

INDEX LEGEND

LOCATION: PT PARCEL '20-69' OF PT NW FRACTIONAL 1/4 NE1/4 SEC 7-78-26 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: LANDMARK DEVELOPMENT SERVICES
PROPRIETOR: HAMILTON RIDGE, LLC 9550 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 C GRIMES, IOWA 50111 PH: 515-369-4400

HAMILTON RIDGE PLAT 2 FINAL PLAT

Doc ID: 008626320020 Type: PLAT
Recorded: 10/25/2021 at 10:56:06 AM
Fee Amt: \$102.00 Page 1 of 20
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2021 PG 31349

GA logo, DATE, REVISIONS, SECOND SUBMITTAL, FIRST SUBMITTAL, REVIEWER, TECH, ENGINEER, 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410, CIVIL DESIGN ADVANTAGE, WAUKEE, IOWA, HAMILTON RIDGE PLAT 2 FINAL PLAT, 1/1, 2009.484

Slide F304

DATE OF SURVEY
JUNE 28, 2021

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
3405 SE CROSSROADS DRIVE, SUITE C
GRIMES, IOWA 50111

ZONING
PLANNED DEVELOPMENT
BOOK 2020, PAGE 32433

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 12-15)

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 1-11 AND 16-21)

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

- 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.
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.

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 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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 05°48'31" EAST ALONG THE WESTERLY LINE OF SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 195.02 FEET; THENCE SOUTH 84°11'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 11.36 FEET; THENCE SOUTH 05°48'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 00°17'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 437.35 FEET; THENCE WESTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET AND WHOSE CHORD BEARS NORTH 82°02'50" WEST, 12.86 FEET; THENCE SOUTH 06°58'59" WEST, 210.09 FEET; THENCE NORTH 80°44'12" WEST, 286.10 FEET; THENCE NORTH 08°56'12" EAST, 208.28 FEET; THENCE SOUTH 81°03'48" EAST, 28.84 FEET; THENCE NORTH 00°17'09" EAST, 370.31 FEET; THENCE SOUTH 84°11'29" WEST, 19.66 FEET; THENCE NORTH 05°48'31" WEST, 255.01 FEET TO THE NORTH LINE OF SAID PARCEL '20-69'; THENCE NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 292.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.46 ACRES (238,013 SQUARE FEET).

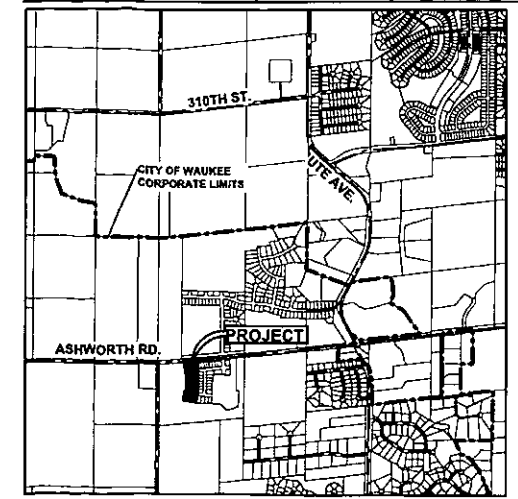
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curves C1 through C15 with their respective measurements.

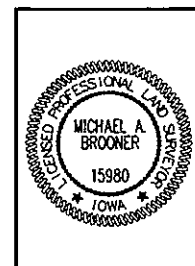
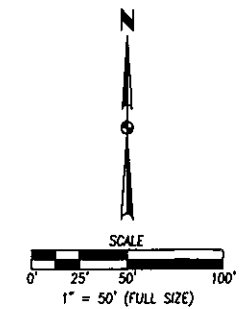
FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 10/18/2021
SIGNED: [Signature]

VICINITY MAP (NOT TO SCALE)



LEGEND

Legend table defining symbols for FOUND and SET markers, bearings, distances, easements, and boundaries.



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: 10-20-2021

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

