

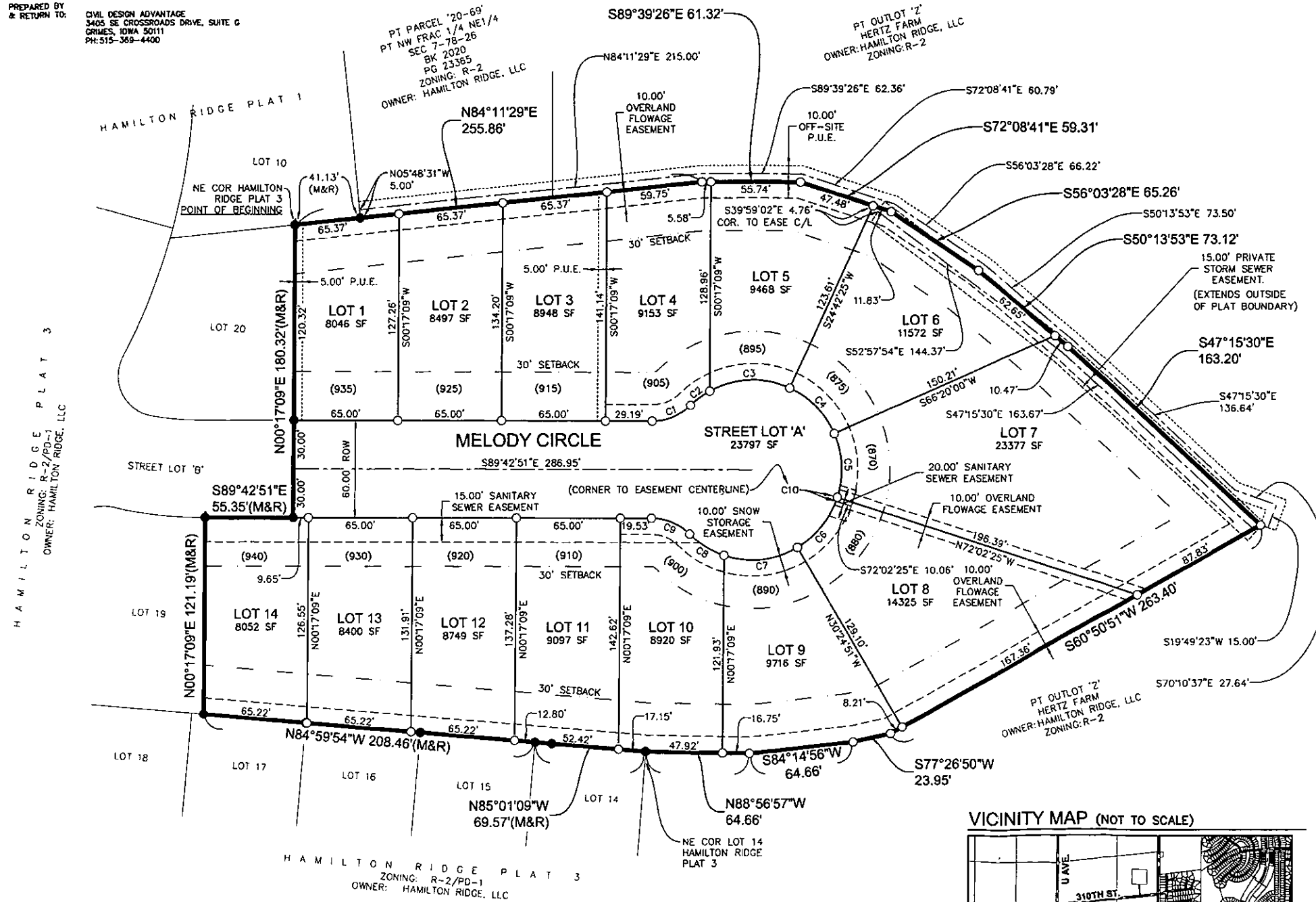
**INDEX LEGEND**  
 LOCATION: PT OUTLOT 'Z', HERTZ FARM  
 PT PARCEL '20-69' NW FRAC 1/4 NE 1/4 SEC 7-78-28  
 REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325  
 PROPRIETOR: HAMILTON RIDGE, LLC  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 ENGINEER: ERIN OLLENDEKE  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

# HAMILTON RIDGE PLAT 7

## FINAL PLAT

Doc ID: 008693430019 Type: PLAT  
 Recorded: 01/05/2022 at 01:51:18 PM  
 Fee Amt: \$97.00 Page 1 of 19  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
 BK 2022 PG 301

Slide G33  
**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 01/03/2022  
 SIGNED: *[Signature]*



**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  
 CONTACT: ERIN OLLENDEKE

**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'	14.66'	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'	S87°36'15"E	25.97'
C10	2°34'54"	55.50'	2.50'	N19°15'02"E	2.50'

**DATE OF SURVEY**  
 NOVEMBER 8, 2021

**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

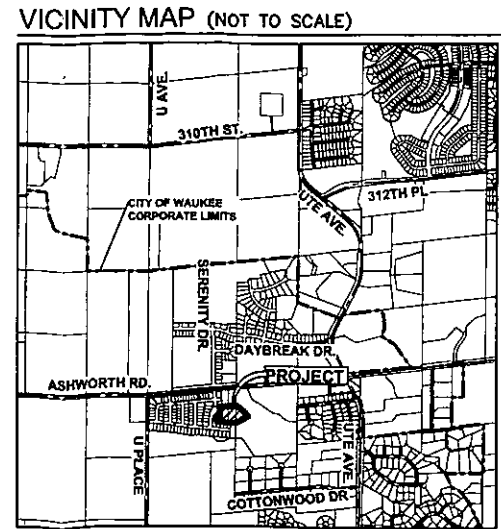
- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
  - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION 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:

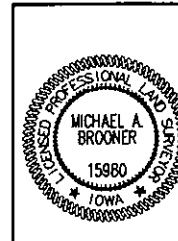
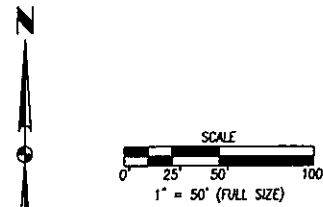
BEGINNING AT THE NORTHEAST CORNER OF HAMILTON RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 84°11'29" EAST ALONG THE EASTERLY LINE OF HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT AND THE EASTERLY EXTENSION THEREOF, 255.86 FEET; THENCE SOUTH 89°39'26" EAST, 61.32 FEET; THENCE SOUTH 72°08'41" EAST, 59.31 FEET; 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 80°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.



**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.

*[Signature]* 12-22-2021  
 MICHAEL A. BROONER, P.L.S. DATE

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

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400



**HAMILTON RIDGE PLAT 7**  
**FINAL PLAT**