

HAMILTON RIDGE PLAT 10

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 7-78-26, PT NE1/4 NE1/4
SEC 8-78-26, PT. NW1/4 NW1/4

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

PROPRIETOR: LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

AREA ABOVE RESERVED FOR RECORDING STAMP

| REVISIONS | DATE | UPDATED |
|-----------|------|----------|
| | | 02/12/26 |

OWNER

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

DEVELOPER

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

DATE OF SURVEY

JANUARY 23, 2026

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-2: ONE & 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

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, ALL IN 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 NORTHEAST CORNER OF HAMILTON RIDGE PLAT 13, AN OFFICIAL PLAT; THENCE NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1039.48 FEET; THENCE SOUTH 06°40'24" EAST, 65.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 65.02 FEET AND WHOSE CHORD BEARS SOUTH 29°57'19" EAST, 63.24 FEET; THENCE SOUTH 36°45'45" WEST, 102.99 FEET; THENCE SOUTH 06°40'24" EAST, 113.28 FEET; THENCE SOUTH 68°37'26" EAST, 45.44 FEET TO THE NORTHWEST CORNER OF WILLOW PINES PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 01°06'47" WEST ALONG THE WEST LINE OF SAID WILLOW PINES PLAT 2, A DISTANCE OF 465.79 FEET; THENCE SOUTH 01°11'24" WEST ALONG SAID WEST LINE, 23.69 FEET TO THE NORTHEASTERLY LINE OF HERTZ FARM PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 88°53'13" WEST ALONG SAID NORTHEASTERLY LINE, 183.02 FEET; THENCE NORTH 61°57'18" WEST ALONG SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF HAMILTON RIDGE PLAT 8, AN OFFICIAL PLAT, 151.53 FEET; THENCE NORTH 42°22'49" WEST ALONG SAID NORTHEASTERLY LINE, 95.77 FEET; THENCE NORTH 65°40'59" WEST ALONG SAID NORTHEASTERLY LINE, 35.45 FEET; THENCE NORTH 84°47'11" WEST ALONG SAID NORTHEASTERLY LINE, 104.78 FEET; THENCE NORTH 55°59'24" WEST ALONG SAID NORTHEASTERLY LINE AND THE EASTERLY LINE OF HAMILTON RIDGE PLAT 9, AN OFFICIAL PLAT, 399.66 FEET; THENCE NORTH 64°19'42" WEST ALONG SAID EAST LINE, 137.21 FEET; THENCE NORTH 22°41'56" WEST ALONG SAID EAST LINE AND THE EAST LINE OF HAMILTON RIDGE PLAT 13, AN OFFICIAL PLAT, 219.43 FEET TO THE NORTHEAST CORNER OF ; THENCE NORTH 00°02'19" WEST ALONG SAID EAST LINE, 60.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.34 ACRES (581,117 SQUARE FEET).

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

LEGEND

| | FOUND | SET |
|---|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED) | ● | |
| 1/2" REBAR, YELLOW PLASTIC CAP#28686 (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 | --- | |

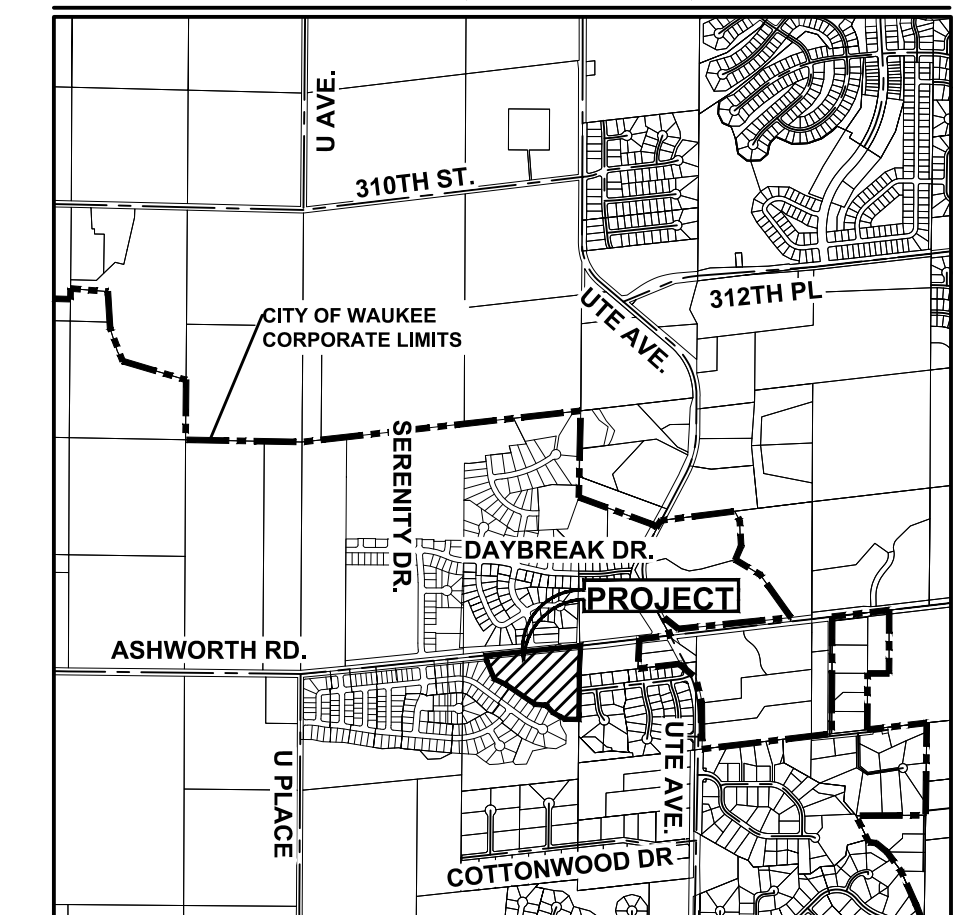
NOTES

- 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.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS AND 2024 SUDAS EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.
- SIDEWALKS ADJACENT TO ASHWORTH ROAD ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- OUTLOTS 'Z' WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|----------|---------|-------------|---------|
| C1 | 62°51'11" | 350.00' | 383.95' | N37°11'51"W | 364.98' |
| C2 | 89°57'36" | 25.00' | 39.25' | N39°12'33"E | 35.34' |
| C3 | 16°13'20" | 320.00' | 90.60' | N13°52'56"W | 90.30' |
| C4 | 24°44'56" | 320.00' | 138.22' | N34°22'03"W | 137.15' |
| C5 | 8°23'34" | 320.00' | 46.87' | S50°56'18"E | 46.83' |
| C6 | 21°52'55" | 320.00' | 122.21' | N57°40'59"W | 121.47' |
| C7 | 14°16'21" | 34.50' | 8.59' | N75°45'37"W | 8.57' |
| C8 | 29°56'51" | 34.50' | 18.03' | S82°07'47"W | 17.83' |
| C9 | 60°58'24" | 55.50' | 59.06' | N82°21'26"W | 56.31' |
| C10 | 50°08'39" | 55.50' | 48.57' | N26°47'55"W | 47.04' |
| C11 | 50°08'39" | 55.50' | 48.57' | N23°20'44"E | 47.04' |
| C12 | 50°08'39" | 55.50' | 48.57' | N73°29'23"E | 47.04' |
| C13 | 57°02'03" | 55.50' | 55.25' | S52°55'16"E | 52.99' |
| C14 | 44°13'12" | 34.50' | 26.63' | S46°30'50"E | 25.97' |
| C15 | 4°53'20" | 380.00' | 32.43' | S66°10'46"E | 32.42' |
| C16 | 6°39'05" | 383.00' | 44.46' | N58°43'45"W | 44.44' |
| C17 | 17°12'20" | 380.00' | 114.11' | S55°07'56"E | 113.68' |
| C18 | 8°30'28" | 380.00' | 56.43' | S50°47'00"E | 56.37' |
| C19 | 1°47'35" | 395.00' | 12.36' | S47°25'33"E | 12.36' |
| C20 | 11°11'51" | 380.00' | 74.26' | S40°55'50"E | 74.15' |
| C21 | 11°11'51" | 380.00' | 74.26' | S29°43'59"E | 74.15' |
| C22 | 11°11'51" | 380.00' | 74.26' | S18°32'08"E | 74.15' |
| C23 | 7°09'57" | 380.00' | 47.53' | S09°21'14"E | 47.50' |
| C24 | 90°02'24" | 25.00' | 39.29' | S50°47'27"E | 35.37' |
| C25 | 82°18'18" | 20.23' | 29.07' | N06°17'12"E | 26.63' |
| C26 | 4°48'24" | 1663.58' | 139.57' | S87°16'25"W | 139.52' |
| C27 | 13°54'41" | 80.00' | 19.42' | S46°16'54"E | 19.38' |
| C28 | 32°45'56" | 90.00' | 51.47' | S33°40'14"E | 50.77' |
| C29 | 78°29'35" | 15.00' | 20.55' | S56°33'52"E | 18.98' |
| C30 | 78°31'05" | 25.00' | 34.26' | S56°33'07"E | 31.64' |
| C31 | 10°37'10" | 80.00' | 14.83' | N11°58'59"W | 14.81' |
| C32 | 5°01'21" | 380.00' | 33.31' | S61°13'26"E | 33.30' |

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

COMMENT: ENC.
 FILE: H:\2026\2201\001\WV\220101-FINAL PLAT.DWG
 PLOTTED BY: JON ERDAHL
 DATE: 2/12/2026 10:59 AM

PRELIMINARY

NOT FOR CONSTRUCTION

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.

DATE: _____

28686
JONATHAN A. ERDAHL, P.E.
IOWA

SHEETS 1 AND 2

HAMILTON RIDGE PLAT 10
 FINAL PLAT

1 / 2

2201.001

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

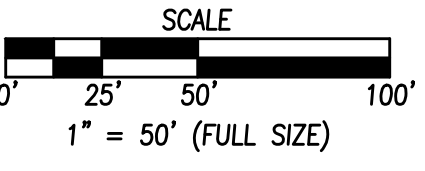
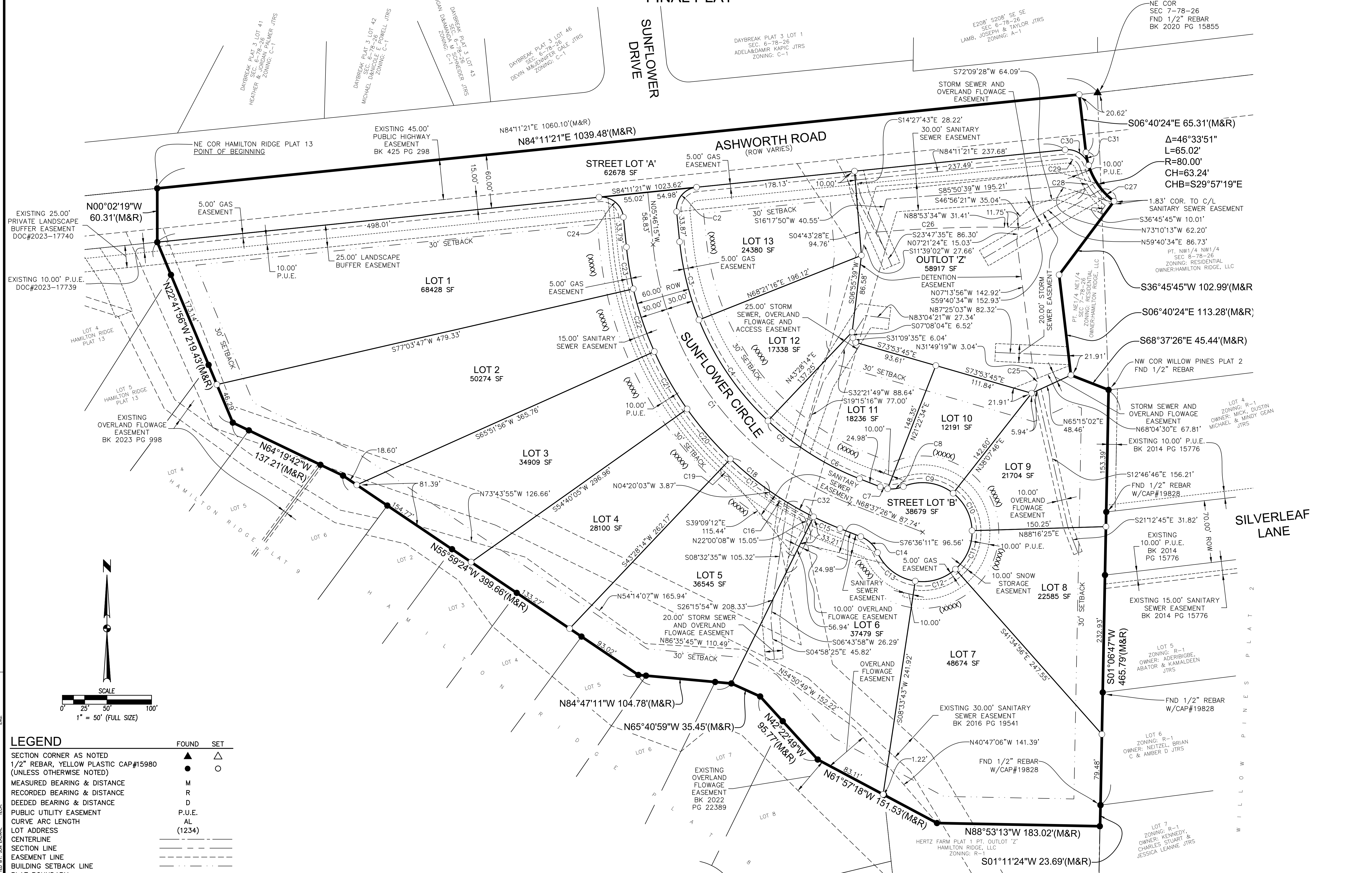
TECH:

REVIEW:

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

HAMILTON RIDGE PLAT 10

FINAL PLAT



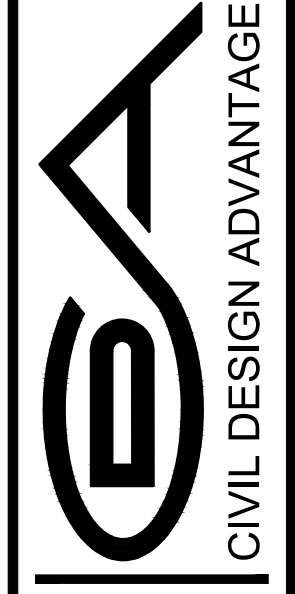
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| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
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| CURVE ARC LENGTH | AL | |
| LOT ADDRESS | (1234) | |
| CENTERLINE | --- | |
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| PLAT BOUNDARY | ---- | |

COMMENT: CONVENT: ENCL: FILE: H:\22023\22023\001\001\22023-01-FINAL PLATING DATE: 2/12/2026 10:59 AM PLOTTED BY: JAK ERODHAL

| DATE | REVISIONS | UPDATED |
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 URBANDALE, IA 50322
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