE OF SAID OUTLOT 'Z', 592.75 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°02'19" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 60.31 FEET; THENCE SOUTH 22°41'56" EAST ALONG SAID EASTERLY LINE, 219.43 FEET; THENCE SOUTH 84°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 6, 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°48'39" 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

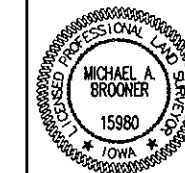
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
5. LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
6. 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

DATE	REVISIONS	TECH:	REVIEW:
01/11/2023	FINAL SUBMITTAL		
01/23/2023	FIRST SUBMITTAL		

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

CIVIL DESIGN ADVANTAGE
ENGINEER:
TECH:
REVIEW:

HAMILTON RIDGE PLAT 9
FINAL PLAT

WAUKEE, IOWA

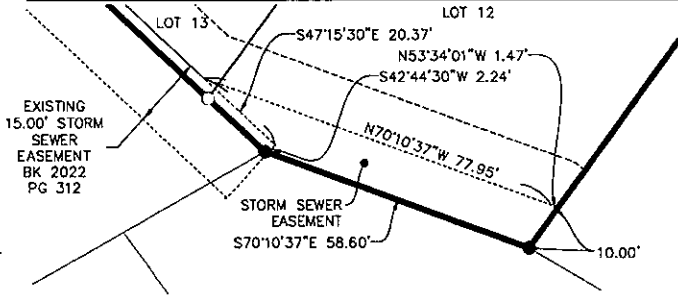
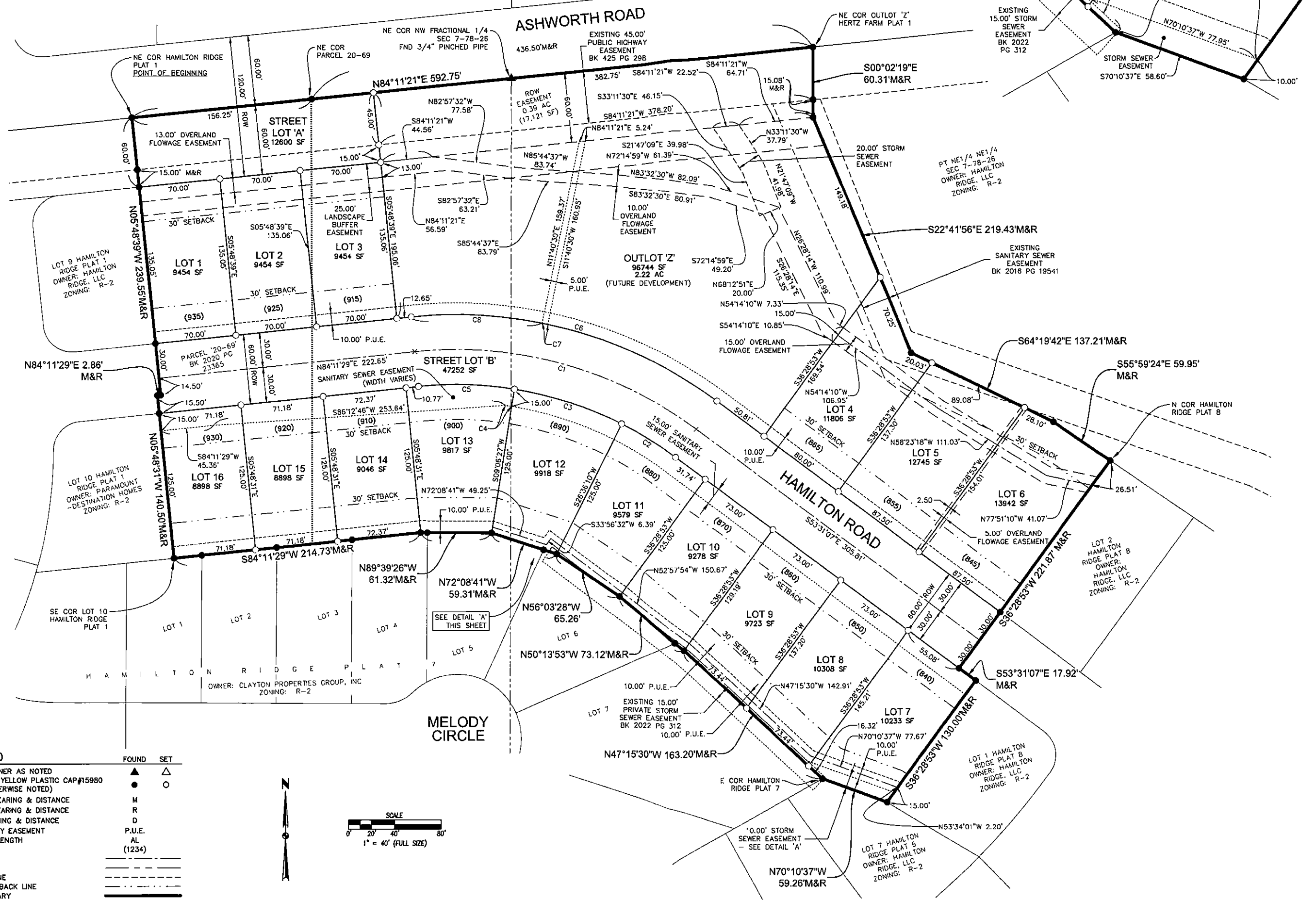
2111.924

DATE PLOTTED: 01/11/23 10:00 AM
SCALE: AS SHOWN
DRAWN BY: JACOB
CHECKED BY: JACOB

HAMILTON RIDGE PLAT 9

FINAL PLAT

DETAIL 'A'



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	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

DATE	REVISIONS	FINAL SUBMITTAL	FIRST SUBMITTAL

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

REVIEW: _____
TECH: _____
ENGINEER: _____



WAUKEE, IOWA

HAMILTON RIDGE PLAT 9
FINAL PLAT