

HAMILTON RIDGE PLAT 3

FINAL PLAT

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
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 9/20/21
 SIGNED: *Yuliana D. Hunt*

DATE OF SURVEY
 JUNE 25, 2021

HAMILTON RIDGE PLAT 3
 ZONING: R-2/PD-1

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 G
 GRIMES, IOWA 50111

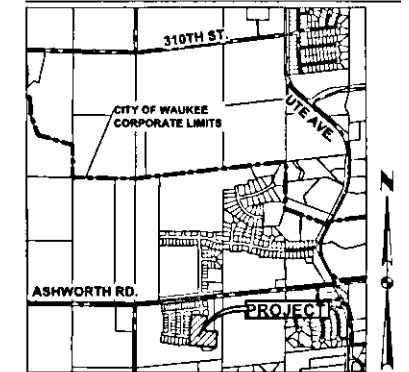
NOTES

- 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 LOT 'A' AND 'B' 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.

ZONING

PLANNED DEVELOPMENT
 BOOK 2020, PAGE 32433
 R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
 PD-1: PLANNED UNIT DEVELOPMENT DISTRICT

VICINITY MAP (NOT TO SCALE)



BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 7-20)

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 1-6)

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°43'27"	700.00'	8.85'	S85°21'38"E	8.85'
C2	12°47'27"	350.00'	78.14'	S11°23'50"W	77.97'
C3	10°29'16"	350.00'	64.07'	S23°02'11"W	63.98'
C4	13°08'55"	350.00'	80.32'	S21°42'21"W	80.14'
C5	11°44'15"	385.00'	78.87'	N21°57'37"E	78.73'
C6	107°29'48"	25.00'	46.90'	N25°55'10"W	40.32'
C7	10°02'47"	170.00'	29.81'	N84°41'27"W	29.77'
C8	13°19'33"	230.00'	53.49'	S83°03'04"E	53.37'
C9	17°50'02"	200.00'	62.25'	N80°47'49"W	62.00'
C10	45°35'07"	25.00'	19.89'	S80°49'09"W	19.37'
C11	96°40'06"	25.00'	42.18'	N55°16'40"E	37.35'
C12	1°56'31"	315.00'	10.68'	N05°58'21"E	10.68'
C13	90°00'00"	25.00'	39.27'	N39°59'54"W	35.36'
C14	0°33'00"	670.00'	6.43'	N85°16'24"W	6.43'
C15	0°43'27"	730.00'	9.23'	S85°21'38"E	9.23'
C16	90°00'00"	25.00'	39.27'	S50°00'06"W	35.36'
C17	10°00'32"	385.00'	67.26'	S11°51'07"W	67.17'
C18	10°23'44"	385.00'	69.85'	S22°03'15"W	69.76'
C19	13°08'55"	315.00'	72.29'	S21°42'21"W	72.13'
C20	12°21'21"	300.00'	64.69'	N22°06'08"E	64.57'
C21	1°01'42"	385.00'	6.91'	S27°45'58"W	6.91'
C22	17°27'11"	436.99'	148.37'	N18°03'34"E	147.66'
C23	3°55'16"	230.00'	15.74'	S78°20'55"E	15.74'
C24	1°50'45"	385.00'	12.40'	S05°55'29"W	12.40'

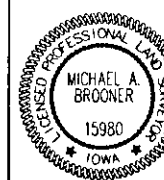
PLAT DESCRIPTION

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:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, HAMILTON RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°41'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 163.79 FEET TO THE SOUTHERLY CORNER OF SAID LOT 11; THENCE SOUTH 74°52'06" EAST ALONG THE SOUTHERLY LINE OF STREET LOT 'B', SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 70.00 FEET TO THE WESTERLY LINE OF LOT 10, SAID HAMILTON RIDGE PLAT 1; THENCE SOUTH 15°36'42" WEST ALONG SAID WESTERLY LINE, 6.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 84°11'29" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 78.80 FEET; THENCE SOUTH 00°17'09" WEST, 180.32 FEET; THENCE NORTH 89°42'51" WEST, 55.35 FEET; THENCE SOUTH 00°17'09" WEST, 121.19 FEET; THENCE SOUTH 85°00'13" EAST, 278.03 FEET TO THE EASTERLY LINE OF SAID PARCEL '20-69'; THENCE SOUTH 04°27'06" WEST ALONG SAID EASTERLY LINE, 125.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 670.00 FEET, WHOSE ARC LENGTH IS 2.04 FEET AND WHOSE CHORD BEARS SOUTH 85°38'08" EAST, 2.04 FEET; THENCE SOUTH 04°16'39" WEST CONTINUING ALONG SAID EASTERLY LINE, 194.58 FEET; THENCE NORTH 86°14'08" WEST, 22.74 FEET; THENCE NORTH 84°59'54" WEST AND ALONG THE SOUTHERLY LINE OF SAID PARCEL '20-69', A DISTANCE OF 494.00 FEET; THENCE NORTH 80°54'46" WEST ALONG SAID SOUTHERLY LINE, 44.70 FEET TO THE SOUTHEAST CORNER OF LOT 19, SAID HAMILTON RIDGE PLAT 1; THENCE NORTH 05°00'06" EAST ALONG THE EASTERLY LINE OF SAID HAMILTON RIDGE PLAT 1, A DISTANCE OF 191.81 FEET; THENCE NORTH 84°59'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 5.83 FEET; THENCE NORTH 00°17'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 151.52 FEET; THENCE NORTH 07°40'03" EAST CONTINUING ALONG SAID EASTERLY LINE, 126.38 FEET; THENCE NORTH 10°20'48" EAST CONTINUING ALONG SAID EASTERLY LINE, 61.61 FEET; THENCE NORTH 12°07'41" EAST CONTINUING ALONG SAID EASTERLY LINE, 63.35 FEET; THENCE NORTH 00°17'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 17.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES (272,811 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 SURVEYING 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 Brooner 9-23-2021
 MICHAEL A. BROONER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

BK 2021 PG 28579 Slide F378

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BOOK 2021 PAGE 28579

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 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 REVISIONS: _____
 SECOND SUBMITTAL: _____
 FIRST SUBMITTAL: _____
 DATE: _____
 REVIEW: _____
 TECH: _____
 ENGINEER: _____
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