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

HAMILTON RIDGE PLAT 12

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

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–1: SINGLE–FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R–1: SINGLE–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

LEGEND

	FOUND	SET
SECTION CORNER AS 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

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. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
4. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
5. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
6. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER DETENTION EASEMENT ON LOTS 19 AND 20.
7. 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.
8. SIDEWALKS ADJACENT TO ASHWORTH ROAD ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
9. ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
10. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT–OF–WAY.

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:

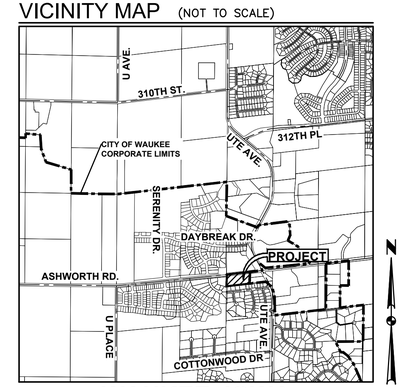
BEGINNING AT THE NORTHEAST CORNER OF HAMILTON RIDGE PLAT 10, AN OFFICIAL PLAT; THENCE NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 20.62 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 83°19'35" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 684.63 FEET TO THE NORTHWEST CORNER OF JACOBSEN ACRES, AN OFFICIAL PLAT; THENCE SOUTH 02°56'52" WEST ALONG THE WEST LINE OF SAID JACOBSEN ACRES, 335.21 FEET TO THE SOUTHWEST CORNER OF SAID JACOBSEN ACRES; THENCE SOUTH 83°08'57" WEST ALONG THE NORTH LINE OF WILLOW PINES PLAT 1 AND WILLOW PINES PLAT 2, BOTH OFFICIAL PLATS, 654.94 FEET TO THE EASTERLY LINE OF SAID HAMILTON RIDGE PLAT 10; THENCE NORTH 68°37'26" WEST ALONG SAID EASTERLY LINE, 45.44 FEET; THENCE NORTH 06°40'24" WEST ALONG SAID EASTERLY LINE, 113.28 FEET; THENCE NORTH 36°45'45" EAST ALONG SAID EASTERLY LINE, 102.99 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 65.02 FEET AND WHOSE CHORD BEARS NORTH 29°57'19" WEST, 63.24 FEET; THENCE NORTH 06°40'24" WEST ALONG SAID EASTERLY LINE, 65.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.29 ACRES (230,548 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	50.00'	78.54'	S51°40'24"E	70.71'
C2	90°00'00"	20.00'	31.42'	N51°40'24"W	28.28'
C3	39°59'17"	57.00'	39.78'	S76°40'46"E	38.98'
C4	110°51'29"	57.00'	110.29'	N41°14'39"W	93.87'
C5	57°31'43"	57.00'	57.23'	N42°56'57"E	54.86'
C6	78°02'07"	57.00'	77.63'	S69°16'09"E	71.77'
C7	66°25'19"	33.00'	38.26'	N63°27'45"W	36.15'
C8	5°20'16"	80.00'	7.45'	N85°59'44"E	7.45'
C9	38°05'53"	80.00'	53.20'	S72°17'11"E	52.22'

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.

PROFESSIONAL LAND SURVEYOR LICENSED JONATHAN A. ERDAHL 28686 IOWA

PRELIMINARY NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

REVISIONS	DATE
UPDATED	2/12/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

HAMILTON RIDGE PLAT 12
FINAL PLAT
WAUKEE, IOWA

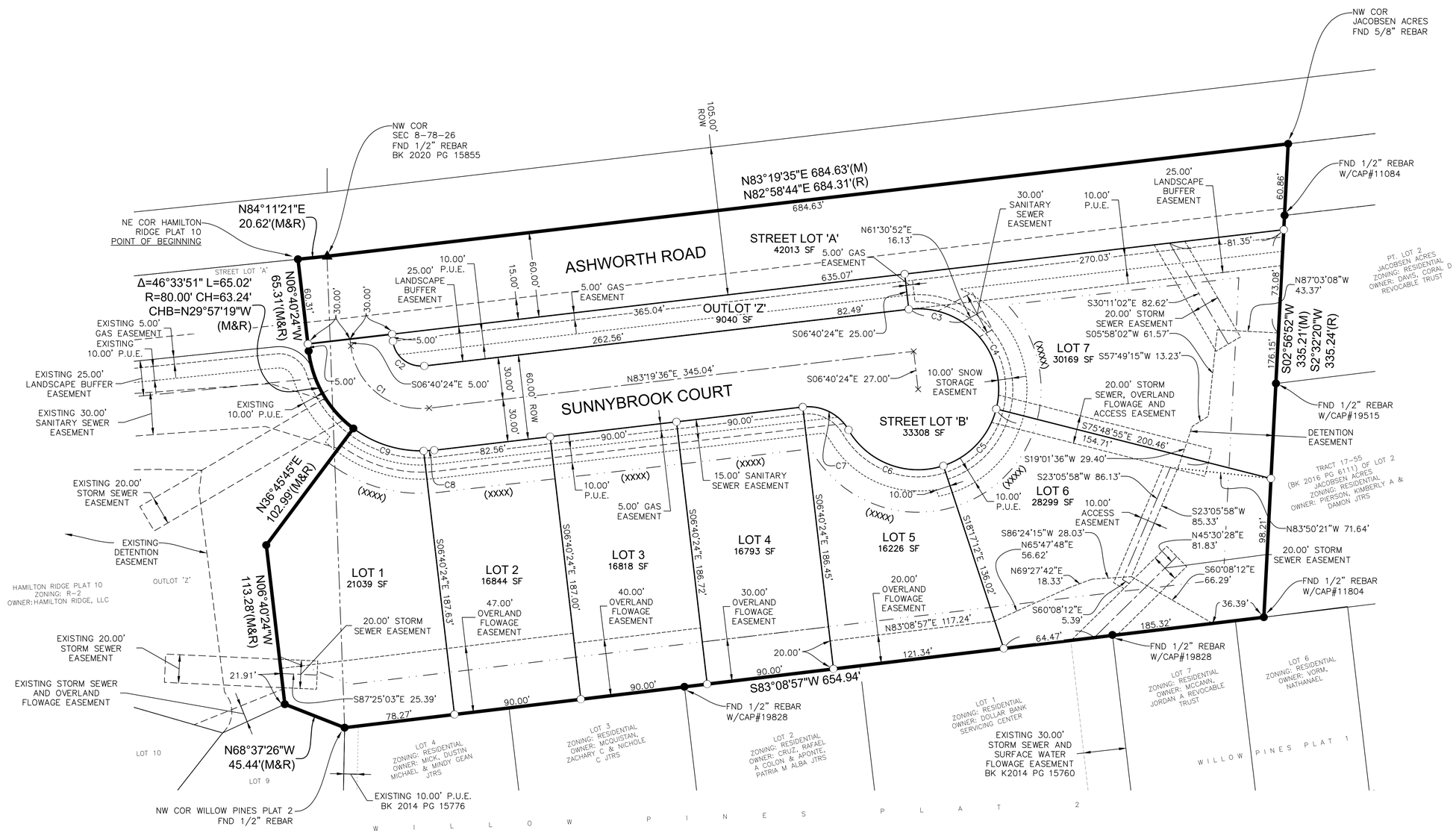
1/2

2202.132

FILE: J:\2022\2202132\DWG\2202132-FINAL PLAT.DWG
FILE SAVED: 2/12/2026 PLOTTED: 2/12/2026 10:46 AM
PLOTTED BY: MAX EVANS TECH: COMMENT: ENG:

HAMILTON RIDGE PLAT 12

FINAL PLAT



REVISIONS	DATE
UPDATED	2/12/26

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

HAMILTON RIDGE PLAT 12

FINAL PLAT

WAUKEE, IOWA

2/2

2202.132

FILE: H:\2022\2202132\DWG\2202132-FINAL PLAT.DWG
FILE SAVED: 2/12/2026 10:46 AM PLOTTED: 2/12/2026 10:46 AM
PLOTTED BY: MAX EVANS TECH: ENG: