

**INDEX LEGEND**

LOCATION: PT PARCEL "B" SW1/4 NE1/4 & PT NE1/4 SE1/4 SEC 7-78-26 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: D.R. HORTON  
1910 SW PLAZA SHOPS LANE ANKENY, IA 50023

PROPRIETOR: CMBK LC  
2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023

SURVEYOR: MATTHEW J. THOMAS

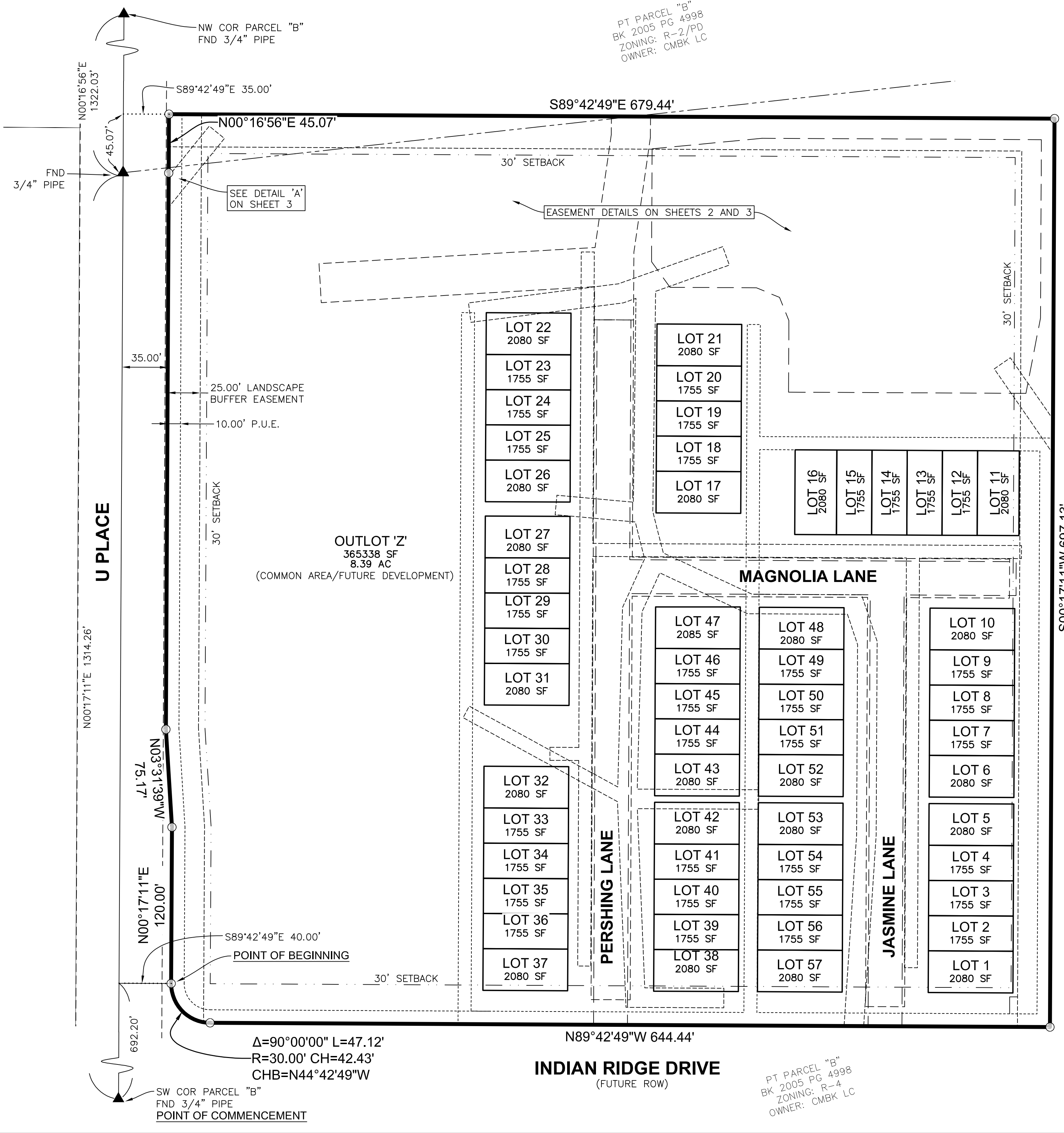
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322  
PH: 515-369-4400

# PAINTED WOODS WEST TOWNHOMES PLAT 1

## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
THIRD SUBMITTAL	06/06/23
SECOND SUBMITTAL	04/25/23
FIRST SUBMITTAL	03/28/23



**OWNER**  
CMBK LC  
CONTACT: JENNA KIMBERLEY  
2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023  
PH: (515) 963-8335

**DEVELOPER**  
D.R. HORTON  
CONTACT: CORY BLOOM  
1910 SW PLAZA SHOPS LANE ANKENY, IA 50023  
PH: (515) 360-4775

**ENGINEER / SURVEYOR**  
CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE URBANDALE, IA 50322

**ZONING**  
R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

**BULK REGULATIONS**  
R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT (OUTLOT 'Y')

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**  
FIELDWORK: MARCH 1, 2022

**PLAT DESCRIPTION**  
A PART OF PARCEL "B" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, 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:

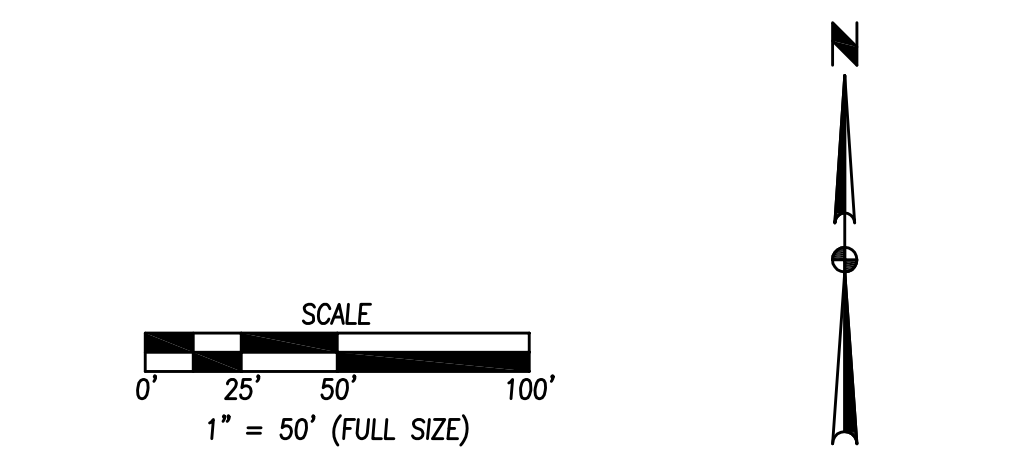
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID PARCEL "B", 692.20 FEET; THENCE SOUTH 89°42'49" EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'11" EAST, 120.00 FEET; THENCE NORTH 03°31'39" WEST, 75.17 FEET; THENCE NORTH 00°17'11" EAST, 427.06 FEET; THENCE NORTH 00°16'56" EAST, 45.07 FEET; THENCE SOUTH 89°42'49" EAST, 679.44 FEET; THENCE SOUTH 00°17'11" WEST, 697.13 FEET; THENCE NORTH 89°42'49" WEST, 644.44 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS NORTH 44°42'49" WEST, 42.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES (472,528 SQUARE FEET).

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

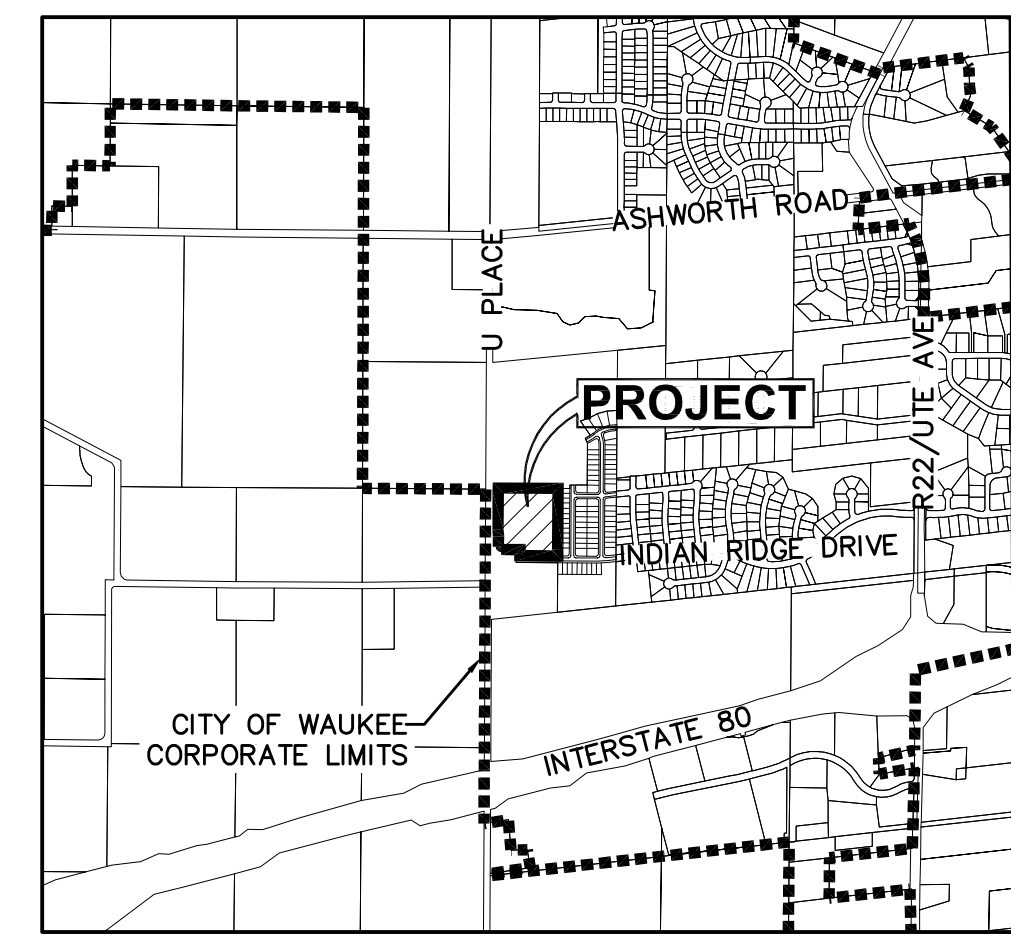
- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
  - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
  - OWNERSHIP AND MAINTENANCE OF OUTLOT 'Z' SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.

**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, RED PLASTIC CAP#19968 (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	---	



VICINITY MAP (NOT TO SCALE)



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.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

MATTHEW J. THOMAS, P.L.S.  
19968  
LICENSE NUMBER 19968  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 THROUGH 3

FILE: H:\2023\2303180\2303180-FINAL PLATING  
DATE PLOTTED: 6/7/2023 3:54 PM  
COMMENTS: SEE SHEET 2 FOR REVISIONS  
DRAWN BY: SAKE HEROLD

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

TECH: ENGINEER: REVIEW:

**PAINTED WOODS WEST TOWNHOMES PLAT 1 FINAL PLAT**

WAUKEE, IOWA

1 / 3

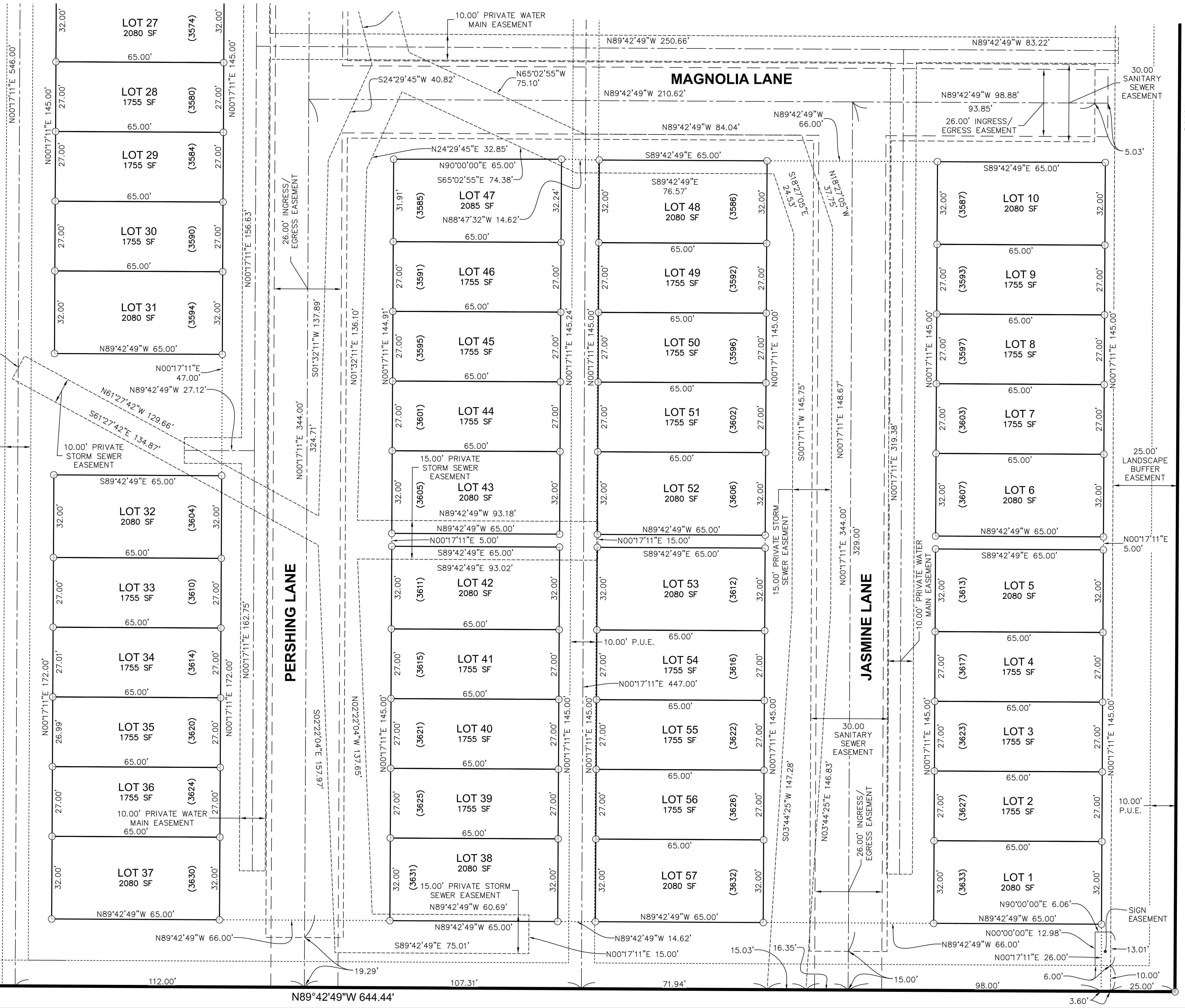
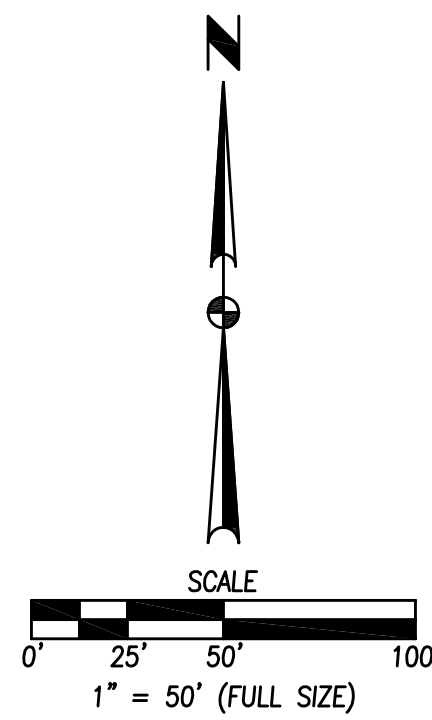
2303.180

# PAINTED WOODS WEST TOWNHOMES PLAT 1

## FINAL PLAT

OUTLOT 'Z'  
365338 SF  
8.39 AC  
(COMMON AREA/FUTURE DEVELOPMENT)

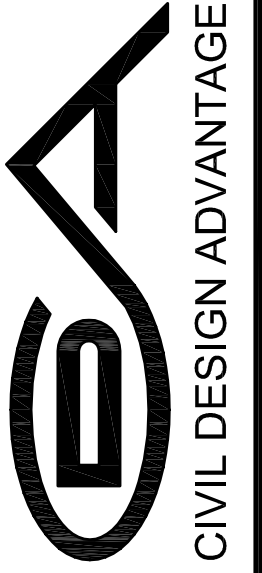
FILE: H:\2023\230318\DWG\230318-FINAL PLATING COMMENT: DATE: 6/16/2023 3:54 PM  
DRAWN BY: GSKA HEROLD  
PLOTTED BY: GSKA HEROLD



S00°17'11\"/>

REVISIONS	DATE
THIRD SUBMITTAL	06/06/23
SECOND SUBMITTAL	04/25/23
FIRST SUBMITTAL	03/28/23

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
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CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

**PAINTED WOODS WEST  
TOWNHOMES PLAT 1  
FINAL PLAT**

ENGINEER: TECH: REVIEW:

