

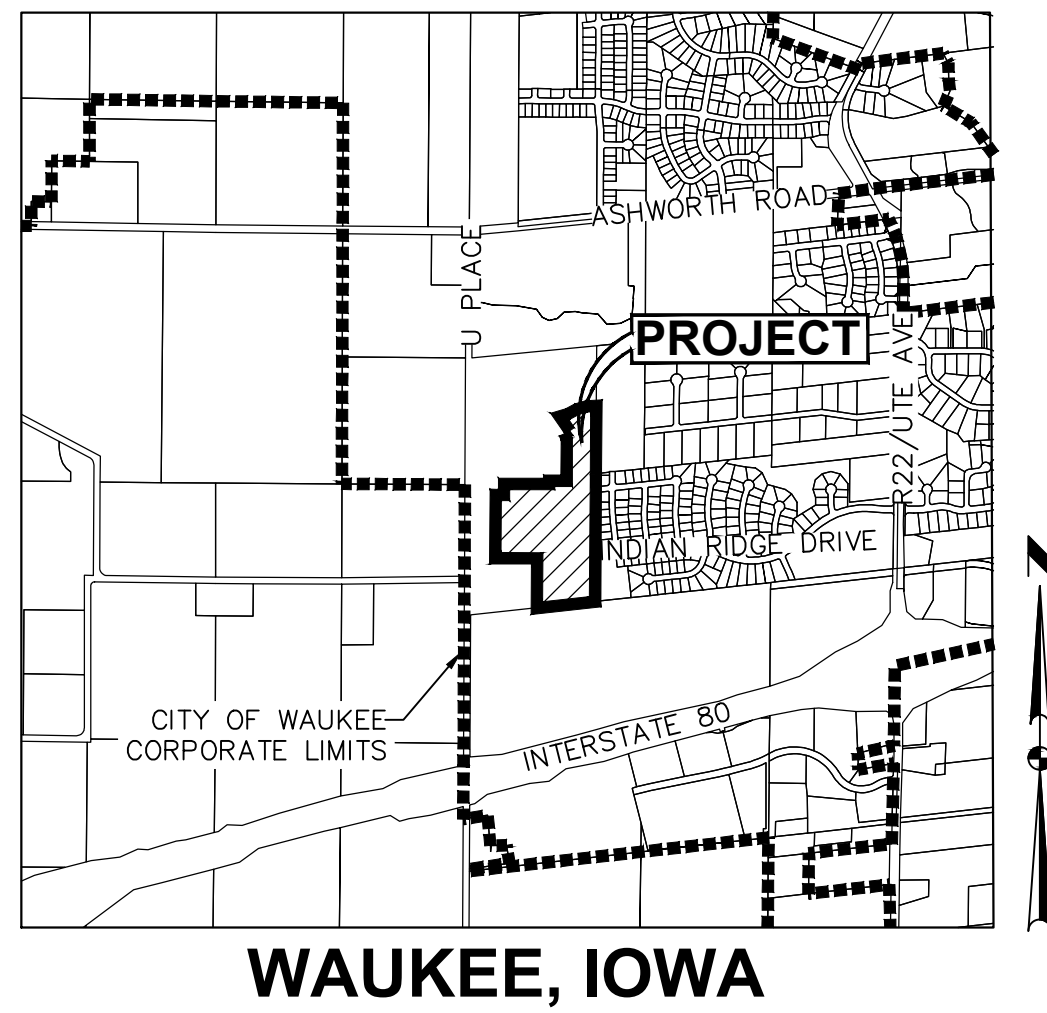
# PAINTED WOODS WEST PLAT 5

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. PRCL "B" SEC 7-78-26  
 CITY OF WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: JRR HOLDINGS, LLC  
 1910 SW PLAZA SHOPS LN  
 ANKENY, IA 50023  
 PROPRIETOR: JRR HOLDINGS, LLC  
 1910 SW PLAZA SHOPS LN  
 ANKENY, IA 50023  
 SURVEYOR: MATTHEW J. THOMAS  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

| REVISIONS        | DATE     |
|------------------|----------|
| THIRD SUBMITTAL  | 07/16/24 |
| SECOND SUBMITTAL | 07/09/24 |
| FIRST SUBMITTAL  | 04/16/24 |

VICINITY MAP (NOT TO SCALE)



### PLAT DESCRIPTION

A PART OF PARCEL "B", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 83°48'03" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "B"; 603.86 FEET TO THE SOUTHEAST CORNER OF PAINTED WOODS WEST TOWNHOMES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°17'11" EAST ALONG THE EASTERLY LINE OF SAID PAINTED WOODS WEST TOWNHOMES PLAT 2, A DISTANCE OF 510.98 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z'; SAID PAINTED WOODS WEST TOWNHOMES PLAT 2; THENCE NORTH 89°42'49" WEST ALONG SAID EASTERLY LINE, 430.22 FEET; THENCE NORTH 00°17'11" EAST ALONG SAID EASTERLY LINE, 70.00 FEET TO THE SOUTH LINE OF PAINTED WOODS WEST TOWNHOMES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°42'49" EAST ALONG SAID SOUTH LINE, 430.22 FEET TO THE SOUTHEAST CORNER OF SAID PAINTED WOODS WEST TOWNHOMES PLAT 1; THENCE NORTH 00°17'11" EAST ALONG THE EAST LINE OF SAID PAINTED WOODS WEST TOWNHOMES PLAT 1, A DISTANCE OF 697.13 FEET TO THE NORTHEAST CORNER OF SAID PAINTED WOODS WEST TOWNHOMES PLAT 1; THENCE SOUTH 89°42'49" EAST, 120.00 FEET; THENCE NORTH 00°17'11" EAST, 35.42 FEET; THENCE SOUTH 89°42'49" EAST, 180.00 FEET; THENCE NORTH 00°17'11" EAST, 429.89 FEET; THENCE NORTH 23°17'39" WEST, 60.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 61.28 FEET AND WHOSE CHORD BEARS NORTH 60°54'41" EAST, 61.18 FEET; THENCE NORTH 34°52'58" WEST, 180.00 FEET; THENCE NORTH 72°47'42" EAST, 86.74 FEET; THENCE NORTH 62°15'41" EAST, 104.43 FEET; THENCE NORTH 73°56'42" EAST, 104.43 FEET; THENCE NORTH 86°13'53" EAST, 101.94 FEET TO THE WEST LINE OF PAINTED WOODS WEST PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 00°20'15" WEST ALONG SAID WEST LINE, 702.30 FEET; THENCE SOUTH 00°21'56" WEST ALONG SAID WEST LINE AND THE WEST LINE OF PAINTED WOODS WEST PLAT 3, AN OFFICIAL PLAT, 1316.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.51 ACRES (1,024,118 SQUARE FEET).  
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA

| CURVE | DELTA      | RADIUS   | LENGTH  | BEARING     | CHORD   |
|-------|------------|----------|---------|-------------|---------|
| C1    | 3°56'03"   | 1000.00' | 68.67'  | S85°50'23"W | 68.65'  |
| C2    | 2°28'47"   | 1000.00' | 43.28'  | S89°02'48"W | 43.28'  |
| C3    | 6°15'41"   | 1000.00' | 109.28' | S87°09'21"W | 109.23' |
| C4    | 33°15'34"  | 200.00'  | 116.10' | S16°20'36"E | 114.47' |
| C5    | 32°24'27"  | 333.00'  | 188.35' | N73°13'51"E | 185.85' |
| C6    | 8°01'41"   | 333.00'  | 46.66'  | N53°00'47"E | 46.62'  |
| C7    | 17°42'24"  | 333.00'  | 102.91' | N57°51'09"E | 102.50' |
| C8    | 6°07'05"   | 303.00'  | 32.35'  | S52°03'29"W | 32.34'  |
| C9    | 7°25'14"   | 363.00'  | 47.01'  | S52°42'34"W | 46.98'  |
| C10   | 11°41'01"  | 363.00'  | 74.02'  | S62°15'41"W | 73.89'  |
| C11   | 11°41'01"  | 363.00'  | 74.02'  | S73°56'42"W | 73.89'  |
| C12   | 9°38'53"   | 363.00'  | 61.13'  | S84°36'38"W | 61.05'  |
| C13   | 22°00'24"  | 303.00'  | 116.38' | N78°25'53"E | 115.67' |
| C14   | 89°15'10"  | 25.00'   | 38.94'  | N22°48'06"E | 35.12'  |
| C15   | 12°07'58"  | 230.00'  | 48.70'  | N15°45'30"W | 48.61'  |
| C16   | 9°58'42"   | 230.00'  | 40.06'  | N04°42'10"W | 40.01'  |
| C17   | 96°15'41"  | 25.00'   | 42.00'  | N47°50'39"W | 37.23'  |
| C18   | 83°44'19"  | 25.00'   | 36.54'  | N42°09'21"E | 33.37'  |
| C19   | 96°00'02"  | 25.00'   | 41.89'  | N47°42'50"W | 37.16'  |
| C20   | 0°24'48"   | 965.00'  | 6.96'   | S84°04'45"W | 6.96'   |
| C21   | 6°00'02"   | 965.00'  | 101.06' | N87°17'10"E | 101.02' |
| C22   | 4°05'10"   | 1035.00' | 73.81'  | N85°54'56"E | 73.80'  |
| C23   | 2°19'41"   | 1035.00' | 42.05'  | N89°07'21"E | 42.05'  |
| C24   | 90°00'00"  | 25.00'   | 39.27'  | S45°17'11"W | 35.36'  |
| C25   | 90°00'00"  | 25.00'   | 39.27'  | N44°42'49"W | 35.36'  |
| C26   | 90°00'00"  | 25.00'   | 39.27'  | S45°17'11"W | 35.36'  |
| C27   | 90°35'48"  | 25.00'   | 39.53'  | S45°00'42"E | 35.54'  |
| C28   | 0°35'48"   | 1030.00' | 10.73'  | N89°59'18"E | 10.73'  |
| C29   | 90°00'00"  | 25.00'   | 39.27'  | N45°17'11"E | 35.36'  |
| C30   | 90°00'00"  | 25.00'   | 39.27'  | N44°42'49"W | 35.36'  |
| C31   | 0°39'58"   | 970.00'  | 11.28'  | S89°57'12"W | 11.28'  |
| C32   | 89°20'02"  | 25.00'   | 38.98'  | S44°57'12"W | 35.15'  |
| C33   | 13°00'55"  | 170.00'  | 38.62'  | S06°13'16"E | 38.53'  |
| C34   | 114°32'19" | 25.00'   | 49.98'  | S69°59'53"E | 42.06'  |
| C35   | 13°58'24"  | 363.00'  | 88.53'  | N59°43'09"E | 88.31'  |
| C36   | 51°03'25"  | 10.00'   | 8.91'   | S78°15'39"W | 8.62'   |
| C37   | 14°57'43"  | 378.00'  | 98.71'  | S60°12'49"W | 98.43'  |

### OWNER / DEVELOPER

JRR HOLDINGS, LLC  
 1910 SW PLAZA SHOPS LN  
 ANKENY, IA 50023

### 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  
**R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 44-47)**  
 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  
**R-2/PD-1: PLANNED DEVELOPMENT DISTRICT (LOTS 1-43 AND 48-77)**  
 1. DENSITY: FOUR (4) DWELLING UNITS/ACRE MAXIMUM  
 2. MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY & 1,400 SQUARE FEET - TWO STORY  
 3. FRONT YARD: THIRTY (30) FEET MINIMUM  
 4. SIDE YARDS: TOTAL OF TEN (10) FEET - MINIMUM OF FIVE (5) FEET ON EACH SIDE  
 5. REAR YARDS: TWENTY-FIVE (25) FEET  
 6. MINIMUM LOT SIZE 6,000 SQUARE FEET  
 7. MINIMUM LOT WIDTH: FIFTY (50) FEET

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT  
 R-2: ONE- & TWO- FAMILY RESIDENTIAL DISTRICT  
 R-2/PD-1 PLANNED DEVELOPMENT DISTRICT (ORD. NO. 3020 - BK 2022 PG 6885)

### DATE OF SURVEY

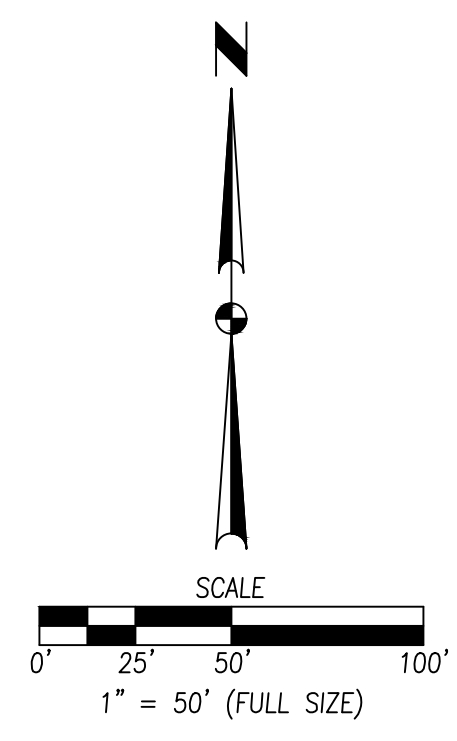
APRIL 4, 2024

### 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, B AND C SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE DEDICATED TO WAUKEE FOR PARKLAND.
- A DETAILED GRADING PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR LOTS 48-68.

### 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  | _____  |     |



COMMENT: END  
 FILE: H:\2024\2206434\DWG\2206434-FINAL PLATING.dwg  
 PLOTTED BY: BRN OLENDIKE TECH  
 PLOTTED DATE: 7/16/2024 10:24 AM

PT SE1/4  
 SEC 7-78-26  
 AND  
 PT NW1/4 NE1/4  
 SEC 18-78-26  
 ANDERSON FOUR, LLC

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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.  
 MATTHEW J. THOMAS, P.L.S. DATE \_\_\_\_\_  
 LICENSE NUMBER 19968  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 5

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

**CIVIL DESIGN ADVANTAGE**

ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

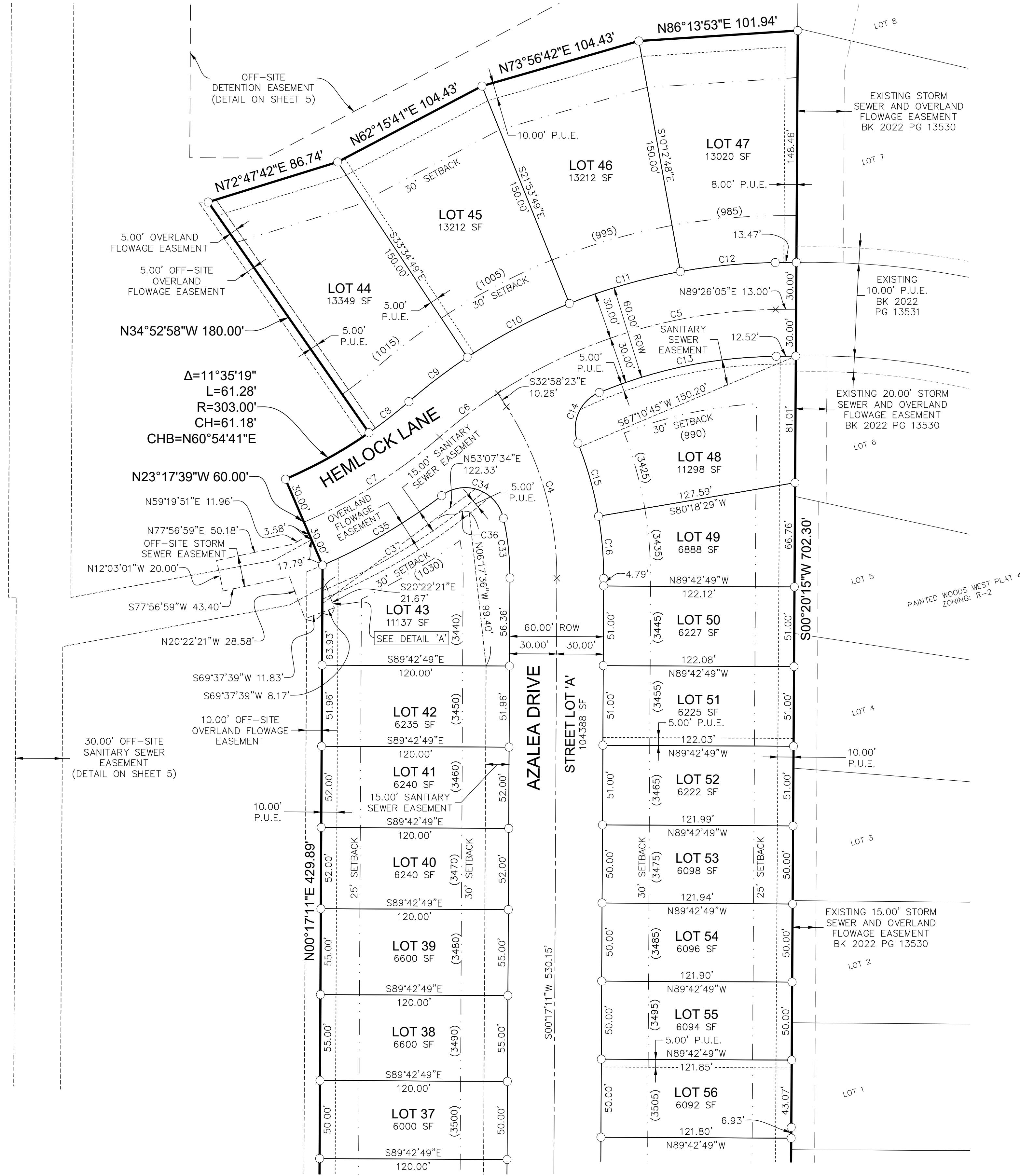
PAINTED WOODS WEST PLAT 5  
 FINAL PLAT

1 / 5

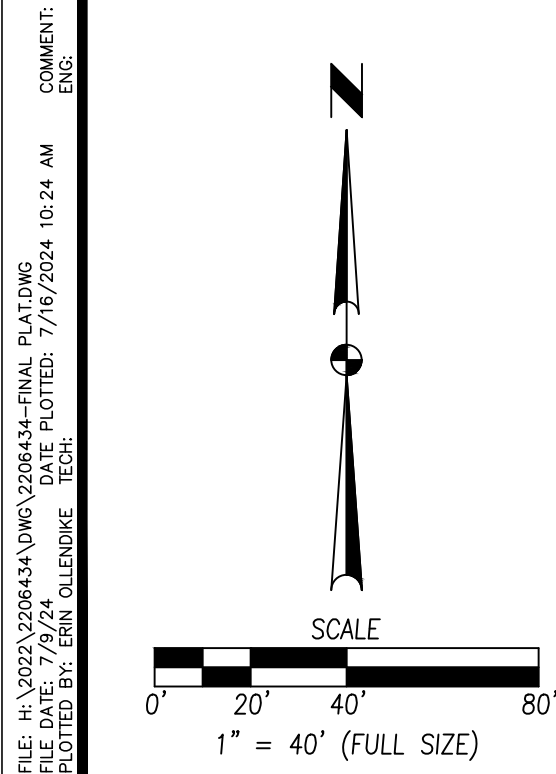
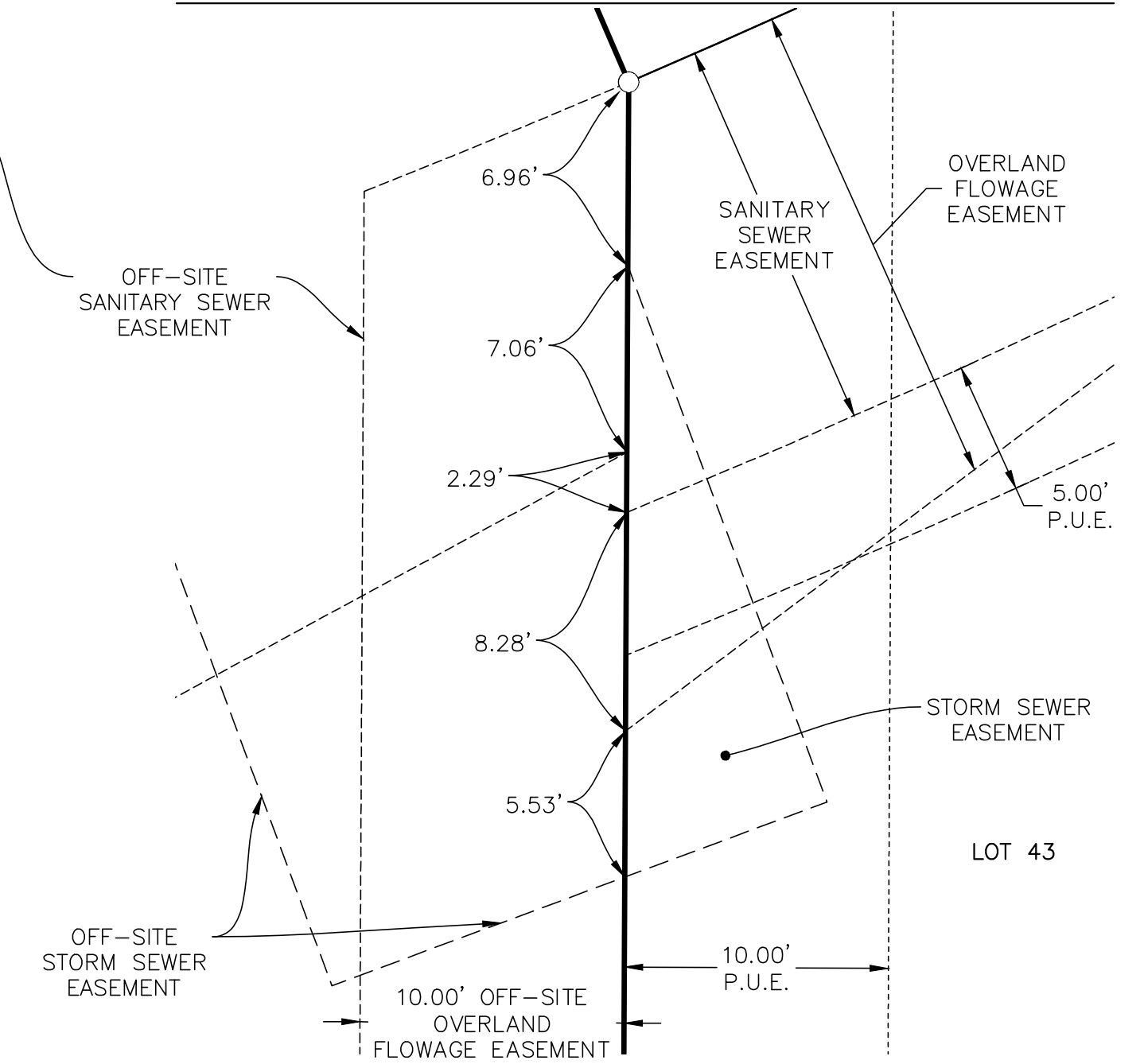
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# PAINTED WOODS WEST PLAT 5

FINAL PLAT



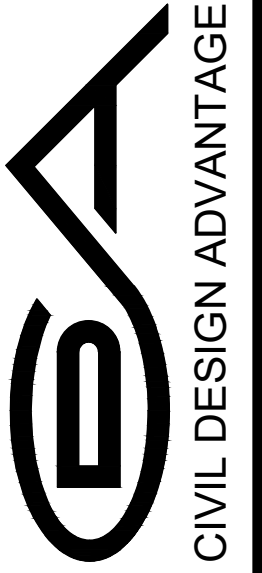
DETAIL 'A'



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| REVISIONS        | DATE     |
|------------------|----------|
| THIRD SUBMITTAL  | 07/16/24 |
| SECOND SUBMITTAL | 07/09/24 |
| FIRST SUBMITTAL  | 04/16/24 |

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

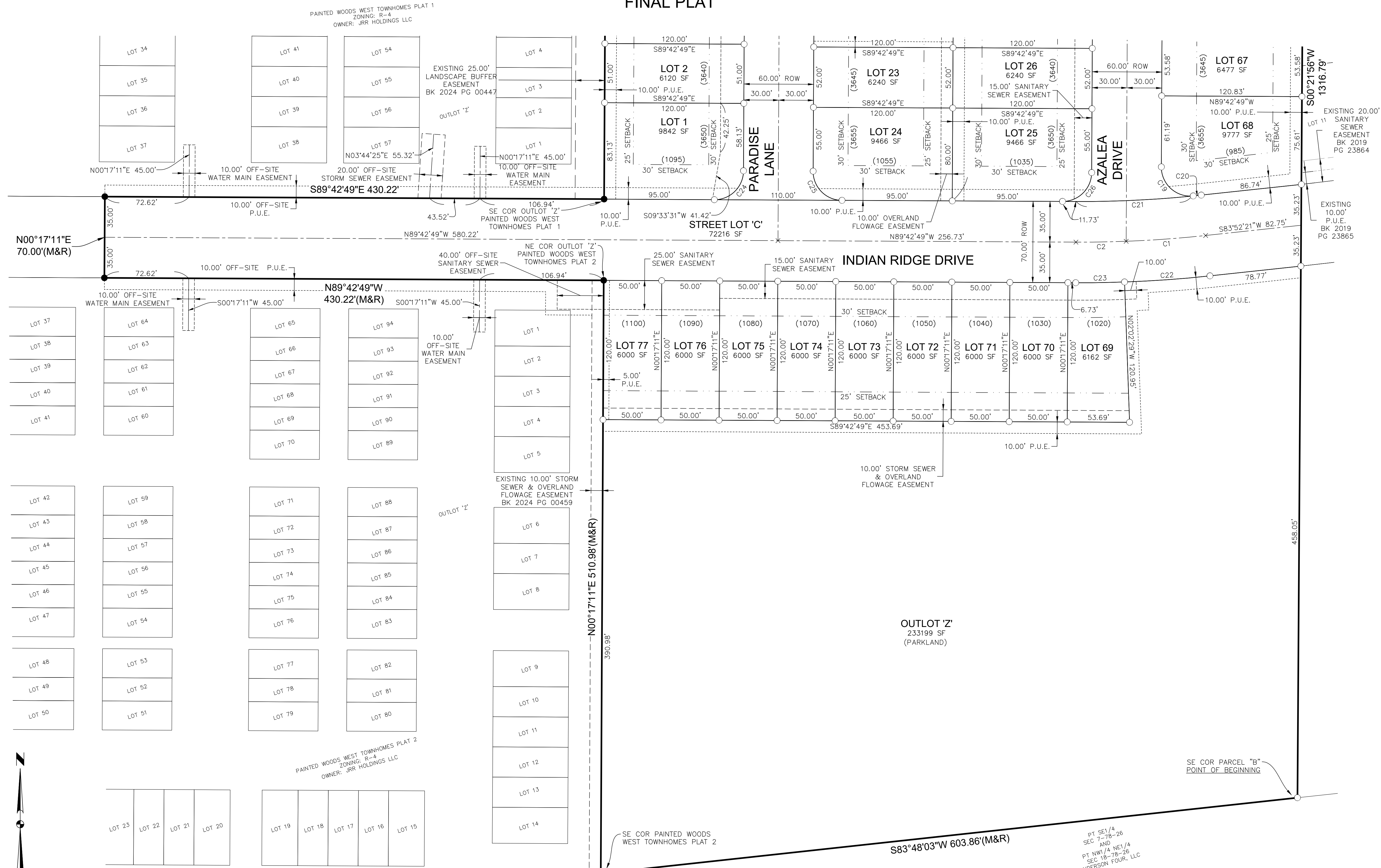


**PAINTED WOODS WEST PLAT 5**  
FINAL PLAT  
WAUKEE, IOWA

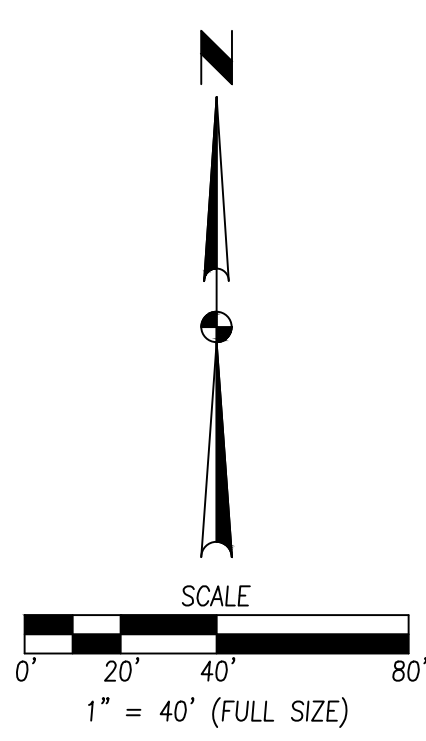


# PAINTED WOODS WEST PLAT 5

## FINAL PLAT



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 PLOTTED BY: BRAD OULLENKIE TECH. ENGR.



| DATE     | REVISIONS        |
|----------|------------------|
| 07/16/24 | THIRD SUBMITTAL  |
| 07/09/24 | SECOND SUBMITTAL |
| 04/16/24 | FIRST SUBMITTAL  |

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



**PAINTED WOODS WEST PLAT 5**  
**FINAL PLAT**

WAUKEE, IOWA

ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

PT SE1/4  
 SEC 7-78-26  
 AND  
 PT NW1/4 NE1/4  
 SEC 18-78-26  
 ANDERSON FOUR, LLC

