

INDEX LEGEND
 LOCATION: PART OF PARCEL "B" IN SECTION 7-178N-R26W CITY OF WAUKEE, DALLAS COUNTY, IOWA
 REQUESTED BY: JUR HOLDINGS, LLC
 PROPRIETOR: 1910 SW PLAZA SHOPS LN 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

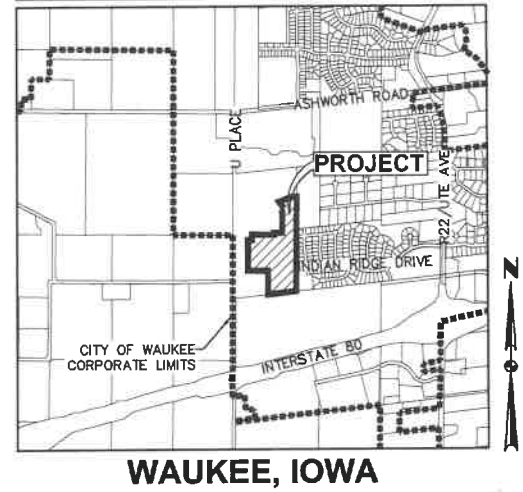
PAINTED WOODS WEST PLAT 5

FINAL PLAT

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 08/05/2024
 SIGNED: *Matthew J. Thomas*

2024-13576
 RECORDED: 09/04/2024 10:28:35 AM
 RECORDING FEE: \$142.00
 COMBINED FEE: \$142.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

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

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

BULK REGULATIONS

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT (PORTION OF STREET LOT 'C')

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

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

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)

R-2/PD-1: PLANNED DEVELOPMENT DISTRICT (LOTS 1-43 AND 48-77)

- DENSITY: FOUR (4) DWELLING UNITS/ACRE MAXIMUM
- MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY & 1,400 SQUARE FEET - TWO STORY
- FRONT YARD: THIRTY (30) FEET MINIMUM
- SIDE YARDS: TOTAL OF TEN (10) FEET - MINIMUM OF FIVE (5) FEET ON EACH SIDE
- REAR YARDS: TWENTY-FIVE (25) FEET
- MINIMUM LOT SIZE 6,000 SQUARE FEET
- MINIMUM LOT WIDTH: FIFTY (50) FEET

DATE OF SURVEY

APRIL 4, 2024

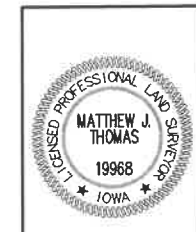
NOTES

- 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

SECTION CORNER AS NOTED
 1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

FOUND	SET
●	△
○	○
(M)	
(R)	
(D)	
P.U.E.	
AL	
(1234)	



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
 MATTHEW J. THOMAS, P.L.S. 8/21/24 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



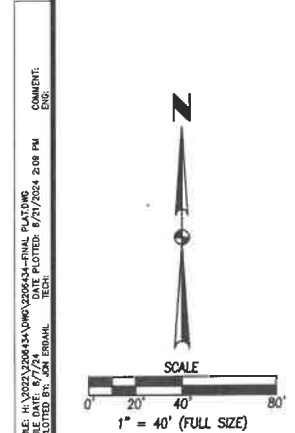
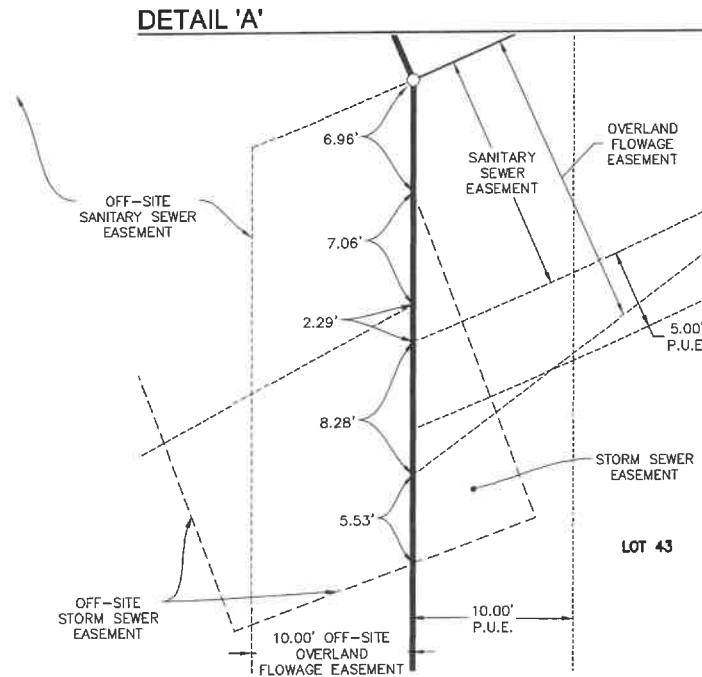
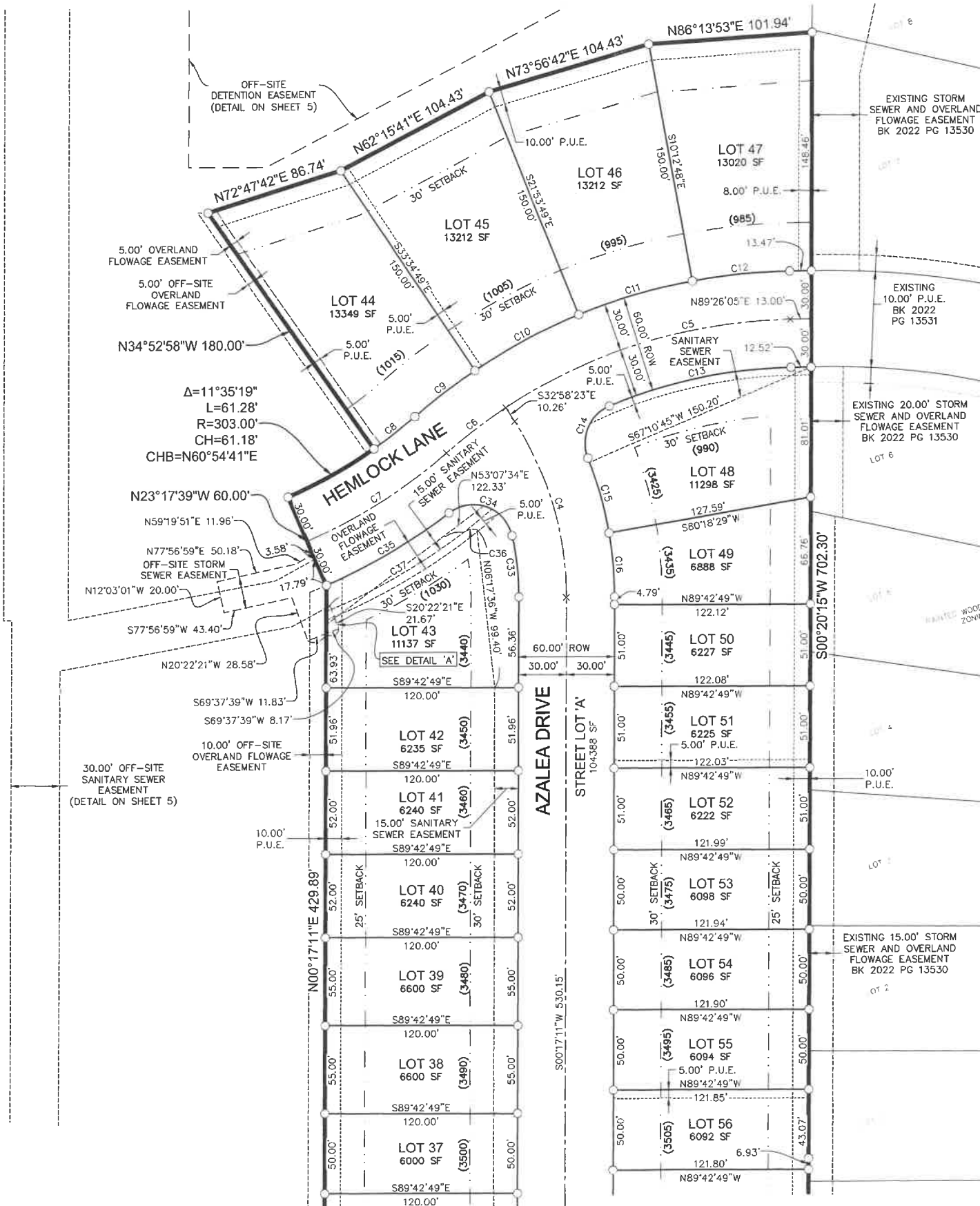
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST PLAT 5
 FINAL PLAT

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PAINTED WOODS WEST PLAT 5

FINAL PLAT



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 PLOTTED BY: JON BRINK, TECH.

REVISIONS	DATE
FIRST SUBMITTAL	04/19/24
SECOND SUBMITTAL	07/09/24
THIRD SUBMITTAL	07/16/24
FINAL SUBMITTAL	08/21/24

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



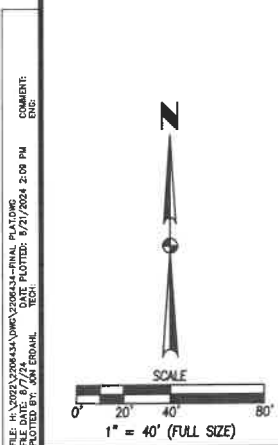
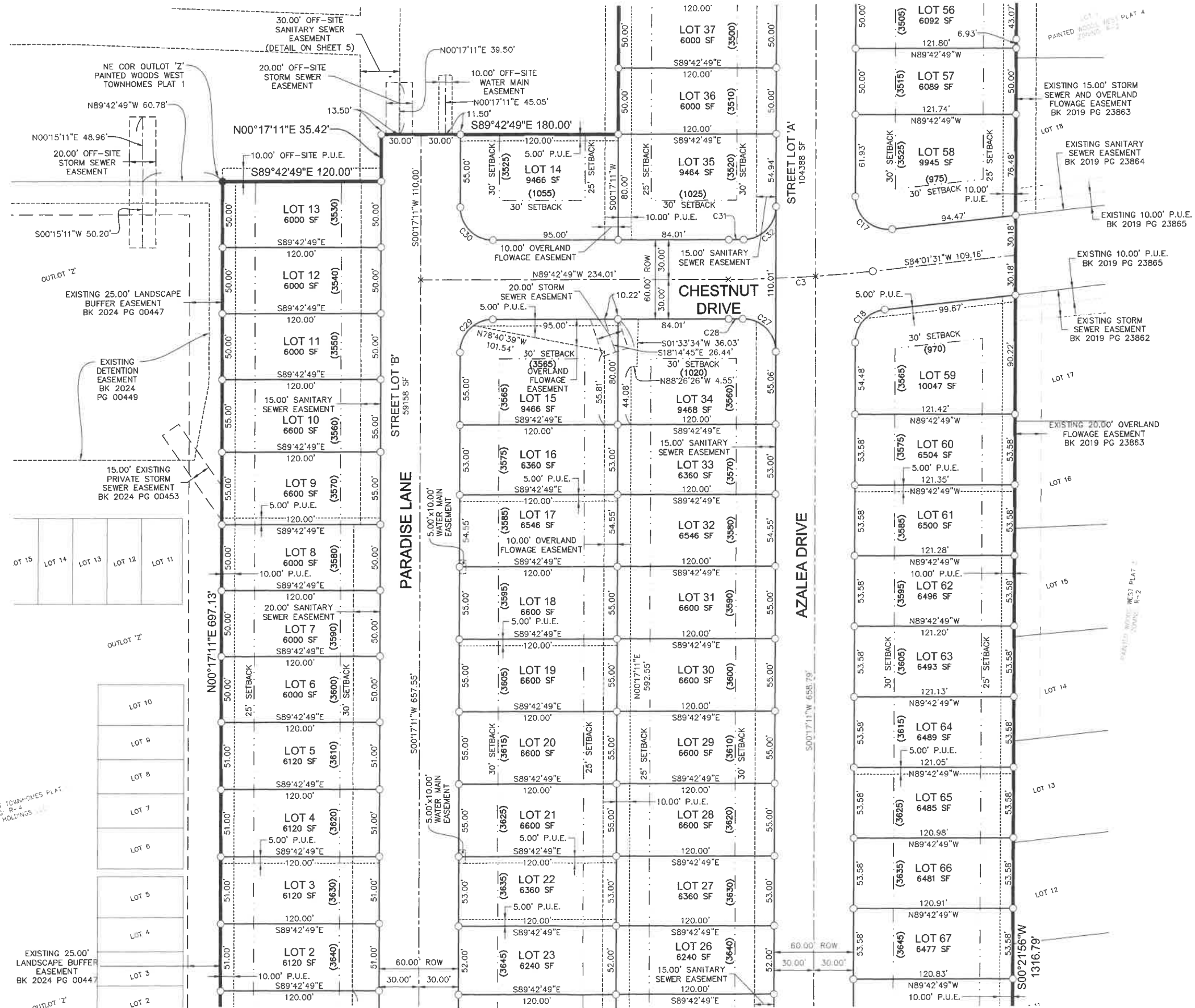
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST PLAT 5
FINAL PLAT
 2/5
 2206434

REVIEW:
 TECH:
 ENGINEER:

PAINTED WOODS WEST PLAT 5

FINAL PLAT



FILE: H:\2024\PAINTED WOODS WEST PLAT 5 - FINAL PLATING
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 DRAWN BY: JAE EBRALL
 CHECKED BY: JAE EBRALL

DATE	REVISIONS
08/21/24	FINAL SUBMITTAL
07/18/24	THIRD SUBMITTAL
07/09/24	SECOND SUBMITTAL
04/18/24	FIRST SUBMITTAL

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

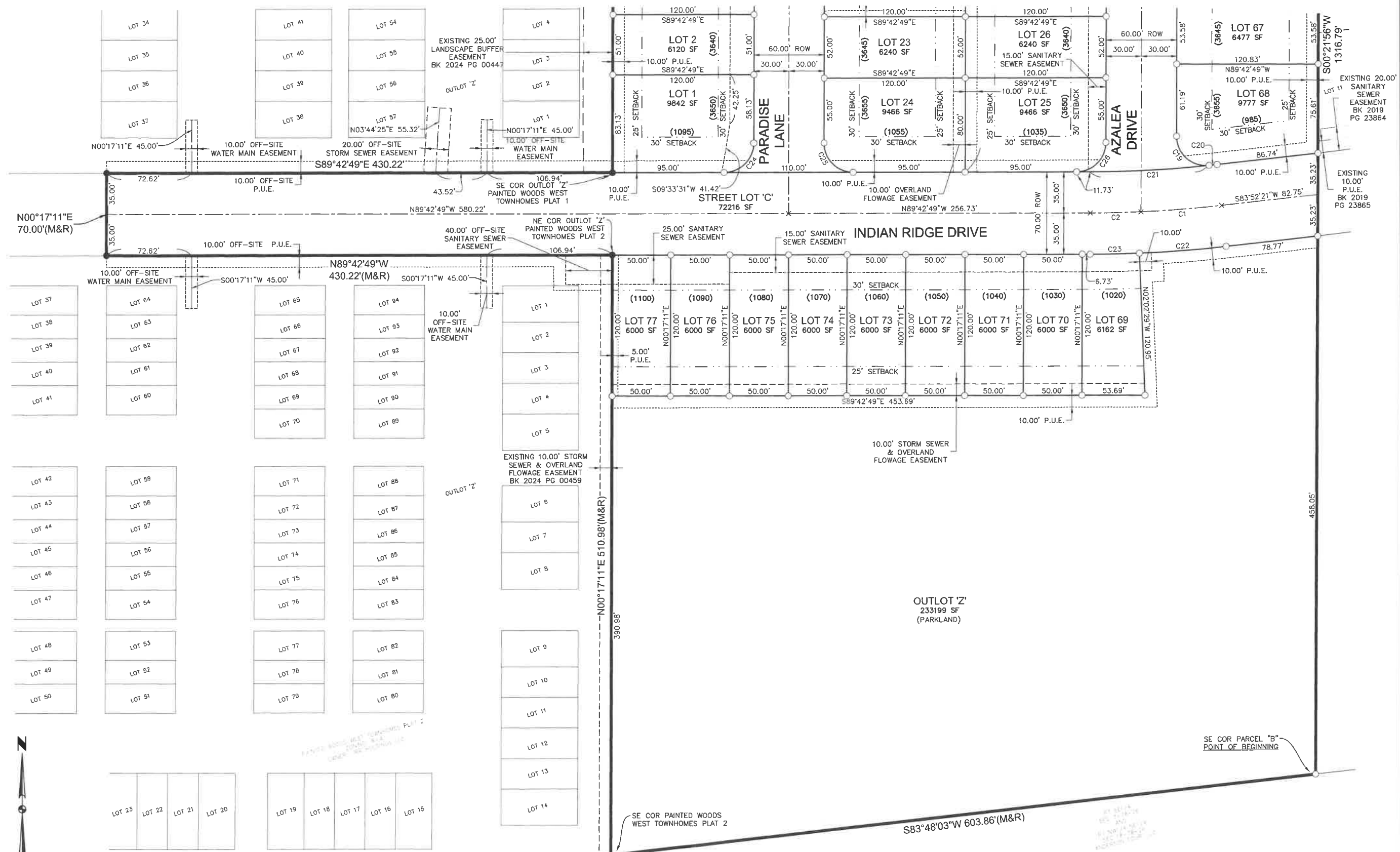


PAINTED WOODS WEST PLAT 5
FINAL PLAT

WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEER
 TECH: REVIEW:

PAINTED WOODS WEST PLAT 5

FINAL PLAT



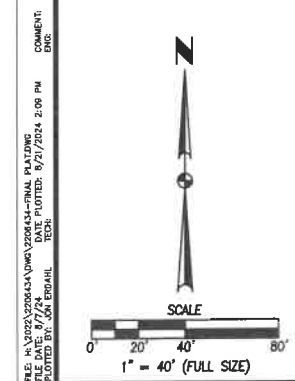
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04/18/24 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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



WALUKEE, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEER

PAINTED WOODS WEST PLAT 5
 FINAL PLAT



FILE: H:\2024\PAINTED WOODS WEST TOWNHOMES PLAT 5 - FINAL PLAT.DWG
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