

HAMILTON RIDGE PLAT 1 FINAL PLAT

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 9/20/21
 SIGNED: *Michael A. Brooner*

INDEX LEGEND
 LOCATION: PT PCL '20-69' (BK 2020, PG 23365) OF NW 1/4 NE 1/4 SEC 7-78-26 WAUKEE, DALLAS COUNTY, IOWA
 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
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

DATE OF SURVEY
 JUNE 9, 2021

OWNER/DEVELOPER
 HAMILTON RIDGE, LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN ROAD, SUITE 100 CLIVE, IA 50325
 PH: (515) 986-5994
 CONTACT: BILL SPENCER

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE SUITE G 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 9, 10 AND 19-22)
 PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2, ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (LOTS 1-8, 11-18 AND 23-29)

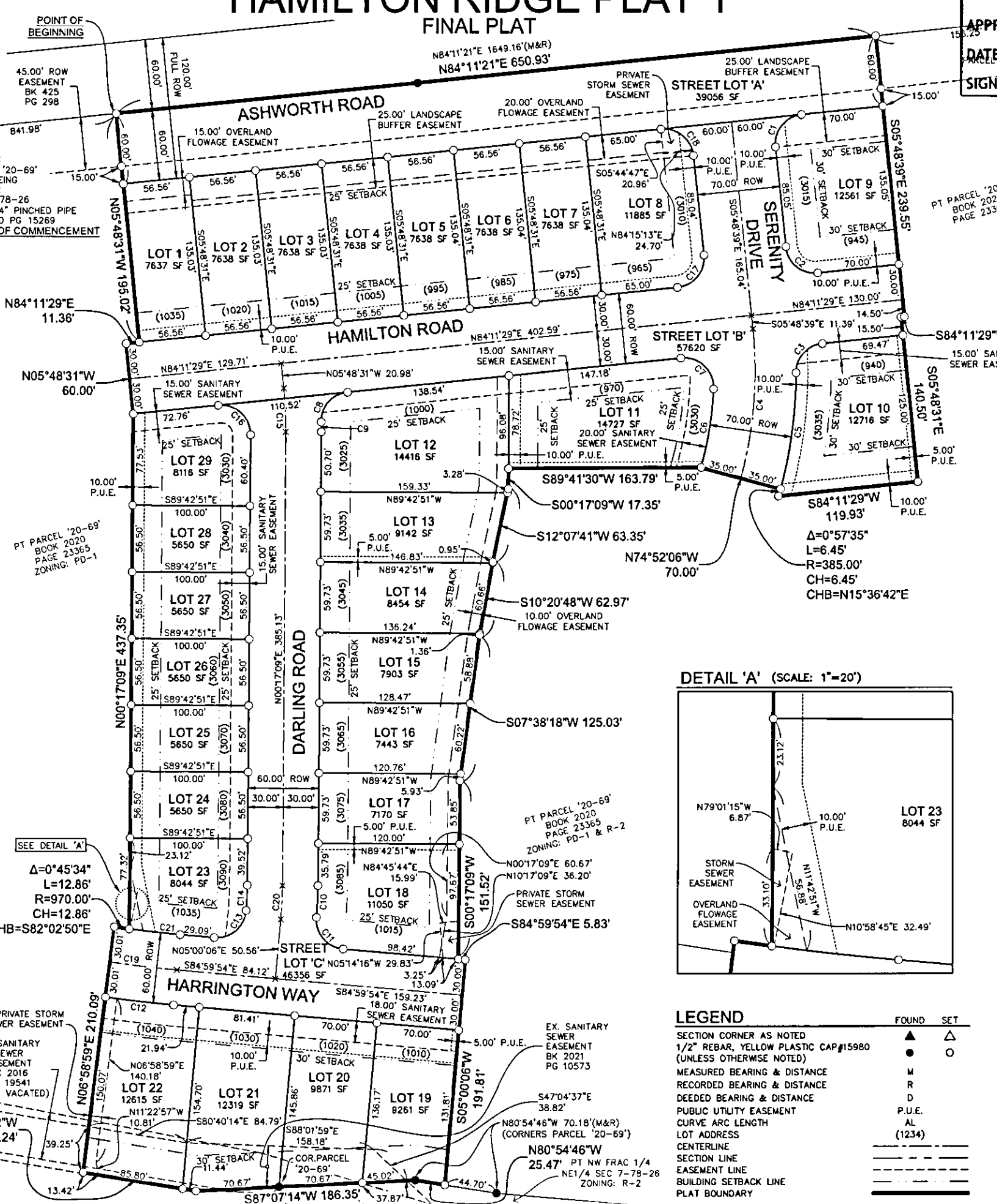
FRONT YARD: 30 FEET
 SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
 REAR YARD: 30 FEET
 PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2, ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (LOTS 1-8, 11-18 AND 23-29)
 FRONT YARD: 25 FEET
 SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE
 REAR YARD: 25 FEET

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 QUARTER OF THE NORTHEAST 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:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID PARCEL '20-69', A DISTANCE OF 841.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 650.93 FEET; THENCE SOUTH 05°48'39" EAST, 239.55 FEET; THENCE SOUTH 84°11'29" WEST, 2.86 FEET; THENCE SOUTH 05°48'31" EAST, 140.50 FEET; THENCE SOUTH 84°11'29" WEST, 119.93 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 6.45 FEET AND WHOSE CHORD BEARS NORTH 15°36'42" EAST, 8.45 FEET; THENCE NORTH 74°52'06" WEST, 70.00 FEET; THENCE SOUTH 89°41'30" WEST, 163.79 FEET; THENCE SOUTH 00°17'09" WEST, 17.35 FEET; THENCE SOUTH 12°07'41" WEST, 63.35 FEET; THENCE SOUTH 10°20'48" WEST, 62.97 FEET; THENCE SOUTH 07°38'18" WEST, 125.03 FEET; THENCE SOUTH 00°17'09" WEST, 151.52 FEET; THENCE SOUTH 84°59'54" EAST, 5.83 FEET; THENCE SOUTH 05°00'06" WEST, 191.81 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '20-69'; THENCE NORTH 80°54'46" WEST ALONG SAID SOUTHERLY LINE, 25.47 FEET; THENCE NORTH 87°07'14" WEST ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION THEREOF, 186.35 FEET; THENCE NORTH 80°44'12" WEST, 97.24 FEET; THENCE NORTH 06°58'59" EAST, 210.09 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 12.86 FEET AND WHOSE CHORD BEARS SOUTH 82°02'50" EAST, 12.86 FEET; THENCE NORTH 00°17'09" EAST, 437.35 FEET; THENCE NORTH 05°48'31" WEST, 60.00 FEET; THENCE NORTH 84°11'29" EAST, 11.36 FEET; THENCE NORTH 05°48'31" WEST, 195.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.24 ACRES (402,441 SQUARE FEET).

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

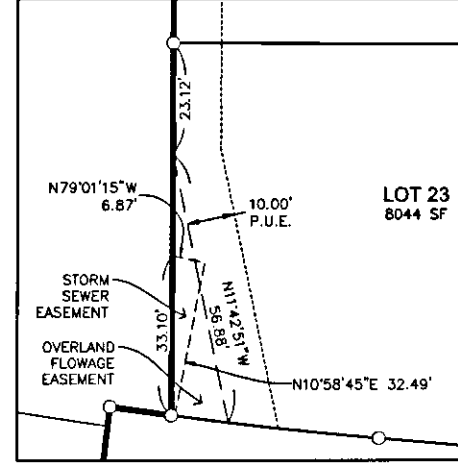
- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
 - STREET LOTS 'A', 'B' AND 'C' 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.
 - LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.



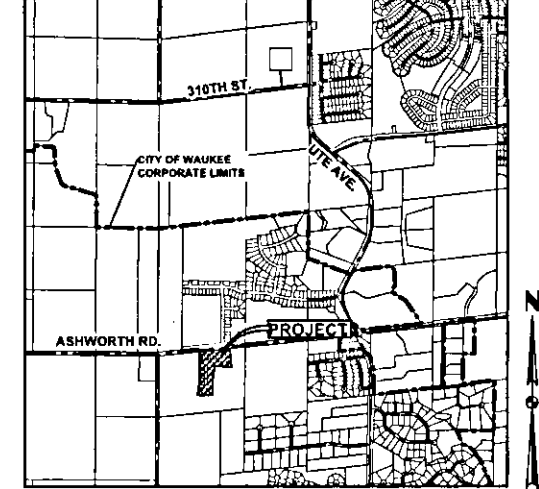
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N39°11'21"E	35.36'
C2	89°59'52"	25.00'	39.27'	N50°48'35"W	35.35'
C3	83°53'43"	25.00'	36.61'	N42°14'37"E	33.42'
C4	20°56'33"	350.00'	127.93'	S04°39'37"W	127.22'
C5	14°50'08"	385.00'	99.69'	N07°42'50"E	99.41'
C6	12°17'35"	315.00'	67.59'	S08°59'06"W	67.48'
C7	98°38'50"	25.00'	43.04'	S46°29'06"E	37.92'
C8	85°10'53"	25.00'	37.17'	N41°36'02"E	33.84'
C9	1°16'33"	380.00'	8.46'	N00°21'07"W	8.46'
C10	4°05'17"	380.00'	27.11'	N02°19'48"E	27.11'
C11	89°22'20"	25.00'	39.00'	N40°18'44"W	35.16'
C12	3°15'08"	1030.00'	58.46'	S83°22'20"E	58.46'
C13	90°51'42"	25.00'	39.65'	S49°34'15"W	35.62'
C14	3°51'14"	320.00'	21.52'	S02°12'46"W	21.52'
C15	6°05'41"	350.00'	37.23'	N02°45'41"W	37.21'
C16	96°05'41"	25.00'	41.93'	S47°45'41"E	37.18'
C17	90°00'08"	25.00'	39.27'	S39°11'25"W	35.36'
C18	90°00'00"	25.00'	39.27'	S50°48'39"E	35.36'
C19	3°17'25"	1000.00'	57.43'	S83°21'12"E	57.42'
C20	4°42'57"	350.00'	28.81'	N02°38'38"E	28.80'
C21	2°34'17"	970.00'	43.53'	N63°42'46"W	43.53'

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



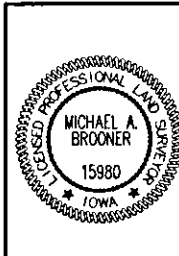
VICINITY MAP (NOT TO SCALE)



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 9-23-2021
 MICHAEL A. BROONER, P.L.S. DATE

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

BK 2021 PG 28568 Slide F317

CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: MICHAEL A. BROONER
 REVIEW: []
 TECH: []
 WAUKEE, IOWA
HAMILTON RIDGE PLAT 1
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