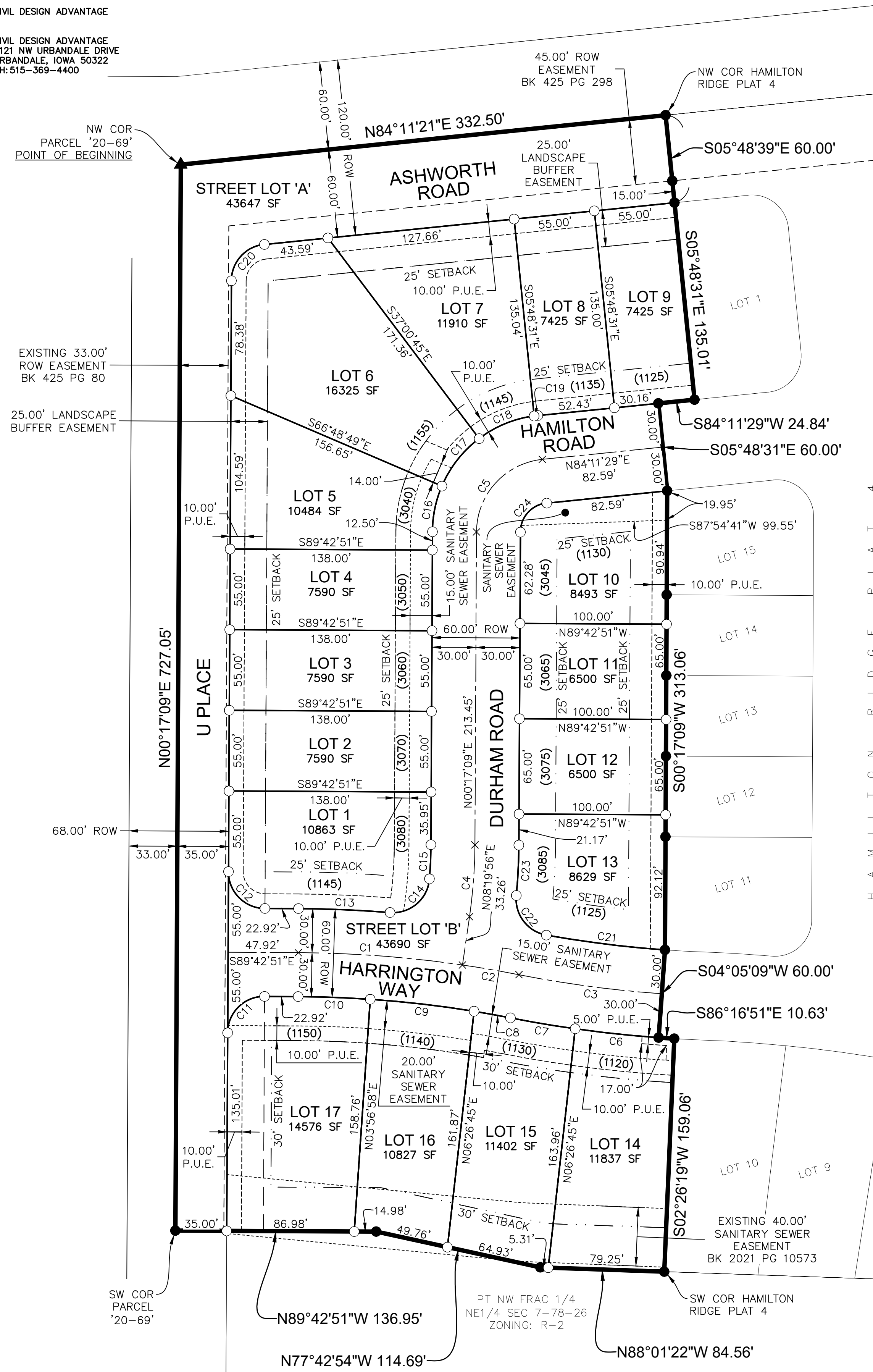


HAMILTON RIDGE PLAT 5

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
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400



DATE OF SURVEY
MAY 12, 2022

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
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

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

BULK REGULATIONS
R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 14-17)

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
 MINIMUM LOT WIDTH=65 FEET
 MINIMUM LOT AREA=8,000 SF

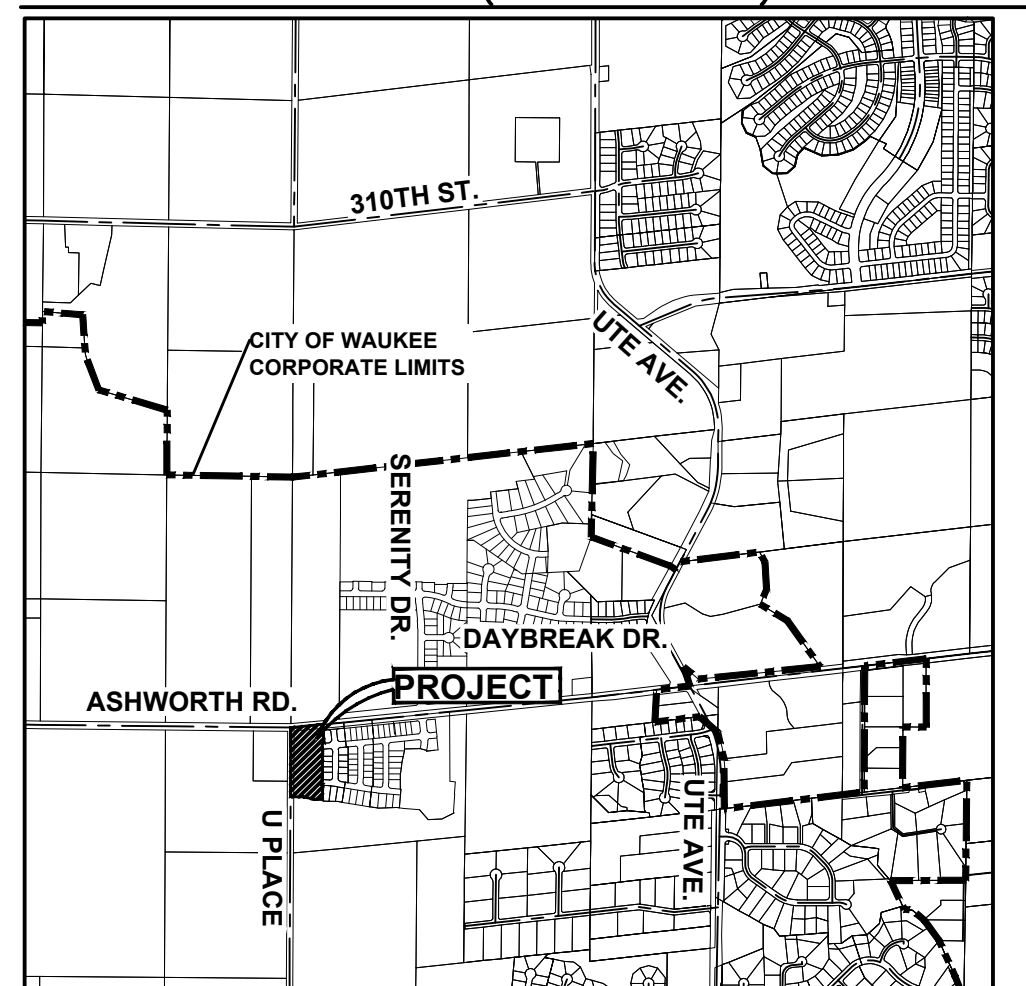
PD-1: PLANNED DEVELOPMENT DISTRICT WITH UNDERLYING R-2:
 ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-13)

FRONT YARD: 25 FEET
 SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE
 REAR YARD: 25 FEET
 MINIMUM LOT WIDTH=55 FEET
 MINIMUM LOT AREA=5,500 SF
 MINIMUM LOT DEPTH=100 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.
- LOTS 1-9 WILL REQUIRE A DETAILED GRADING PLAN WHEN BUILDING PERMITS ARE SUBMITTED.

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 FRACTIONAL 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 SAID PARCEL '20-69'; THENCE NORTH 84°11'21" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '20-69', A DISTANCE OF 332.50 FEET TO THE NORTHWEST CORNER OF HAMILTON RIDGE PLAT 4 AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 05°48'39" EAST ALONG THE WESTERLY LINE OF SAID HAMILTON RIDGE PLAT 4, A DISTANCE OF 60.00 FEET; THENCE SOUTH 05°48'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 135.01 FEET; THENCE SOUTH 84°11'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 24.84 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, 313.06 FEET; THENCE SOUTH 04°05'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 86°16'51" EAST CONTINUING ALONG SAID WESTERLY LINE, 10.63 FEET; THENCE SOUTH 02°26'19" WEST CONTINUING ALONG SAID WESTERLY LINE, 159.06 FEET TO THE SOUTHWEST CORNER OF SAID HAMILTON RIDGE PLAT 4 AND SOUTHERLY LINE OF SAID PARCEL '20-69'; THENCE NORTH 88°01'22" WEST ALONG SAID SOUTHERLY LINE, 84.56 FEET; THENCE NORTH 77°42'54" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 114.69 FEET; THENCE NORTH 89°42'51" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 136.95 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '20-69'; THENCE NORTH 00°17'09" EAST ALONG THE WEST LINE OF SAID PARCEL '20-69', A DISTANCE OF 727.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.82 ACRES (253,304 SQUARE FEET).

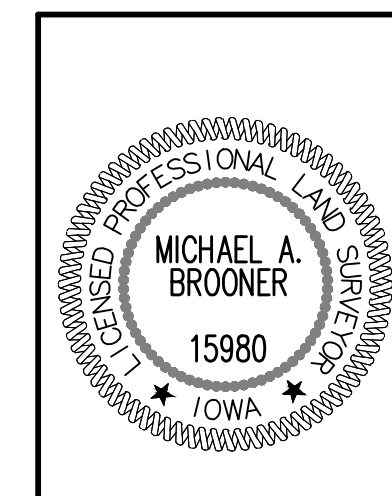
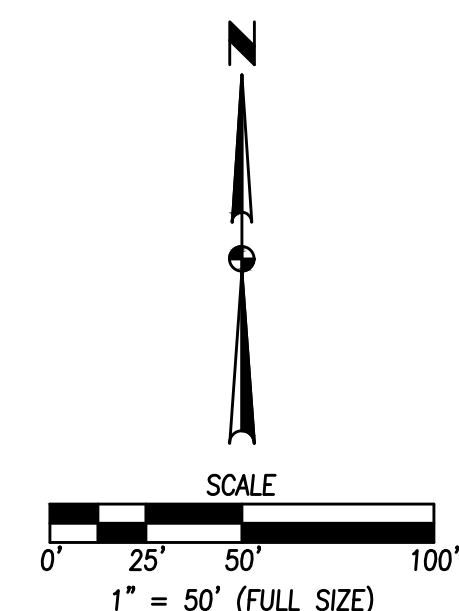
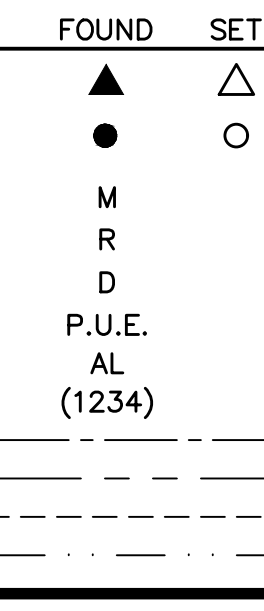
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°50'51"	800.00'	151.46'	S84°17'25"E	151.23'	C13	4°18'46"	830.00'	62.48'	N87°33'27"W	62.46'
C2	10°50'51"	800.00'	151.46'	S84°17'25"E	151.23'	C14	90°08'20"	25.00'	39.33'	S49°31'46"W	35.40'
C3	7°02'51"	800.00'	98.40'	S82°23'25"E	98.34'	C15	4°10'27"	320.00'	23.31'	S02°22'23"W	23.31'
C4	8°02'47"	350.00'	49.15'	N04°18'33"E	49.11'	C16	22°54'02"	80.00'	31.98'	S11°44'10"W	31.76'
C5	83°54'19"	50.00'	73.22'	N42°14'19"E	66.85'	C17	29°48'04"	80.00'	41.61'	S38°05'13"W	41.14'
C6	3°57'19"	830.00'	57.30'	S83°56'11"E	57.28'	C18	29°21'46"	80.00'	41.00'	S67°40'08"W	40.55'
C7	3°05'32"	830.00'	44.80'	S80°24'46"E	44.79'	C19	1°50'27"	80.00'	2.57'	S83°16'15"W	2.57'
C8	1°52'34"	770.00'	25.21'	S79°48'17"E	25.21'	C20	83°54'11"	25.00'	36.61'	N42°14'15"E	33.43'
C9	5°18'28"	770.00'	71.33'	S83°23'48"E	71.31'	C21	6°04'08"	770.00'	81.56'	N82°52'47"W	81.52'
C10	3°39'48"	770.00'	49.23'	S87°52'56"E	49.22'	C22	85°19'06"	25.00'	37.23'	N37°11'10"W	33.88'
C11	90°00'00"	25.00'	39.27'	N45°17'09"E	35.36'	C23	5°11'14"	380.00'	34.40'	N02°52'46"E	34.39'
C12	90°00'00"	25.00'	39.27'	S44°42'51"E	35.36'	C24	83°54'19"	20.00'	29.29'	N42°14'19"E	26.74'

LEGEND

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

HAMILTON RIDGE PLAT 5
FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 REVISIONS: _____
 SECOND SUBMITTAL PREPARED: _____
 DATE: 06/21/22
 05/31/22
 REVIEW: _____
 TECH: _____
 ENGINEER: _____

FILE: H:\2021\104319\104319-FINAL PLAT 5.DWG
 COMMENT: _____
 PLOTTED BY: CA/ERDAHL
 DATE: 6/21/2022 9:48 AM