

INDEX LEGEND

LOCATION: OUTLOT 'Z', HAMILTON RIDGE PLAT 9
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: HAMILTON RIDGE, LLC

PROPRIETOR: HAMILTON RIDGE, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

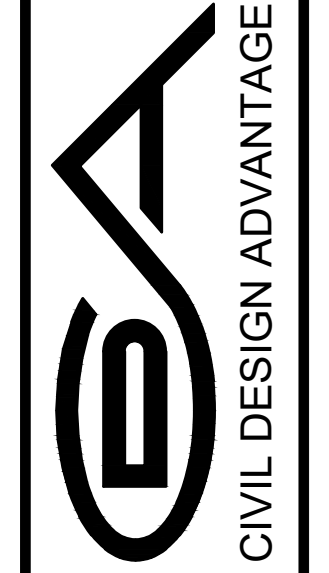
PREPARED BY: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

HAMILTON RIDGE PLAT 13

FINAL PLAT

REVISIONS	DATE	DESCRIPTION
	07/18/23	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

HAMILTON RIDGE PLAT 13
FINAL PLAT

1
1
2111.924

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

DATE OF SURVEY

NOVEMBER 16, 2022

PLAT DESCRIPTION

OUTLOT 'Z', HAMILTON RIDGE PLAT 9, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.22 ACRES (96,744 SQUARE FEET).

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

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
5. LANDSCAPE BUFFERS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

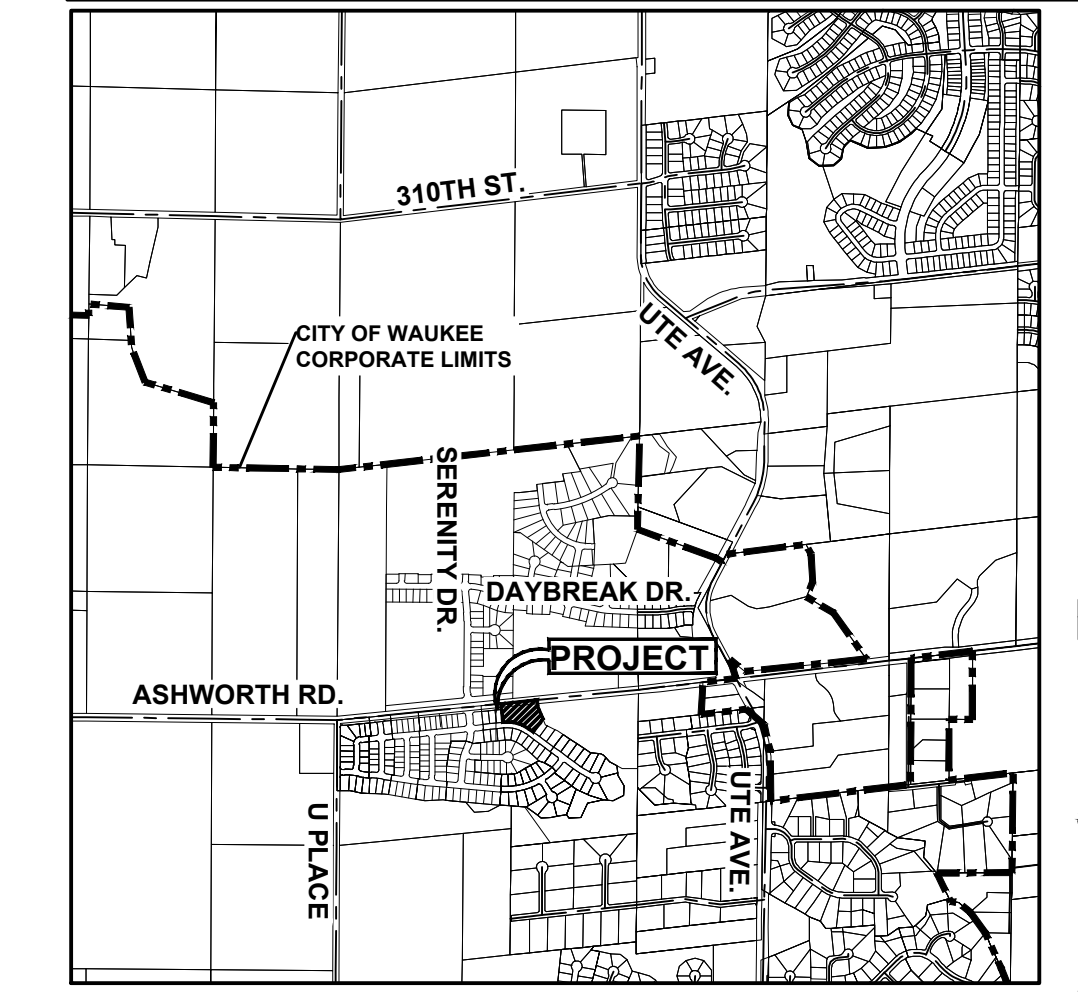
LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	R
DEEDED BEARING & DISTANCE	D	P.U.E.
PUBLIC UTILITY EASEMENT	AL	(1234)
CURVE ARC LENGTH	---	---
LOT ADDRESS	---	---
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---

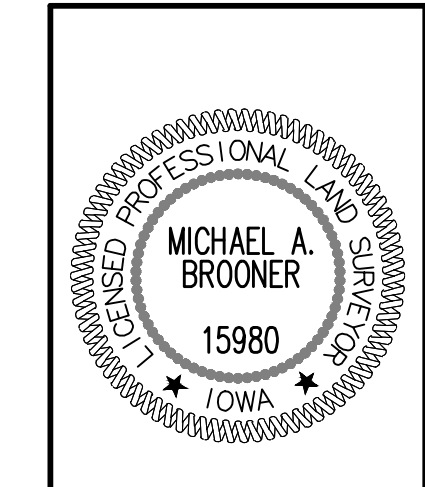
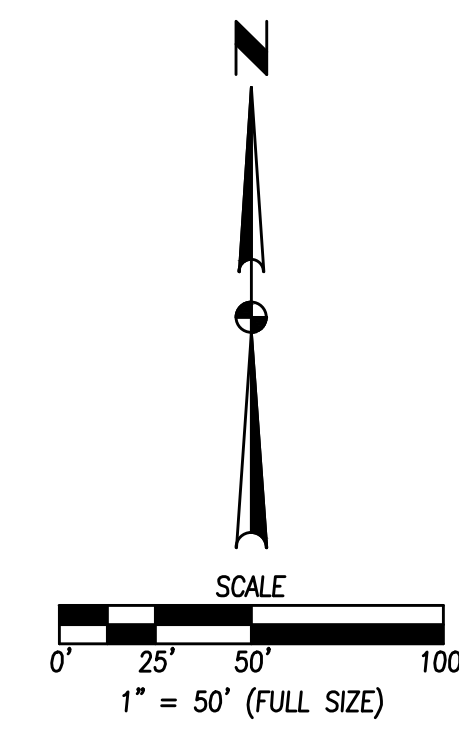
CURVE DATA

C1	4°04'52"	380.00'	27.07'	N55°33'33"W	27.06'
C2	10°27'40"	380.00'	69.38'	N62°49'49"W	69.29'
C3	9°49'21"	380.00'	65.14'	N72°58'19"W	65.06'
C4	9°50'07"	380.00'	65.23'	N82°48'03"W	65.15'
C5	8°05'25"	380.00'	53.66'	S88°14'11"W	53.61'

VICINITY MAP (NOT TO SCALE)



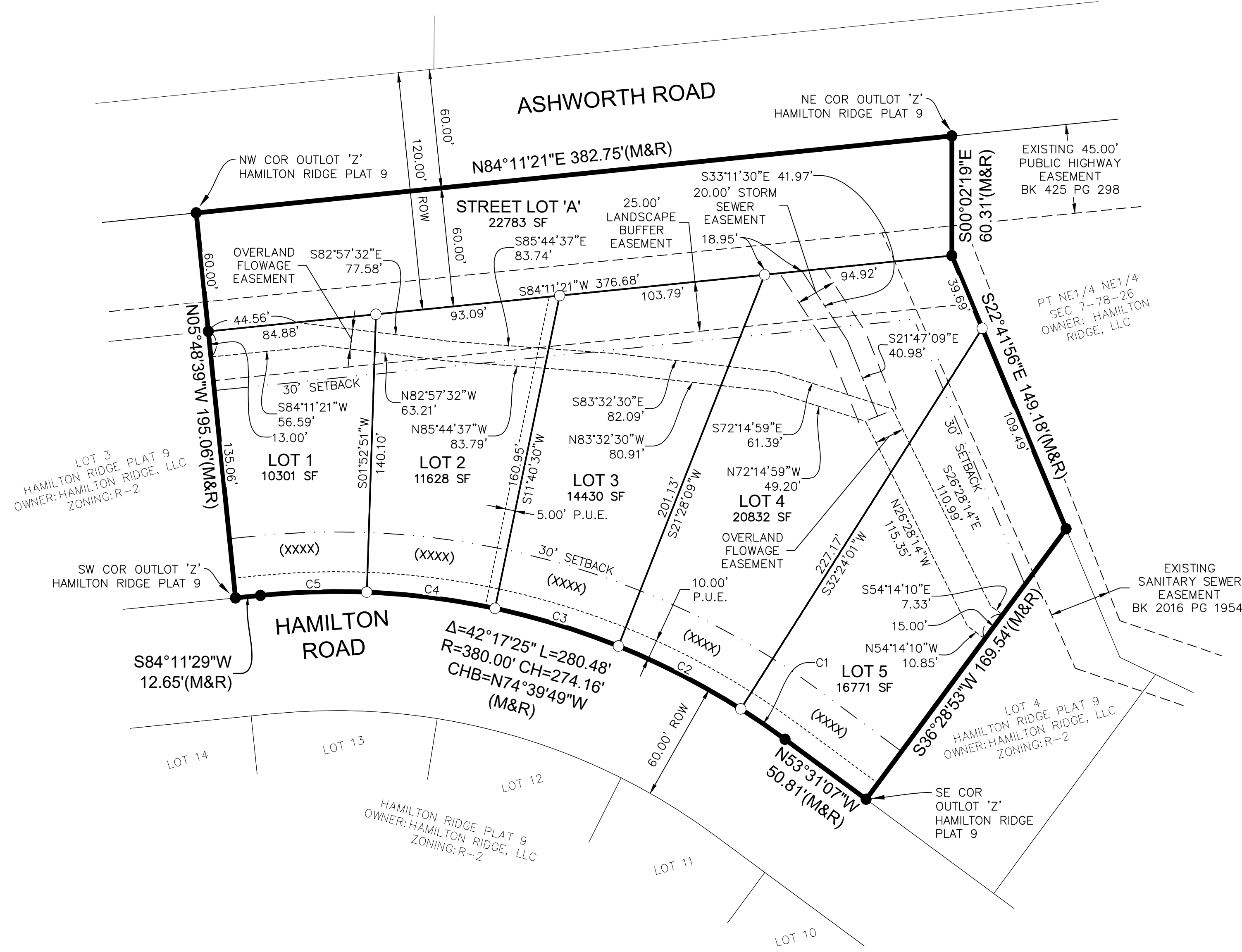
WAUKEE, IOWA



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, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET _____



FILE: IA 2023 071024\OWS\211024-FINAL PLAT 13\211024-FINAL PLAT 13.DWG
DATE: 11/21/22
DATE PLOTTED: 7/18/2023 2:21 PM
PLOTTED BY: BEN GLENDORF TECH