

INDEX LEGEND

LOCATION: PART OF PARCEL "B" IN THE SW1/4 NE1/4 & PART OF THE NE1/4 SE1/4 IN SECTION 7-T78N-R26W WAUKEE, DALLAS COUNTY, IOWA

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

SURVEYOR: MATTHEW J. THOMAS, PLS

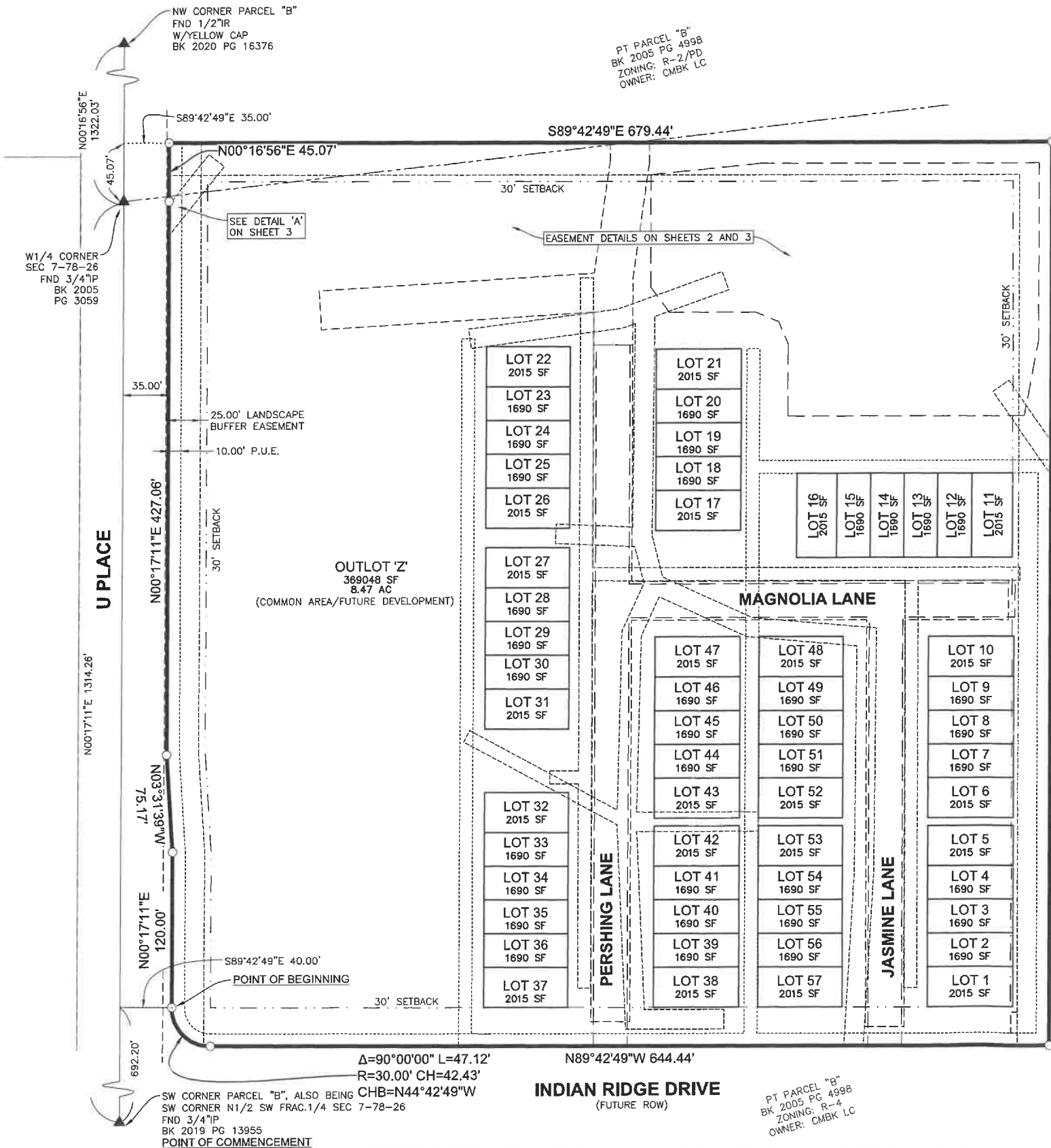
PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
 & RETURN TO: 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

PAINTED WOODS WEST TOWNHOMES PLAT 1

FINAL PLAT

2024-00445
 RECORDED: 01/11/2024 12:47:32 PM
 RECORDING FEE: \$287.00
 COMBINED FEE: \$287.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

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



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 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 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:

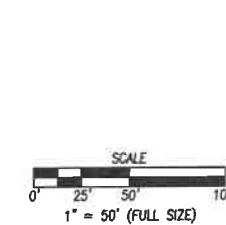
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID PARCEL "B", 692.20 FEET; THENCE SOUTH 89°42'49" EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'11" EAST, 120.00 FEET; THENCE NORTH 03°31'39" WEST, 75.17 FEET; THENCE NORTH 00°17'11" 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, 897.13 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.

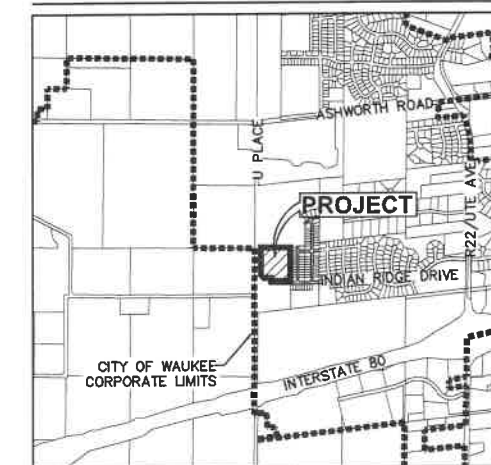
- NOTES**
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION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

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	P.U.E.
PUBLIC UTILITY EASEMENT	P.U.E.	AL
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
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.

[Signature] 09/27/23
 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

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

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 1 FINAL PLAT

REVISIONS:

DATE	DESCRIPTION
09/22/23	FINAL SUBMITTAL
07/12/23	FOURTH SUBMITTAL
06/06/23	THIRD SUBMITTAL
04/25/23	SECOND SUBMITTAL
03/28/23	FIRST SUBMITTAL

TECH: [Name]
 ENGINEER: [Name]
 REVIEW: [Name]

1/3
 2303.180

