

HAMILTON RIDGE PLAT 8

FINAL PLAT

INDEX LEGEND

LOCATION: PT OUTLOT 'Z', HERTZ FARM PLAT 1
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
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

POINT ALONG NORTHERLY LINE HERTZ FARM PLAT 1

PT OUTLOT 'Z' HERTZ FARM
OWNER: HAMILTON RIDGE, LLC
ZONING: R-2

EXISTING 30.00'
SANITARY
SEWER EASEMENT
BK 2016 PG 19541

PT NE1/4 NE1/4 SEC 7-78-26
ZONING: R-2
OWNER: PHILLIPS-HAMILTON, INC

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
PH: (515) 986-5994
CONTACT: BILL SPENCER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER

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

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

DATE OF SURVEY

MAY 10, 2022

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:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 88°53'13" WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z', 183.02 FEET; THENCE NORTH 61°57'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 67.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°04'46" EAST, 99.96 FEET; THENCE SOUTH 29°46'26" EAST, 123.86 FEET; THENCE SOUTH 02°34'41" WEST, 99.56 FEET; THENCE SOUTH 63°41'09" WEST, 122.50 FEET; THENCE NORTH 85°21'26" WEST, 99.83 FEET; THENCE SOUTH 78°21'25" WEST, 165.54 FEET; THENCE SOUTH 24°21'10" WEST, 161.21 FEET; THENCE SOUTH 87°36'15" WEST, 126.04 FEET; THENCE NORTH 39°34'12" WEST, 41.42 FEET; THENCE NORTH 21°16'43" EAST, 280.80 FEET; THENCE NORTH 52°35'53" WEST, 281.95 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 20.54 FEET AND WHOSE CHORD BEARS NORTH 45°37'14" EAST, 20.54 FEET; THENCE NORTH 44°24'32" WEST, 60.00 FEET; THENCE NORTH 59°34'04" WEST, 92.81 FEET; THENCE NORTH 36°28'53" EAST, 130.00 FEET; THENCE NORTH 53°31'07" WEST, 17.92 FEET; THENCE NORTH 36°28'53" EAST, 221.87 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 55°59'24" EAST ALONG SAID NORTHERLY LINE, 339.71 FEET; THENCE SOUTH 84°47'11" EAST CONTINUING ALONG SAID NORTHERLY LINE, 104.78 FEET; THENCE SOUTH 65°40'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 35.45 FEET; THENCE SOUTH 42°22'49" EAST CONTINUING ALONG SAID NORTHERLY LINE, 95.77 FEET; THENCE SOUTH 61°57'18" EAST CONTINUING ALONG SAID NORTHERLY LINE, 84.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.17 ACRES (356,028 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°17'59"	700.00'	101.40'	N40°37'53"E	101.31'
C2	10°14'10"	500.00'	89.33'	S58°38'12"E	89.21'
C3	8°10'04"	670.00'	95.51'	S40°39'40"W	95.43'
C4	90°05'44"	25.00'	39.31'	S08°28'14"E	35.38'
C5	1°49'45"	470.00'	15.01'	N54°25'59"W	15.00'
C6	8°24'25"	470.00'	68.96'	N59°33'04"W	68.90'
C7	50°08'38"	55.50'	48.57'	N38°40'58"W	47.04'
C8	44°13'12"	55.50'	42.83'	N85°51'53"W	41.78'
C9	75°01'05"	55.50'	72.67'	N23°53'53"E	67.59'
C10	56°01'11"	55.50'	54.26'	N89°25'01"E	52.13'
C11	43°02'19"	55.50'	41.69'	S41°03'14"E	40.72'
C12	44°13'12"	34.50'	26.63'	S41°38'41"E	25.97'
C13	7°37'11"	75.50'	10.04'	S59°04'35"E	10.03'
C14	23°05'46"	65.50'	26.40'	S42°24'38"E	26.22'
C15	5°58'00"	530.00'	55.19'	S60°46'17"E	55.17'
C16	4°16'10"	530.00'	39.49'	S55°39'12"E	39.49'
C17	89°55'06"	25.00'	39.23'	N81°31'20"E	35.33'
C18	8°15'05"	730.00'	105.13'	N40°41'20"E	105.04'
C19	44°13'12"	34.50'	26.63'	N85°51'53"W	25.97'

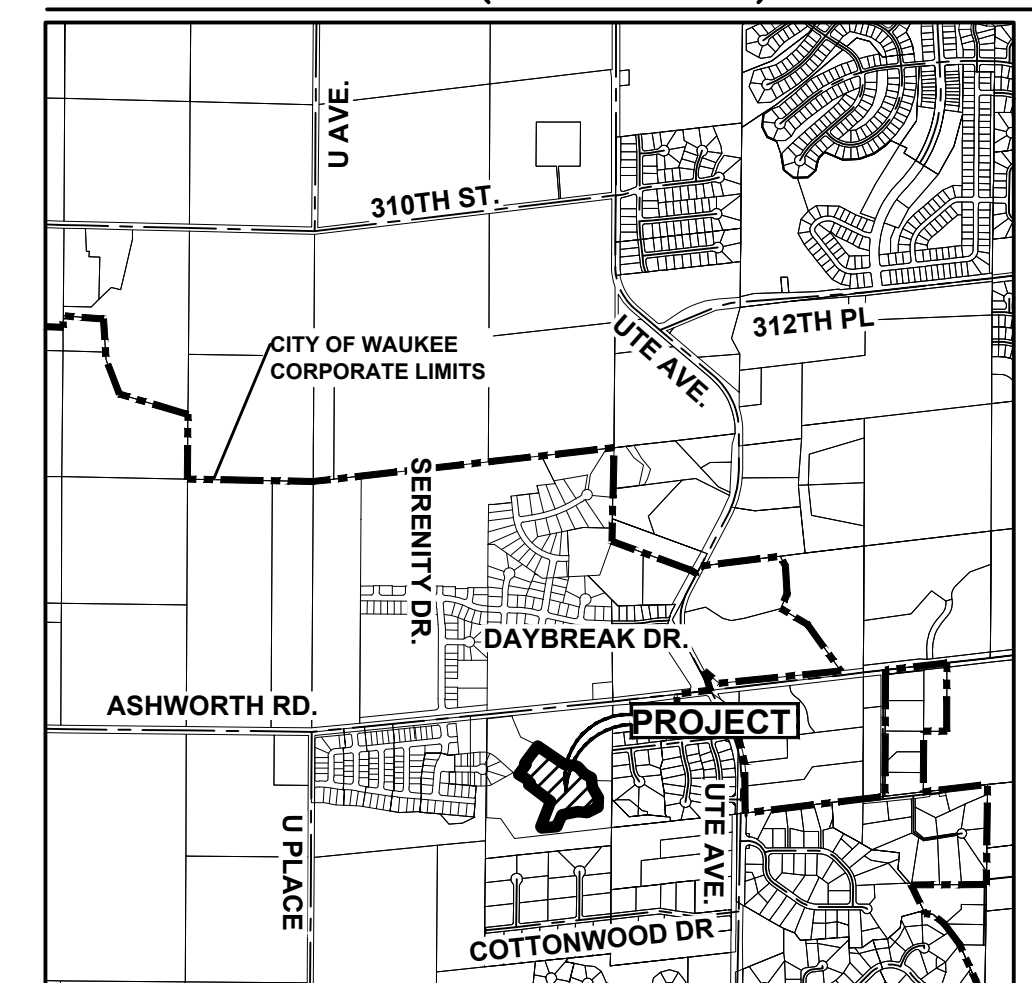
LEGEND

	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	—	

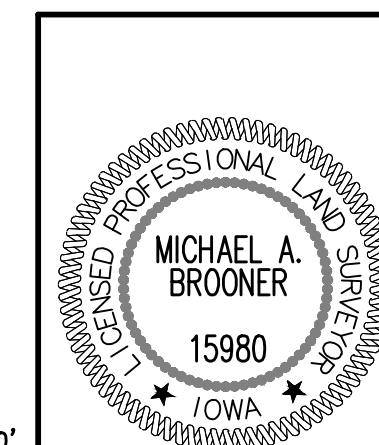
NOTES

- 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' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
- FIVE FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 1 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

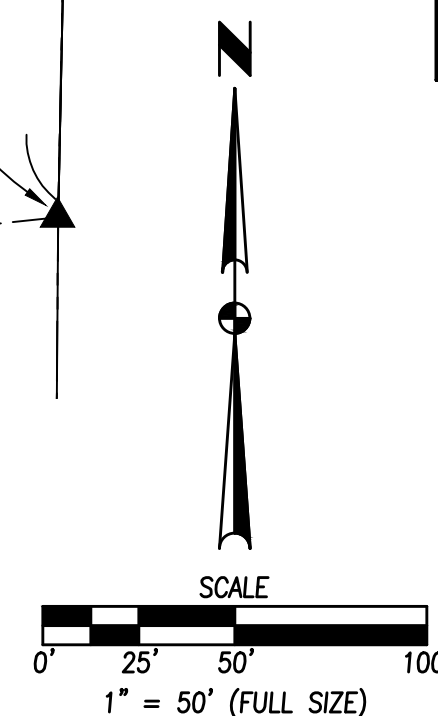


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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



DATE: 06/21/22

REVISIONS: SECOND SUBMITTAL, FIRST SUBMITTAL

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

TECH: ENGINEER

REVIEW:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

HAMILTON RIDGE PLAT 8

FINAL PLAT

1/1

2109.723