

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

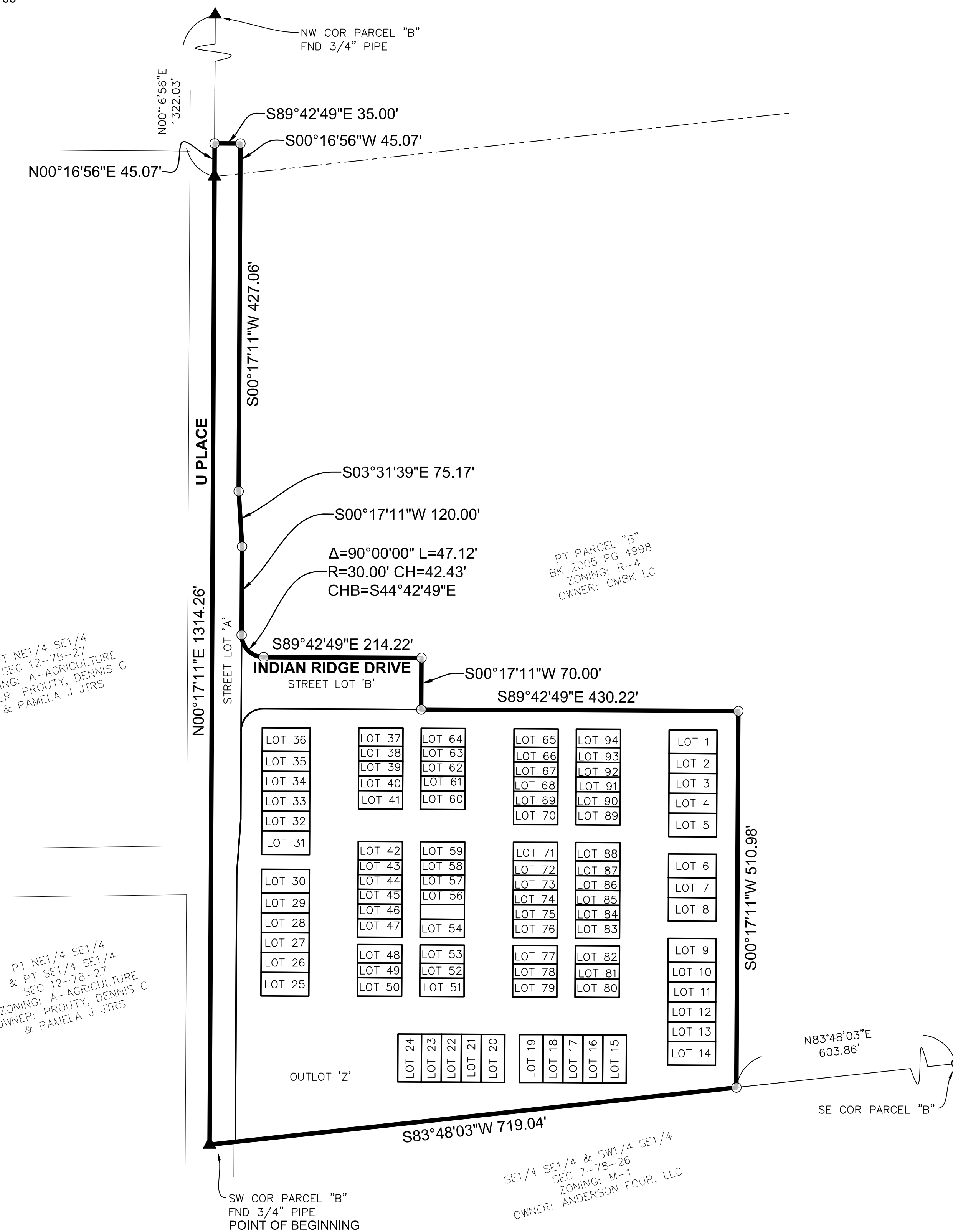
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

PAINTED WOODS WEST TOWNHOMES PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
THIRD SUBMITTAL	06/05/23
SECOND SUBMITTAL	04/25/23
FIRST SUBMITTAL	03/28/23



OWNER / DEVELOPER

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

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 SOUTHEAST 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID PARCEL "B", 1314.26 FEET; THENCE NORTH 00°16'56" WEST ALONG SAID WEST LINE, 45.07 FEET; THENCE SOUTH 89°42'49" EAST, 35.00 FEET; THENCE SOUTH 00°16'56" WEST, 45.07 FEET; THENCE SOUTH 00°17'11" WEST, 427.06 FEET; THENCE SOUTH 03°31'39" EAST, 75.17 FEET; THENCE SOUTH 00°17'11" WEST, 120.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS SOUTH 44°42'49" EAST, 42.43 FEET; THENCE SOUTH 89°42'49" EAST, 214.22 FEET; THENCE SOUTH 00°17'11" WEST, 70.00 FEET; THENCE SOUTH 89°42'49" EAST, 430.22 FEET; THENCE SOUTH 00°17'11" WEST, 510.98 FEET; THENCE SOUTH 83°48'03" WEST, 719.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.09 ACRES (439,505 SQUARE FEET).

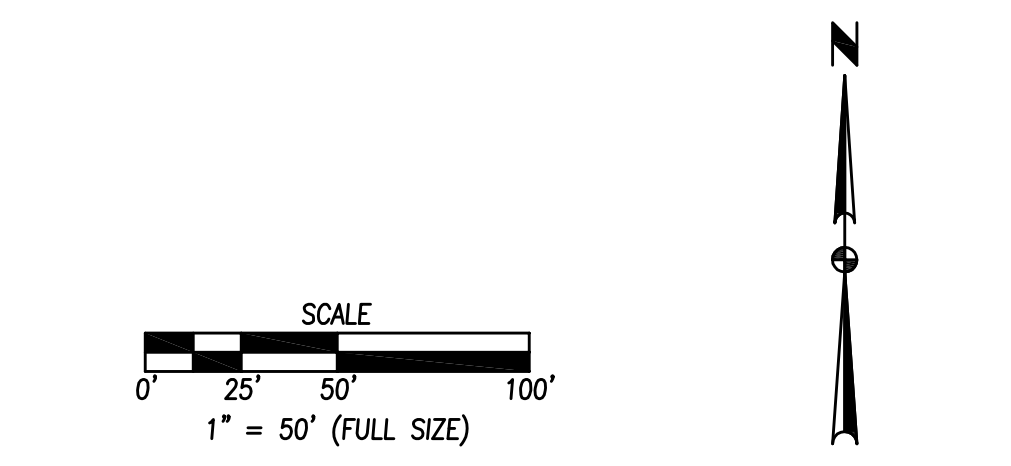
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

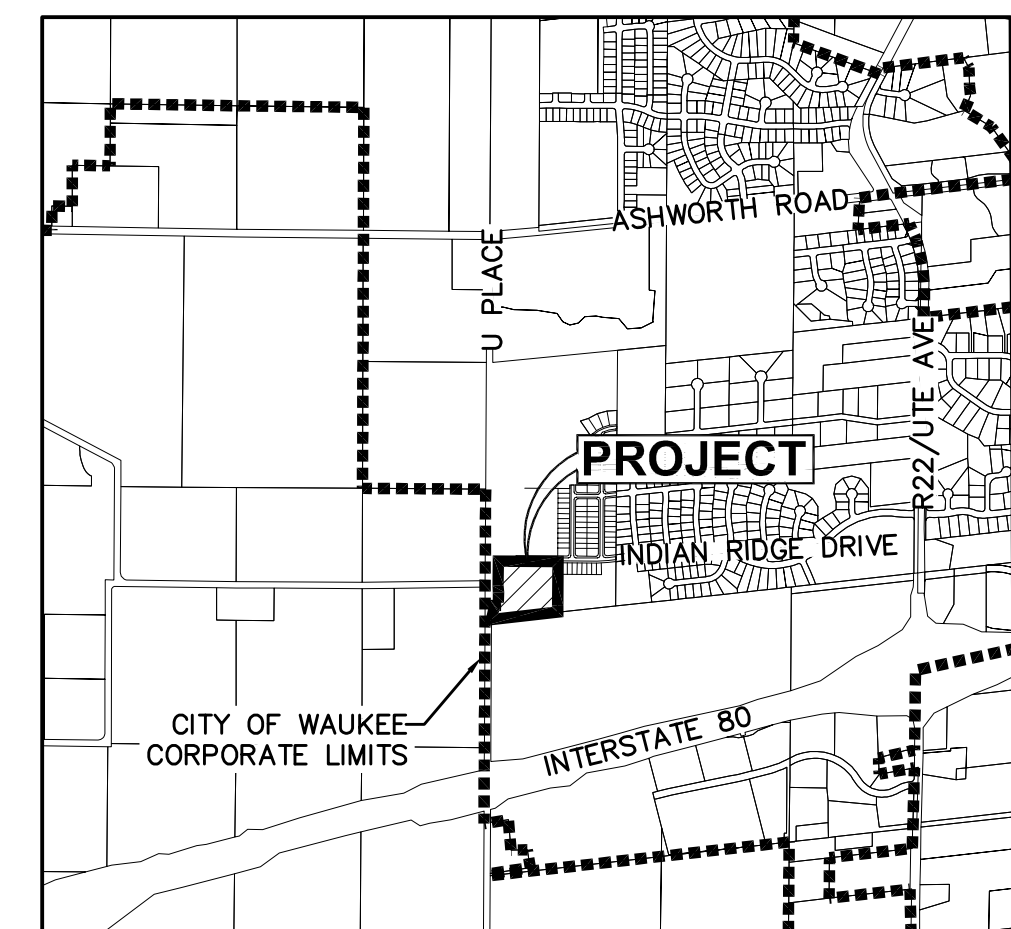
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PURPOSES.
- MAINTENANCE OF UTILITIES, DETENTION BASIN, EASEMENTS AND 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)



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.

PRELIMINARY

NOT FOR CONSTRUCTION

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

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

CIVIL DESIGN ADVANTAGE ENGINEER: _____ TECH: _____ REVIEW: _____

PAINTED WOODS WEST TOWNHOMES PLAT 2 FINAL PLAT

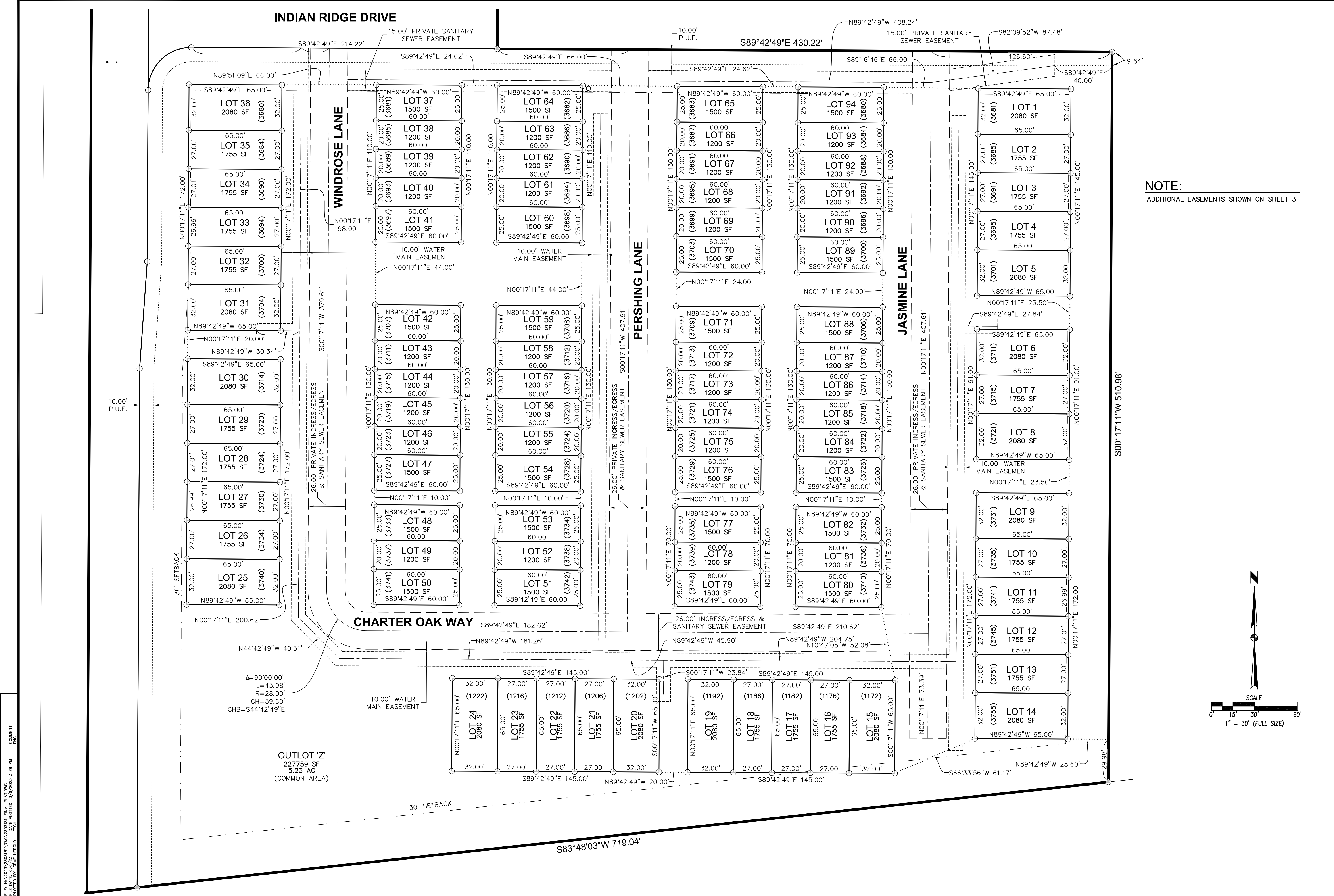
WAUKEE, IOWA

1 / 3

2303.180

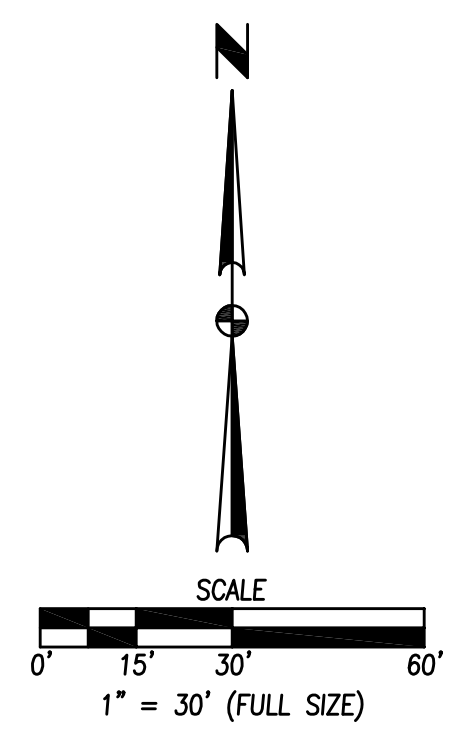
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ENC: _____
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PLOT DATE: 6/16/2023 3:28 PM
PLOT BY: CSK HEROLD

FILE: H:\2023\230318\230318-FINAL PLATING
 DATE PLOTTED: 6/16/2023 3:29 PM
 PLOTTED BY: GAGE HEROLD



$\Delta = 90^{\circ}00'00''$
 $L = 43.98'$
 $R = 28.00'$
 $CH = 39.60'$
 $CHB = S44^{\circ}42'49''E$

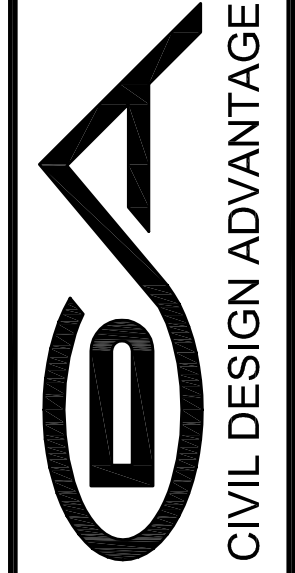
OUTLOT 'Z'
 227759 SF
 5.23 AC
 (COMMON AREA)



NOTE:
 ADDITIONAL EASEMENTS SHOWN ON SHEET 3

REVISIONS	DATE
THIRD SUBMITTAL	06/05/23
SECOND SUBMITTAL	04/25/23
FIRST SUBMITTAL	03/28/23

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WAUKEE, IOWA

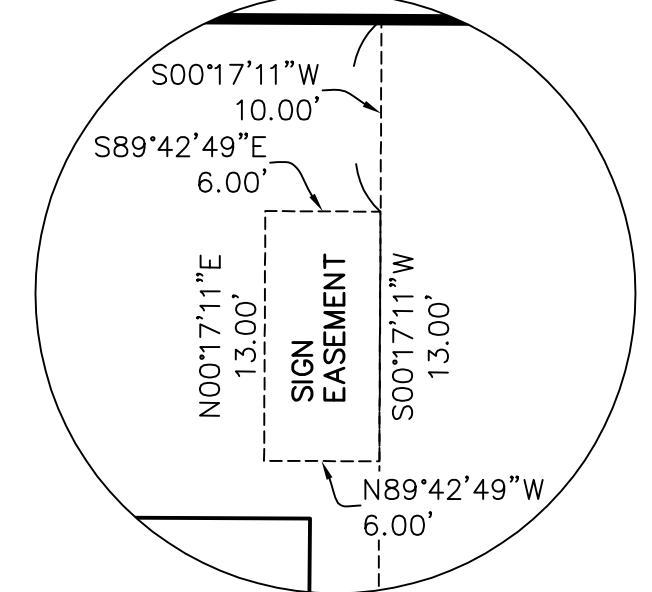
**PAINTED WOODS WEST
 TOWNHOMES PLAT 2
 FINAL PLAT**

ENGINEER: _____
 TECH: _____
 REVIEW: _____

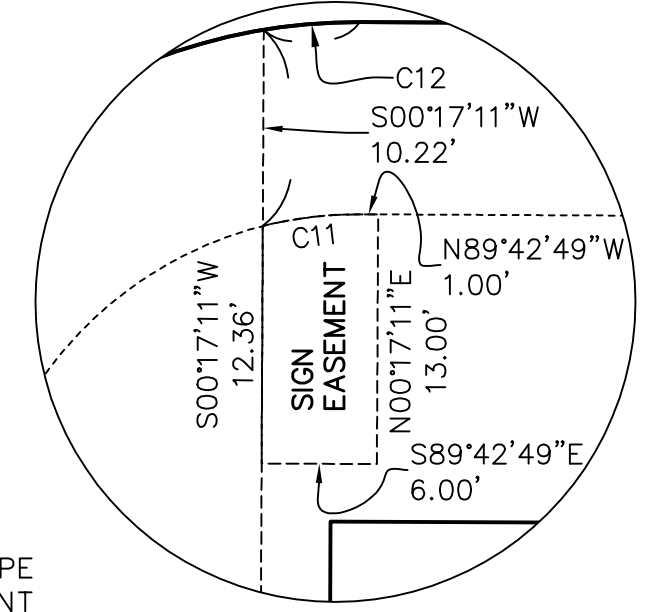
COMMENTS:
 ENC.
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 PLOTTED BY: GAGE HEROLD
 DESS



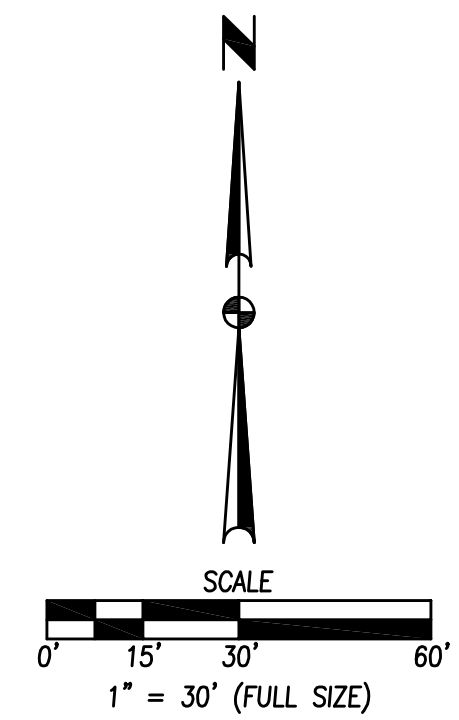
DETAIL 'A'



DETAIL 'B'



NOTE:
 ADDITIONAL EASEMENTS SHOWN ON SHEET 2



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ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**PAINTED WOODS WEST
 TOWNHOMES PLAT 2
 FINAL PLAT**