

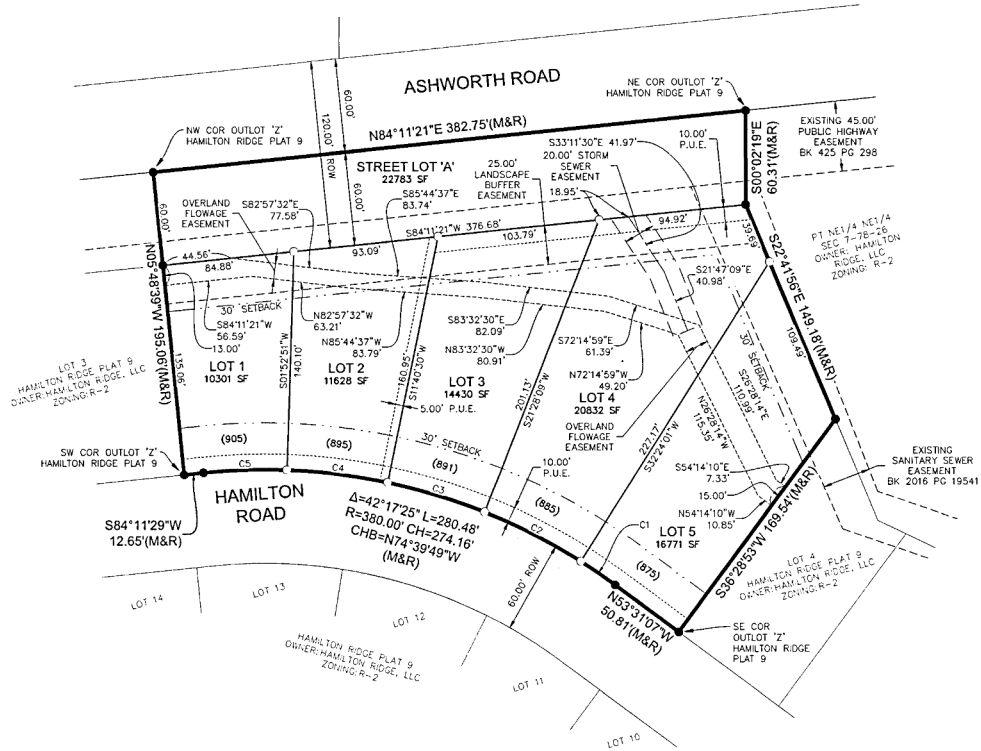
**INDEX LEGEND**

LOCATION: OUTLOT 'Z', HAMILTON RIDGE PLAT 9  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: HAMILTON RIDGE, LLC  
 PROPRIETOR: HAMILTON RIDGE, LLC  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROOKER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

# HAMILTON RIDGE PLAT 13

## FINAL PLAT

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
 DATE: 11/20/2023  
 SIGNED: *Michael A. Brooker*



**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 AREA: 8,000 SQUARE FEET  
 MINIMUM LOT WIDTH: 65 FEET

**DATE OF SURVEY**

NOVEMBER 16, 2022

**PLAT DESCRIPTION**

OUTLOT 'Z', HAMILTON RIDGE PLAT 9, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.22 ACRES (96,744 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 LOT 'A' 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.

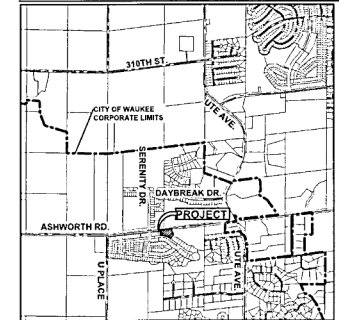
**LEGEND**

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
CURVE ARC LENGTH (1234)	AL (1234)
LOT ADDRESS	
CENTERLINE	
SECTION LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
PLAT BOUNDARY	

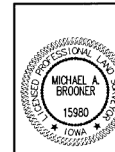
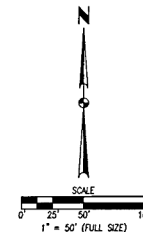
**CURVE DATA**

C1	4°04'52"	380.00'	27.07'	N55°33'33"W	27.06'
C2	10°27'40"	380.00'	69.38'	N62°49'49"W	69.29'
C3	9°49'21"	380.00'	65.14'	N72°58'19"W	65.06'
C4	9°50'07"	380.00'	65.23'	N82°48'03"W	65.15'
C5	8°05'25"	380.00'	53.66'	S88°14'11"W	53.61'

**VICINITY MAP (NOT TO SCALE)**



WAUKEE, IOWA



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. Brooker* 11-28-2023  
 MICHAEL A. BROOKER, P.L.S. DATE  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**HAMILTON RIDGE PLAT 13**  
**FINAL PLAT**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

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

REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 FINAL SUBMITTAL: 11/27/2023  
 FIRST SUBMITTAL: 03/27/23

REVIEW: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

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