

PAINTED WOODS WEST TOWNHOMES PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PART OF PARCEL "B" IN THE SW1/4 NE1/4 & PT NE1/4 SE1/4 OF SECTION 7-78N-R26W WAUKEE, DALLAS COUNTY, IOWA

REQUESTED BY: JJR HOLDINGS, LLC
 PROPRIETOR: 1910 SW PLAZA SHOPS LANE ANKENY, IA 50023

SURVEYOR: MATTHEW J. THOMAS, PLS

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

2024-00455

RECORDED: 01/11/2024 01:08:28 PM
 RECORDING FEE: \$112.00
 COMBINED FEE: \$112.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 09/18/2023
 SIGNED: *[Signature]*

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	S44°42'49"E	42.43'
C2	90°00'00"	30.00'	47.12'	N45°17'11"E	42.43'
C3	9°35'39"	30.00'	5.02'	S85°29'22"W	5.02'
C4	14°28'39"	20.00'	5.05'	N83°02'52"E	5.04'
C5	90°00'00"	28.00'	43.98'	N44°42'49"W	39.60'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
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	=====	

OWNER / DEVELOPER

JJR HOLDINGS, LLC
 CONTACT: JOSH MOULTON
 1910 SW PLAZA SHOPS LANE
 ANKENY, IA 50023
 PH: (515) 249-8069

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBAN DALE DRIVE
 URBAN DALE, 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 THRU JUNE 21, 2023

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:

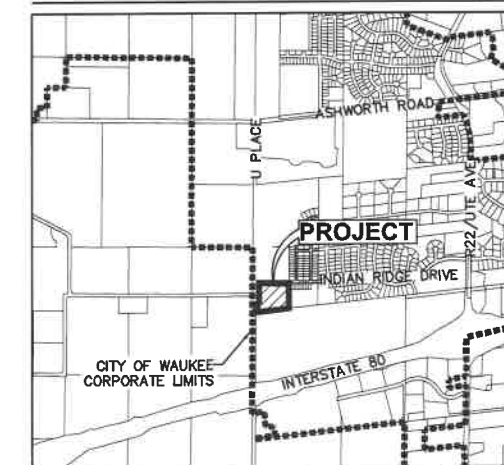
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID PARCEL "B", 1314.26 FEET; THENCE NORTH 00°16'56" EAST ALONG SAID WEST LINE, 45.07 FEET; THENCE SOUTH 89°42'49" EAST, 35.00 FEET; THENCE SOUTH 00°16'56" WEST, 45.07 FEET; THENCE SOUTH 00°17'11" 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 (439,502 SQUARE FEET).

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

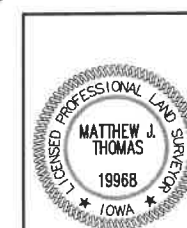
NOTES

- 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.
- STREET LOT 'C' WILL BE DEDICATED TO THE CITY OF WAUKEE AT A FUTURE DATE WHEN IMPROVEMENTS ARE COMPLETED.
- MAINTENANCE OF UTILITIES, DETENTION BASIN, EASEMENTS AND OUTLOT 'Z' SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION.

VICINITY MAP (NOT TO SCALE)

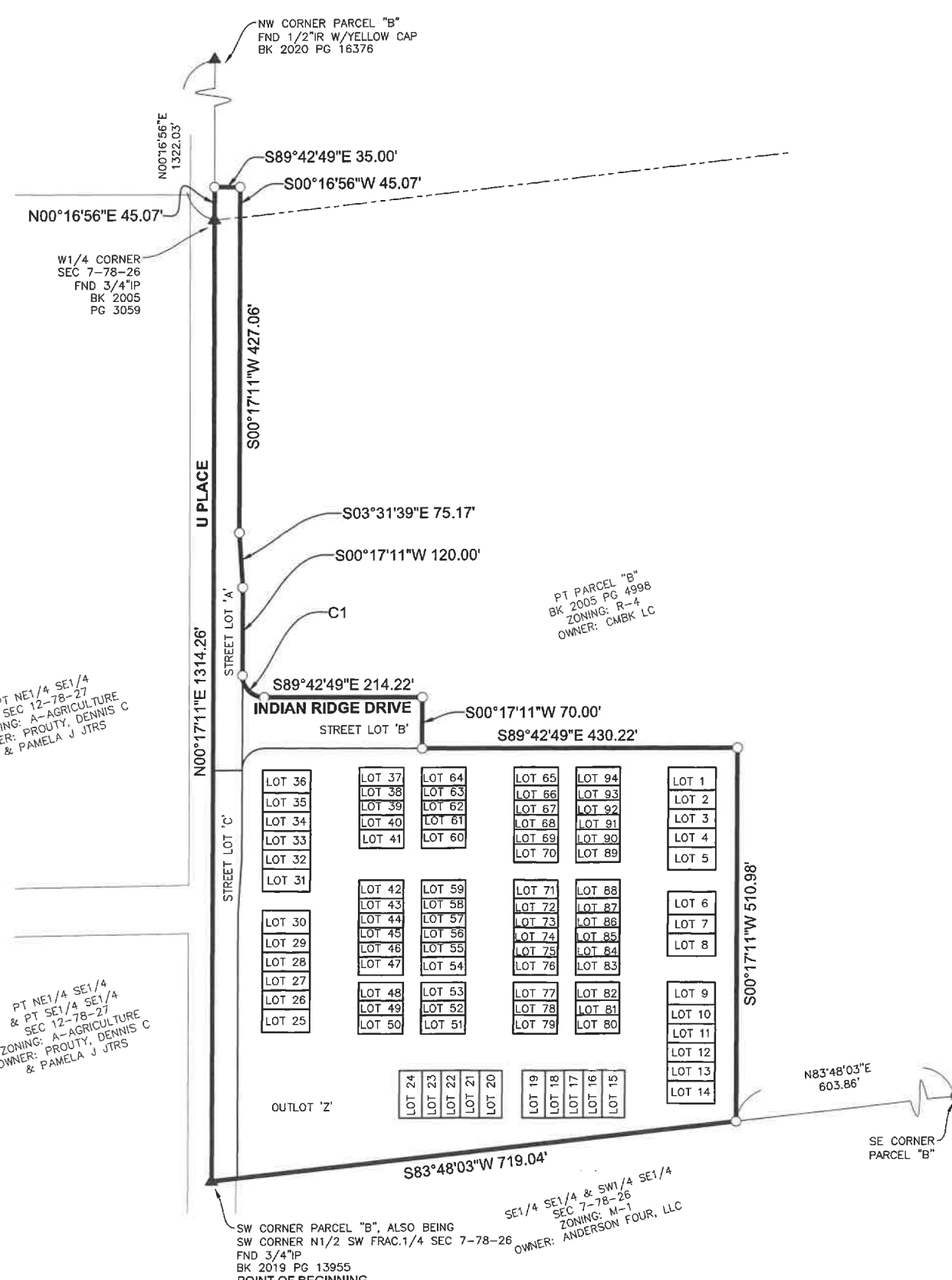


WAUKEE, IOWA



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.

[Signature] 09/22/23
 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



FILE: H:\2023\20230118\20230118-FINAL PLATING
 DATE PLOTTED: 9/25/2023 8:23 AM
 PLOTTED BY: JESSICA SPENCER, TECH

REVISIONS

09/22/23	FINAL SUBMITTAL
07/11/23	FOURTH SUBMITTAL
06/05/23	THIRD SUBMITTAL
04/25/23	SECOND SUBMITTAL
03/28/23	FIRST SUBMITTAL

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

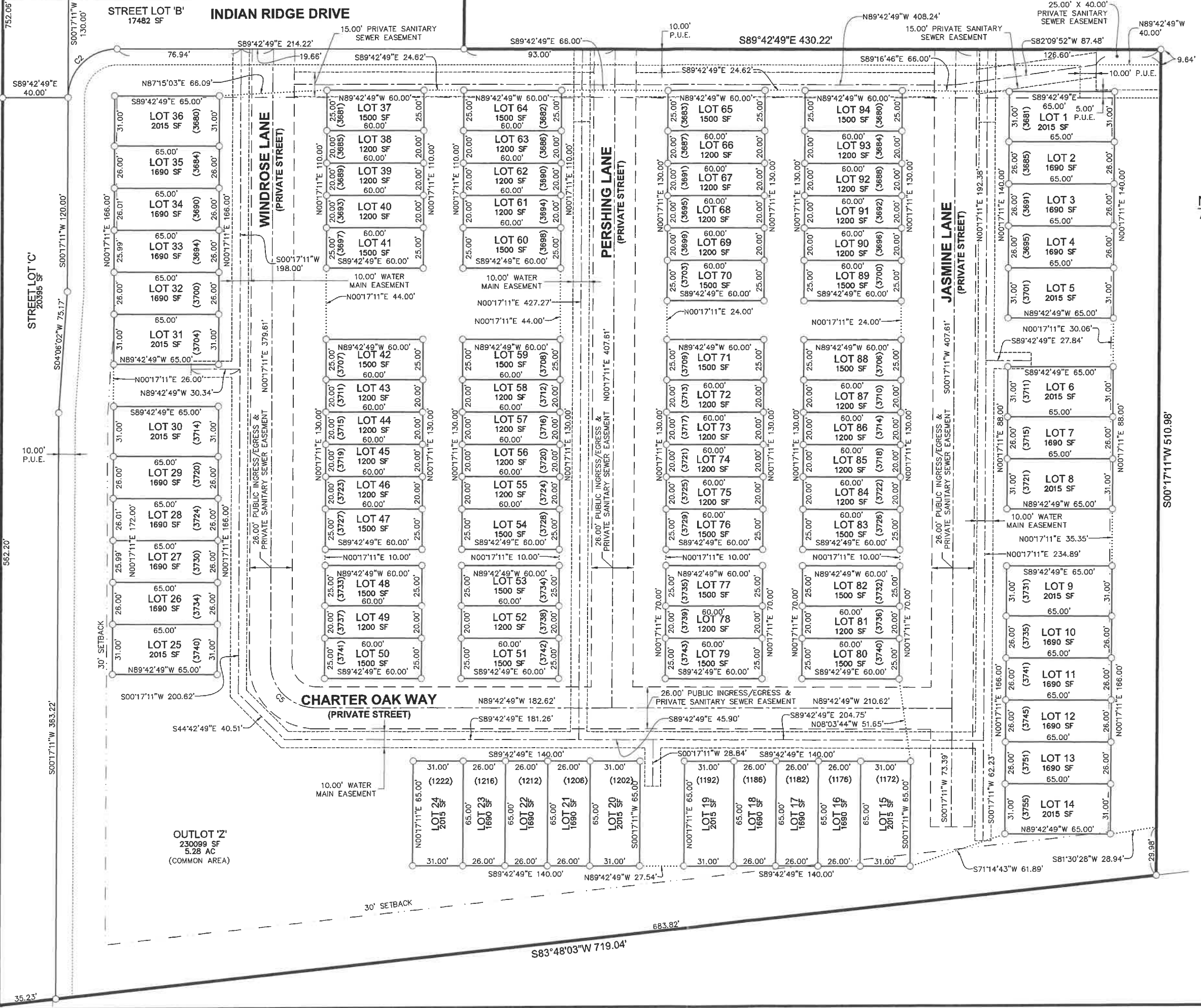
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

REVIEW: _____
 TECH: _____
 ENGINEER: _____

PAINTED WOODS WEST TOWNHOMES PLAT 2
FINAL PLAT

2303.181

FILE: P:\2023\230318\230318-TOWNHOMES-PLAT-2-FINAL-PLATTING-ENG.DWG
DATE PLOTTED: 9/25/2023 8:23 AM
PLOTTED BY: JACOB SPENCER, TECH. ENGR.



NOTE:
ADDITIONAL EASEMENTS SHOWN ON SHEET 3

DATE	REVISIONS
09/22/23	FINAL SUBMITTAL
07/11/23	FOURTH SUBMITTAL
06/05/23	THIRD SUBMITTAL
04/25/23	SECOND SUBMITTAL
03/28/23	FIRST SUBMITTAL

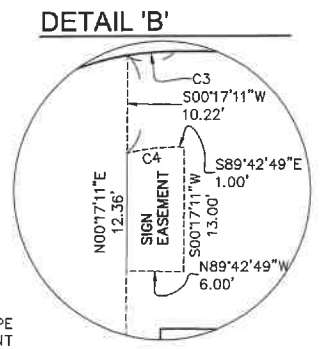
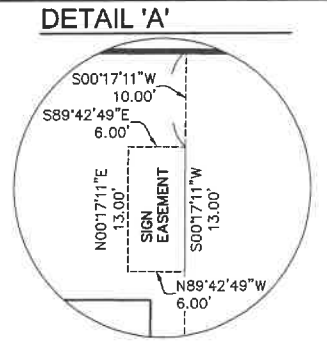
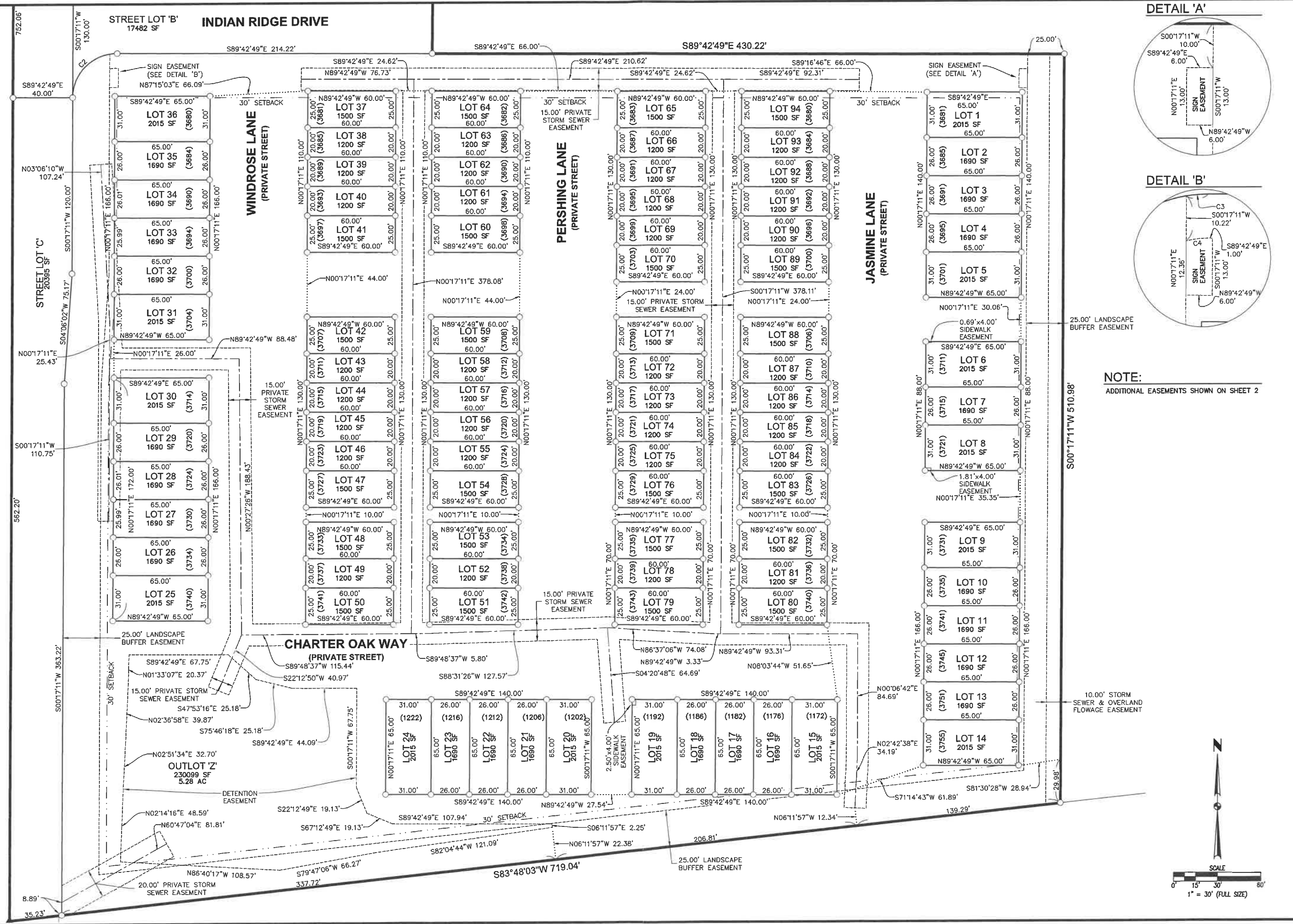
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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FILE: H:\2023\230318\230318-FINAL PLATING
 DATE: 9/25/23
 DATE PLOTTED: 9/25/2023 8:23 AM
 DRAWN BY: JAMES SPENCER
 CHECKED BY: [blank]



NOTE:
 ADDITIONAL EASEMENTS SHOWN ON SHEET 2



DATE	09/22/23
REVISIONS	07/11/23
FINAL SUBMITTAL	06/05/23
THIRD SUBMITTAL	04/25/23
SECOND SUBMITTAL	03/28/23
FIRST SUBMITTAL	

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EA
 CIVIL DESIGN ADVANTAGE

WAUJEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2 FINAL PLAT

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