

HAMILTON RIDGE PLAT 4

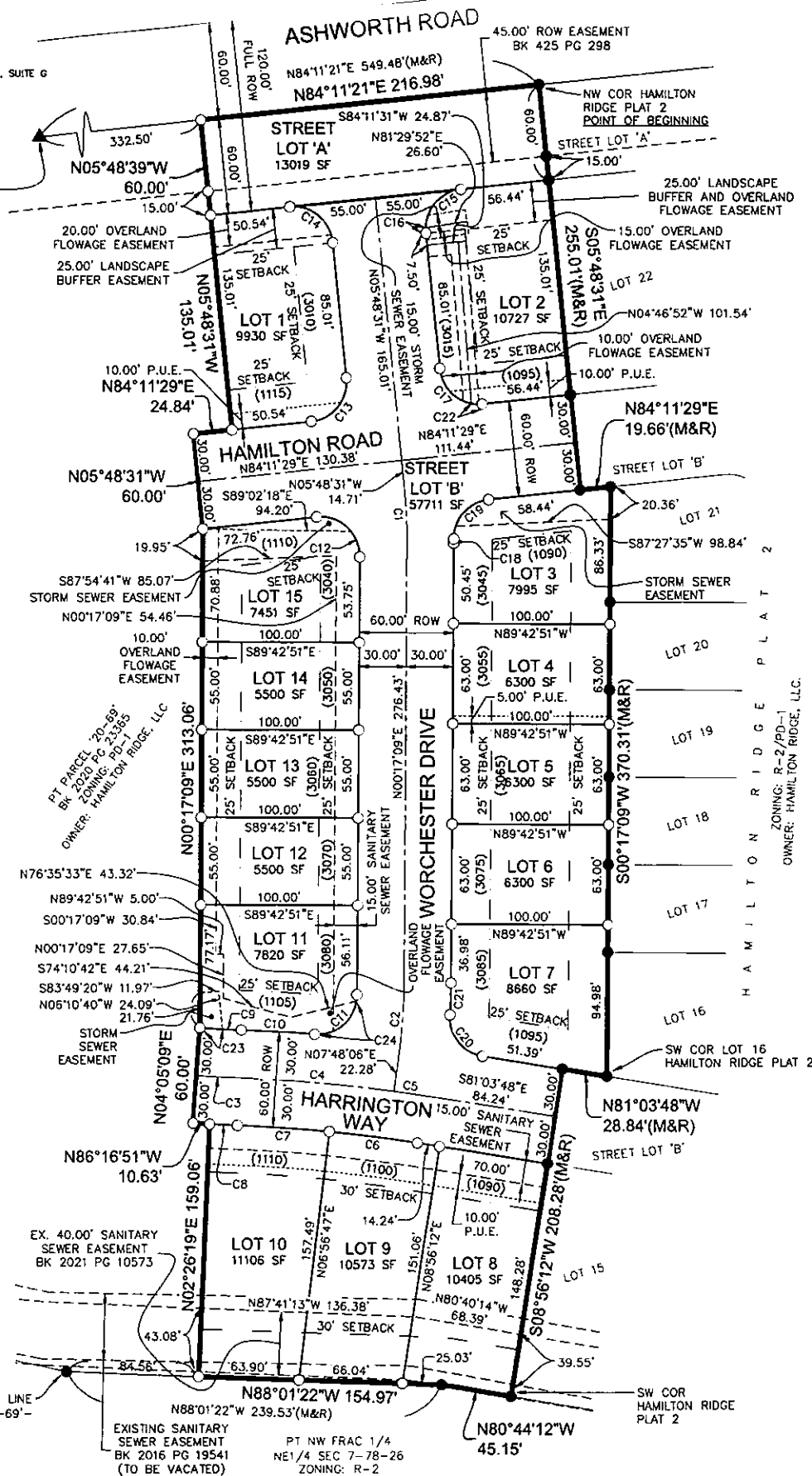
FINAL PLAT

Doc ID: 008626470020 Type: PLAT
 Recorded: 10/25/2021 at 11:25:25 AM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2021 PG 31364
 Slide F 397

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 BROOKER
 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

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 10/14/2021
 SIGNED: *Michael A. Brooker*



DATE OF SURVEY

AUGUST 11, 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 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 8-10)

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

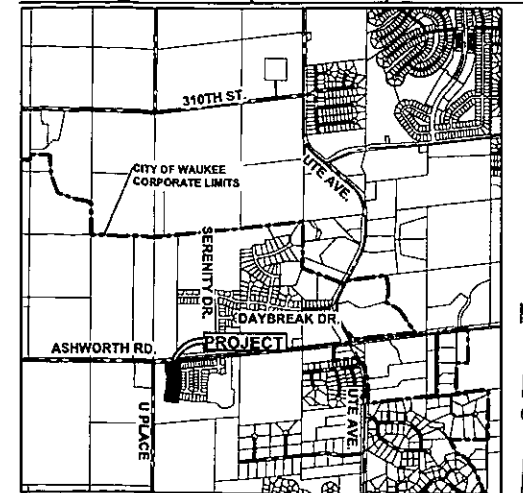
PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2:
 ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-7 AND 11-15)

FRONT YARD: 25 FEET
 SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE
 REAR YARD: 25 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' 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.
- LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

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 NORTHWEST CORNER OF HAMILTON RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 05°48'31" EAST ALONG THE WESTERLY LINE OF SAID HAMILTON RIDGE PLAT 2, A DISTANCE OF 255.01 FEET; THENCE NORTH 84°11'29" EAST CONTINUING ALONG SAID WESTERLY LINE, 19.66 FEET; THENCE SOUTH 00°17'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 370.31 FEET; THENCE NORTH 81°03'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 28.84 FEET; THENCE SOUTH 08°56'12" WEST, 208.28 FEET TO THE SOUTHWEST CORNER OF SAID HAMILTON RIDGE PLAT 2; THENCE NORTH 80°44'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL '20-69', A DISTANCE OF 45.15 FEET; THENCE NORTH 88°01'22" WEST CONTINUING ALONG SAID SOUTH LINE, 154.97 FEET; THENCE NORTH 02°26'19" EAST, 159.06 FEET; THENCE NORTH 86°16'51" WEST, 10.63 FEET; THENCE NORTH 04°05'09" EAST, 60.00 FEET; THENCE NORTH 00°17'09" EAST, 313.06 FEET; THENCE NORTH 05°48'31" WEST, 80.00 FEET; THENCE NORTH 84°11'29" EAST, 24.84 FEET; THENCE NORTH 05°48'31" WEST, 135.01 FEET; THENCE NORTH 05°48'39" WEST, 60.00 FEET TO THE NORTH LINE OF SAID PARCEL '20-69'; THENCE NORTH 84°11'21" EAST ALONG SAID NORTH LINE, 216.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.38 ACRES (190,797 SQUARE FEET).

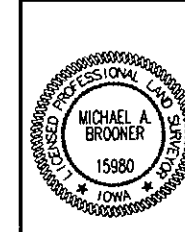
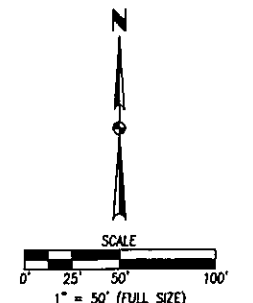
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	BEARING	CHORD	CHORD BEARING	ARC LENGTH	ARC BEARING
C1	6°05'41"	350.00'	37.23'	N02°45'41"W	37.21'
C2	7°30'56"	350.00'	45.91'	N04°02'38"E	45.88'
C3	1°57'41"	800.00'	27.39'	S86°53'41"E	27.39'
C4	5°40'38"	1000.00'	99.09'	S85°02'13"E	99.04'
C5	1°08'07"	1000.00'	19.81'	S81°37'51"E	19.81'
C6	3°21'22"	970.00'	56.82'	S82°44'29"E	56.81'
C7	3°27'23"	970.00'	58.51'	S86°08'51"E	58.50'
C8	1°13'41"	830.00'	17.79'	S87°15'42"E	17.79'
C9	1°57'41"	770.00'	26.36'	N86°53'41"W	26.36'
C10	2°36'14"	1030.00'	46.81'	N86°34'25"W	46.81'
C11	94°26'33"	25.00'	41.21'	S47°30'26"W	36.70'
C12	96°05'41"	25.00'	41.93'	S47°45'41"E	37.18'
C13	90°00'00"	25.00'	39.27'	S39°11'29"W	35.36'
C14	90°00'08"	25.00'	39.27'	S50°48'35"E	35.36'
C15	89°59'52"	25.00'	39.27'	N39°11'25"E	35.35'
C16	7°50'01"	25.00'	3.42'	S01°53'31"E	3.42'
C17	90°00'00"	25.00'	39.27'	N50°48'31"W	35.36'
C18	0°23'07"	380.00'	2.56'	N00°05'36"E	2.56'
C19	84°17'27"	25.00'	36.78'	N42°02'45"E	33.55'
C20	84°21'09"	25.00'	36.81'	N38°53'13"W	33.57'
C21	3°00'12"	380.00'	19.92'	N01°47'15"E	19.92'
C22	16°09'22"	25.00'	7.05'	S87°43'50"E	7.03'
C23	1°05'18"	770.00'	14.63'	S86°27'30"E	14.63'
C24	85°18'45"	25.00'	37.22'	N52°04'20"E	33.88'

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.

Michael A. Brooker 10-20-2021
 MICHAEL A. BROOKER, P.L.S. DATE

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

DATE: 10/25/2021
 REVISIONS:
 FIRST SUBMITTAL: 08/14/2021
 REVIEW: []
 TECH: []
 ENGINEER: []
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA