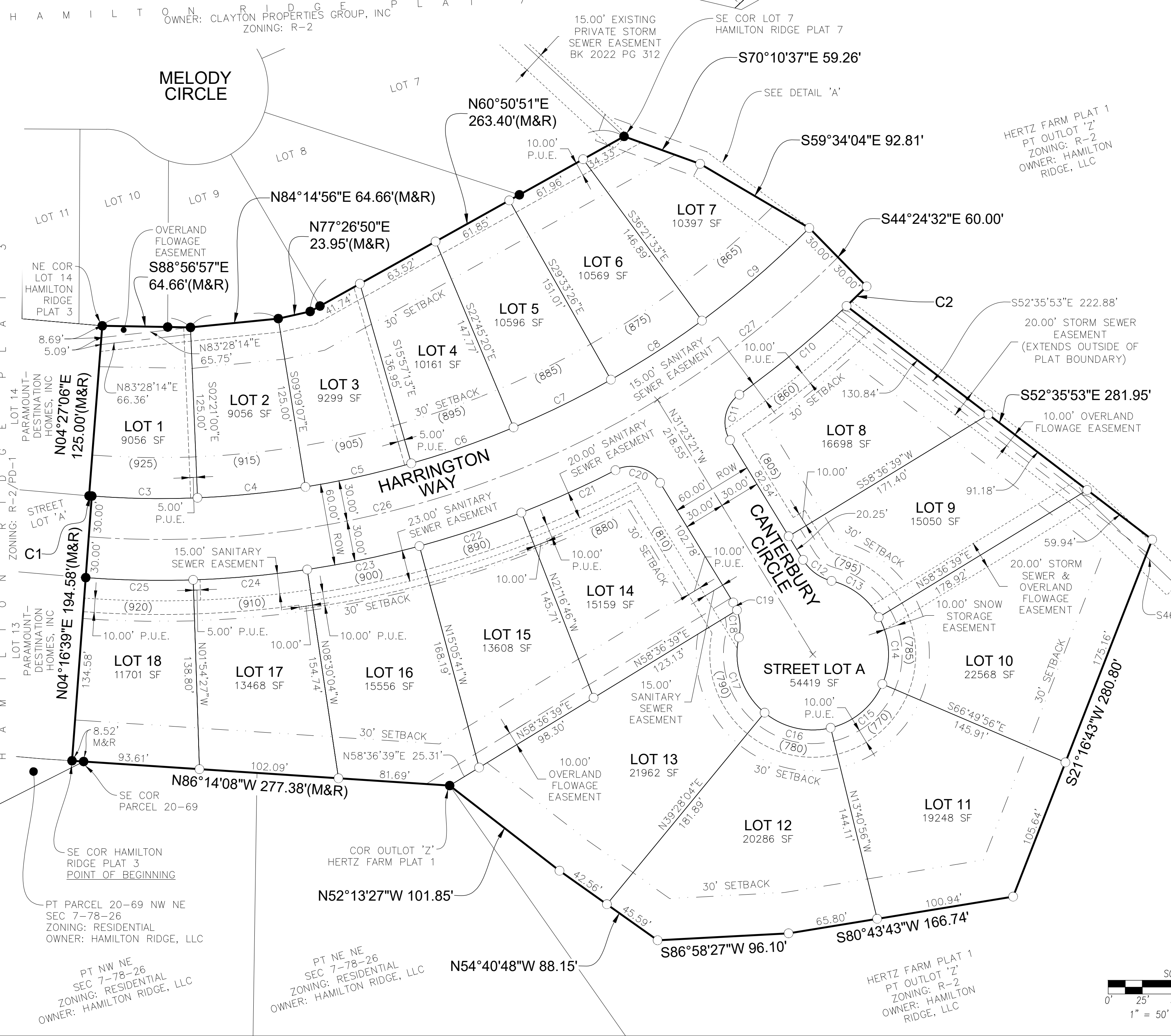
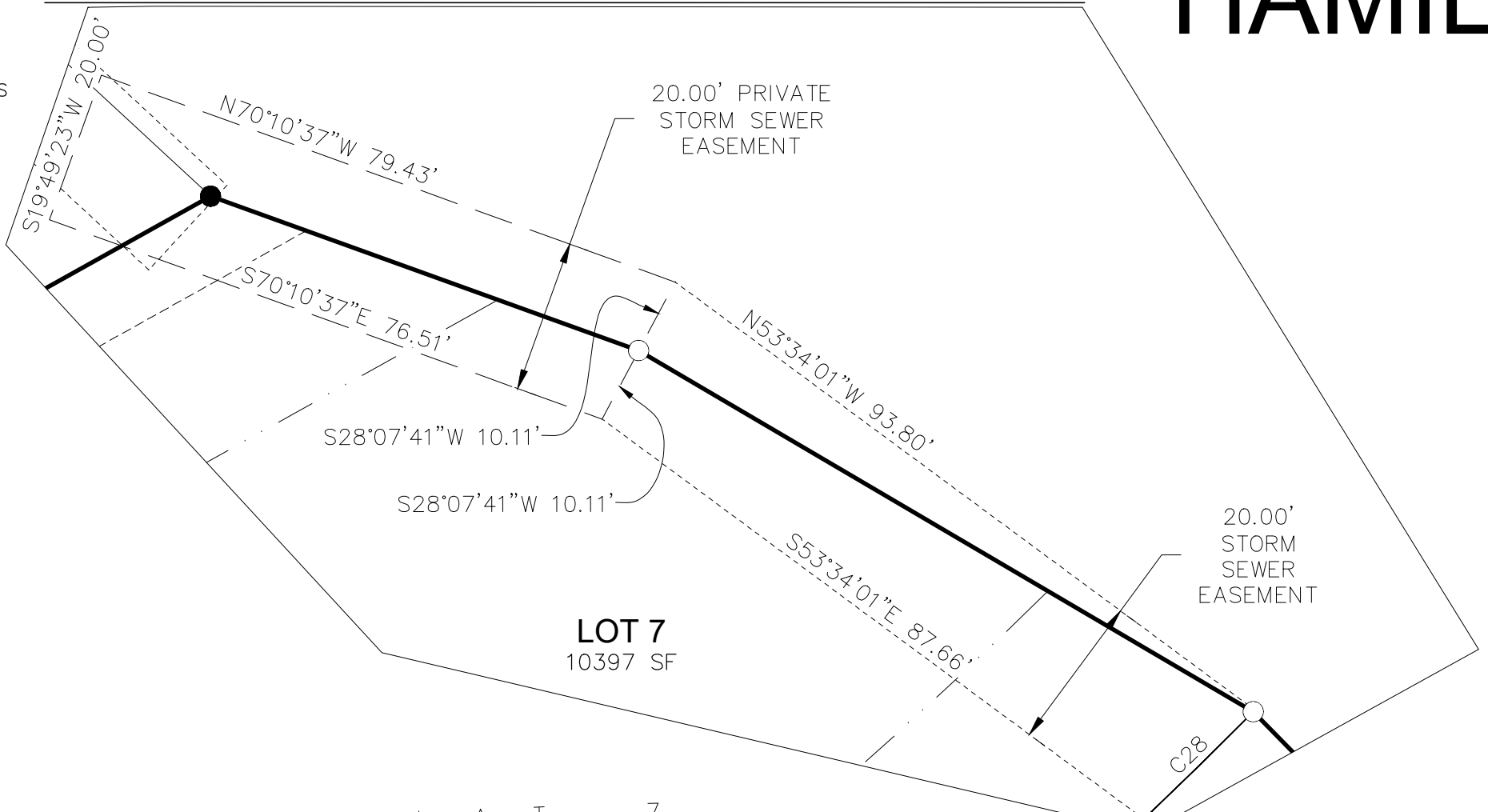


HAMILTON RIDGE PLAT 6

FINAL PLAT

INDEX LEGEND
 LOCATION: PT OUTLOT 'Z' HERTZ FARM PLAT 1 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

DETAIL 'A'



PLAT DESCRIPTION

A PART OF OUTLOT 'Z', HERTZ FARM PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF HAMILTON RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 04°16'39" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z', 194.58 FEET; THENCE WESTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 670.00 FEET, WHOSE ARC LENGTH IS 2.04 FEET AND WHOSE CHORD BEARS NORTH 85°38'08" WEST, 2.04 FEET; THENCE NORTH 04°27'06" EAST CONTINUING ALONG SAID WESTERLY LINE, 125.00 FEET TO THE SOUTHERLY LINE OF HAMILTON RIDGE PLAT 7, AN OFFICIAL PLAT; THENCE SOUTH 88°56'57" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 64.66 FEET; THENCE NORTH 84°14'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 64.66 FEET; THENCE NORTH 77°26'50" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 23.95 FEET; THENCE NORTH 60°50'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 263.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, SAID HAMILTON RIDGE PLAT 7; THENCE SOUTH 70°10'37" EAST, 59.26 FEET; THENCE SOUTH 59°34'04" EAST, 92.81 FEET; THENCE SOUTH 44°24'32" EAST, 60.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 20.54 FEET AND WHOSE CHORD BEARS SOUTH 45°37'14" WEST, 20.54 FEET; THENCE SOUTH 52°35'53" EAST, 281.95 FEET; THENCE SOUTH 21°16'43" WEST, 280.80 FEET; THENCE SOUTH 80°43'43" WEST, 166.74 FEET; THENCE SOUTH 86°58'27" WEST, 96.10 FEET; THENCE NORTH 54°40'48" WEST, 88.15 FEET; THENCE NORTH 52°13'27" WEST, 101.85 FEET TO SAID WESTERLY LINE OUTLOT 'Z'; THENCE NORTH 86°14'08" WEST ALONG SAID WESTERLY LINE, 277.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.09 ACRES (308,857 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

MAY 19, 2022

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
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

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

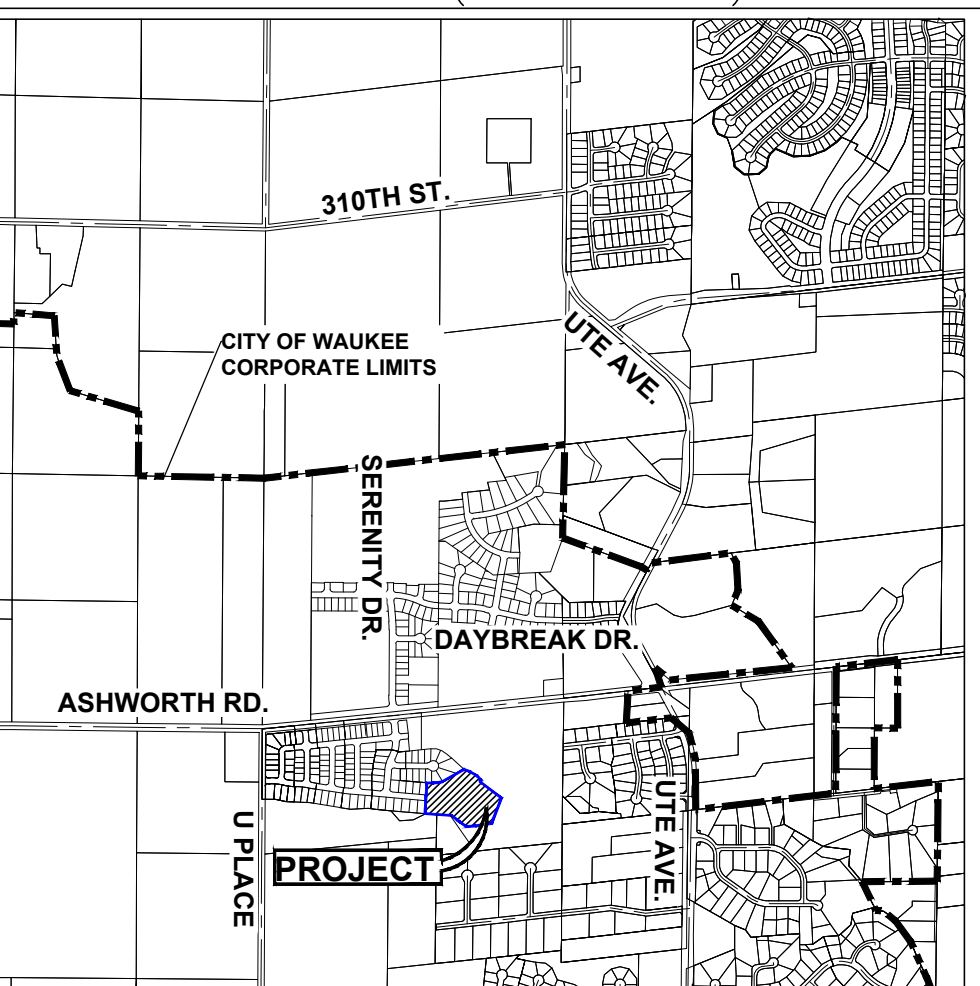
NOTES

- 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' 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.
- LOTS 1-7 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

CURVE DATA

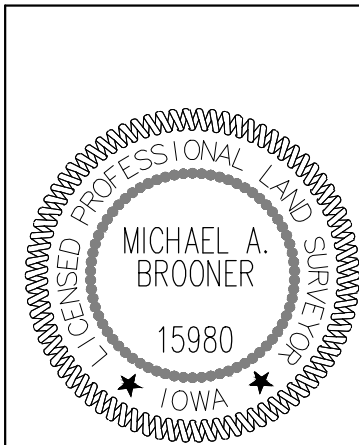
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°10'27"	670.00'	2.04'	N85°38'08"W	2.04'
C2	1°36'44"	730.00'	20.54'	S45°37'14"W	20.54'
C3	6°37'39"	670.00'	77.50'	N89°02'11"W	77.46'
C4	6°48'06"	670.00'	79.54'	S84°14'56"W	79.49'
C5	6°48'06"	670.00'	79.54'	S77°26'50"W	79.49'
C6	6°48'06"	670.00'	79.54'	S70°38'43"W	79.49'
C7	6°48'06"	670.00'	79.54'	S63°50'37"W	79.49'
C8	6°48'06"	670.00'	79.54'	S57°02'30"W	79.49'
C9	8°53'45"	670.00'	104.03'	S49°11'35"W	103.92'
C10	8°00'23"	730.00'	102.01'	S50°25'48"W	101.93'
C11	8°54'21"	25.00'	37.45'	S11°31'20"W	34.04'
C12	44°13'12"	34.50'	26.63'	S53°29'57"E	25.97'
C13	46°16'19"	55.50'	44.82'	S52°28'23"E	43.61'
C14	52°30'18"	55.50'	50.86'	S03°05'05"E	49.10'
C15	53°09'00"	55.50'	51.48'	S49°44'34"W	49.66'
C16	53°09'00"	55.50'	51.48'	N77°06'26"W	49.66'
C17	63°21'48"	55.50'	61.38'	N18°51'02"W	58.30'
C18	33°38'04"	34.50'	20.25'	N03°59'11"W	19.96'
C19	10°35'08"	34.50'	6.37'	N26°05'47"W	6.36'
C20	85°49'21"	25.00'	37.45'	N74°18'01"W	34.04'
C21	5°55'55"	730.00'	75.58'	S65°45'16"W	75.55'
C22	6°11'06"	730.00'	78.80'	S71°48'46"W	78.76'
C23	6°35'37"	730.00'	84.01'	S78°12'08"W	83.96'
C24	6°35'37"	730.00'	84.01'	S84°47'45"W	83.96'
C25	6°11'06"	730.00'	78.80'	N88°48'54"W	78.76'
C26	35°39'58"	700.00'	435.74'	N76°26'39"E	428.74'
C27	13°49'46"	700.00'	168.96'	N51°41'47"E	168.55'
C28	1°42'24"	670.00'	19.96'	N45°35'54"E	19.96'

VICINITY MAP (NOT TO SCALE)



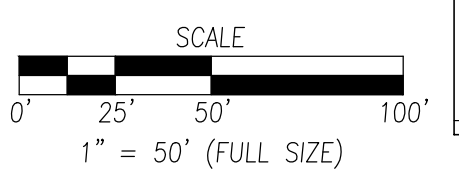
LEGEND

	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. 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



WAUKEE, IOWA

COMMENT: ENCL. 1
 FILE: H:\2021\106479\106479-FINAL PLATING
 PLOTTED BY: GAV ZERDAN
 PLOTTED DATE: 6/21/2022 9:47 AM

REVISIONS
 DATE
 SECOND SUBMITTAL
 FIRST SUBMITTAL

06/21/22
 06/14/22

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

REVIEW:

ENGINEER:

TECH:

HAMILTON RIDGE PLAT 6
 FINAL PLAT

WAUKEE, IOWA

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 2106.479

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