

HAMILTON RIDGE PLAT 13

FINAL PLAT

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

FINAL PLAT

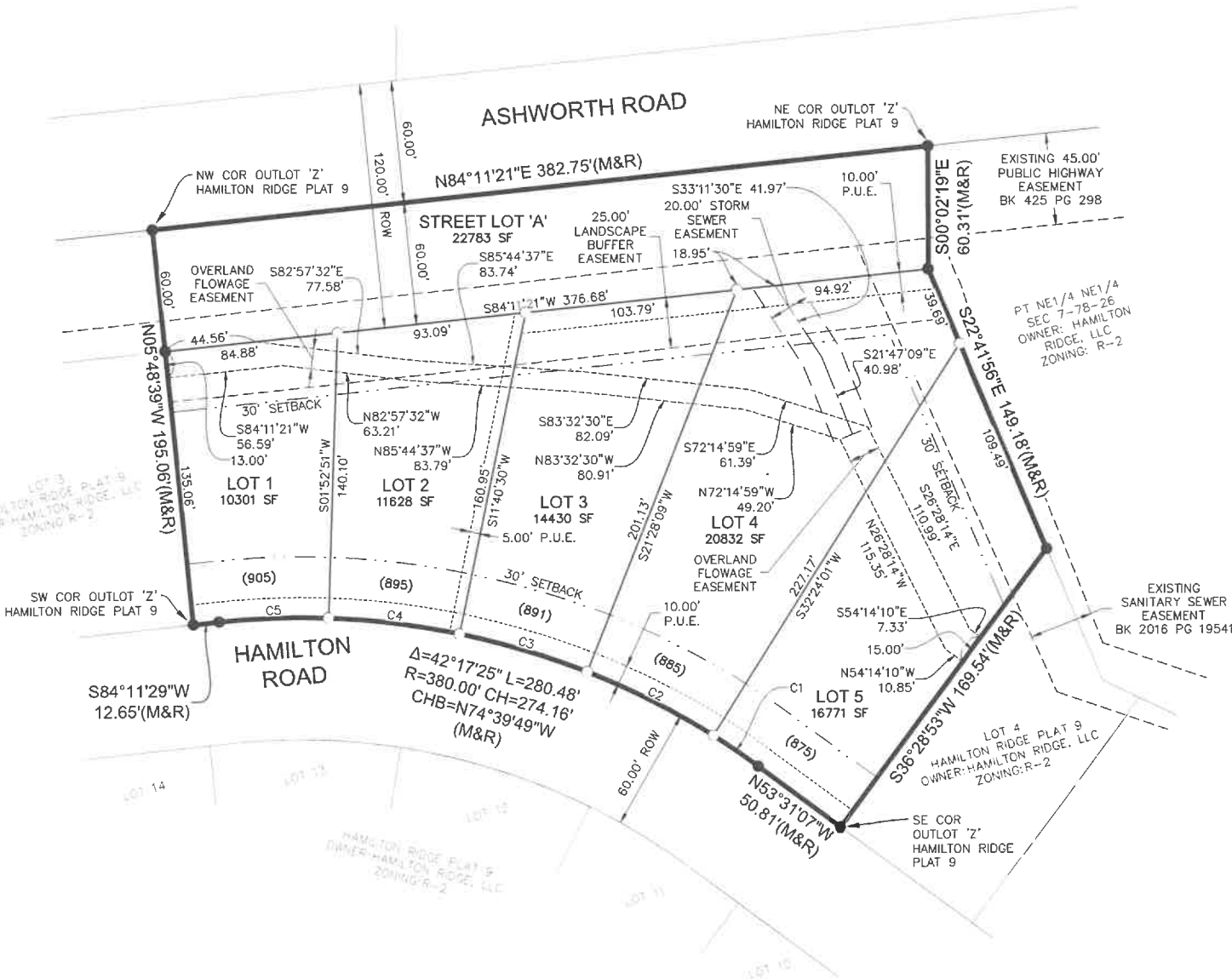
APPROVED BY: Waukee City Council

DATE: 11/20/2023

SIGNED: *Michael A. Brooner*

2023-17735

RECORDED: 11/29/2023 02:43:10 PM
RECORDING FEE: \$72.00
COMBINED FEE: \$72.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA



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 AREA: 8,000 SQUARE FEET
MINIMUM LOT WIDTH: 65 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.

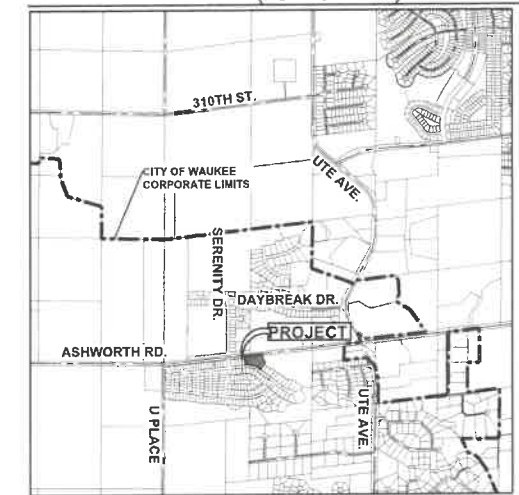
LEGEND

	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	----	

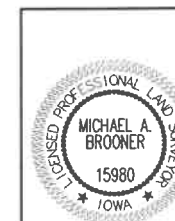
CURVE DATA

C	BEARING	CHORD	ARC LENGTH	BEARING	CHORD	ARC LENGTH
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 11-28-2023
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

DATE: 11/28/23
11/28/23
07/18/23

REVISIONS

FINAL SUBMITTAL
FIRST SUBMITTAL

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

REVIEW:

TECH: ENGINEER:

WAUKEE, IOWA

HAMILTON RIDGE PLAT 13
FINAL PLAT

2111 924

FILE: H:\ASAP\151564\151564.dwg
FILE DATE: 9/22/23
DATE PLOTTED: 11/27/2023 8:17 AM
PLOTTED BY: JON EDWARDS
TECH: EDC