

# PAINTED WOODS WEST TOWNHOMES PLAT 3

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. OUTLOT 'Z', PAINTED WOODS WEST TOWNHOMES PLAT 1  
 WAUKEE, DALLAS COUNTY, IOWA

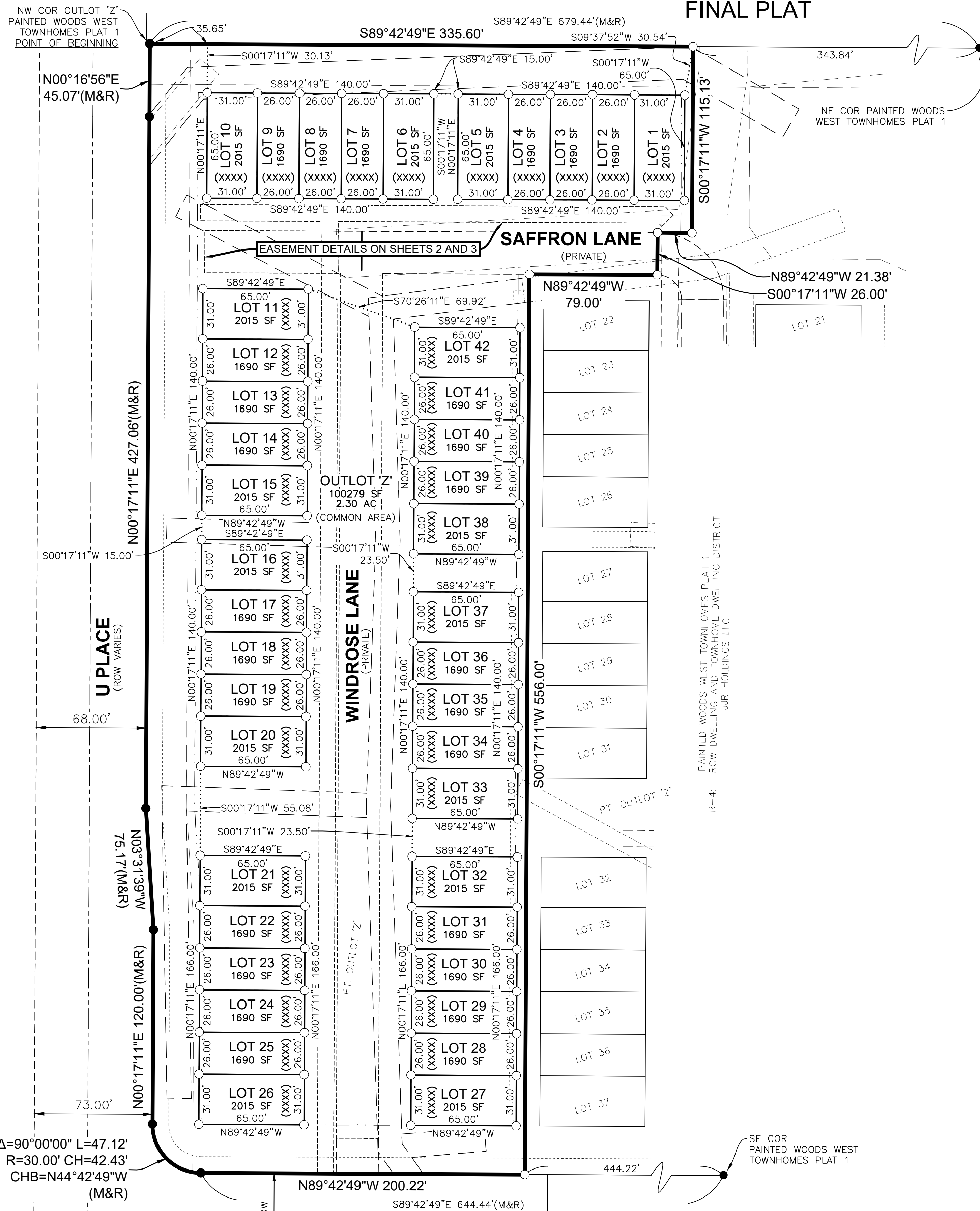
REQUESTOR: JUR HOLDINGS, LLC  
 1910 SW PLAZA SHOPS LANE  
 ANKENY, IOWA 50023

PROPRIETOR: JUR HOLDINGS, LLC  
 1910 SW PLAZA SHOPS LANE  
 ANKENY, IOWA 50023

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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



### OWNER/DEVELOPER

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

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### DATE OF SURVEY

SEPTEMBER 18, 2024

### ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

### BULK REGULATIONS

**SETBACKS:**  
 FRONT: 30 FEET  
 REAR: 30 FEET  
 SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

### PLAT DESCRIPTION

A PART OF OUTLOT 'Z', PAINTED WOODS WEST TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°42'49" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Z', 335.60 FEET; THENCE SOUTH 00°17'11" WEST, 115.13 FEET; THENCE NORTH 89°42'49" WEST, 21.38 FEET; THENCE SOUTH 00°17'11" WEST, 26.00 FEET; THENCE NORTH 89°42'49" WEST, 79.00 FEET; THENCE SOUTH 00°17'11" WEST, 556.00 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Z'; THENCE NORTH 89°42'49" WEST ALONG SAID SOUTH LINE, 200.22 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 'Z' AND 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; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 120.00 FEET; THENCE NORTH 03°31'39" WEST ALONG SAID WEST LINE, 75.17 FEET; THENCE NORTH 00°17'11" EAST ALONG SAID WEST LINE, 42.06 FEET; THENCE NORTH 00°16'56" EAST ALONG SAID WEST LINE, 45.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.05 ACRES (176,459 SQUARE FEET).

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

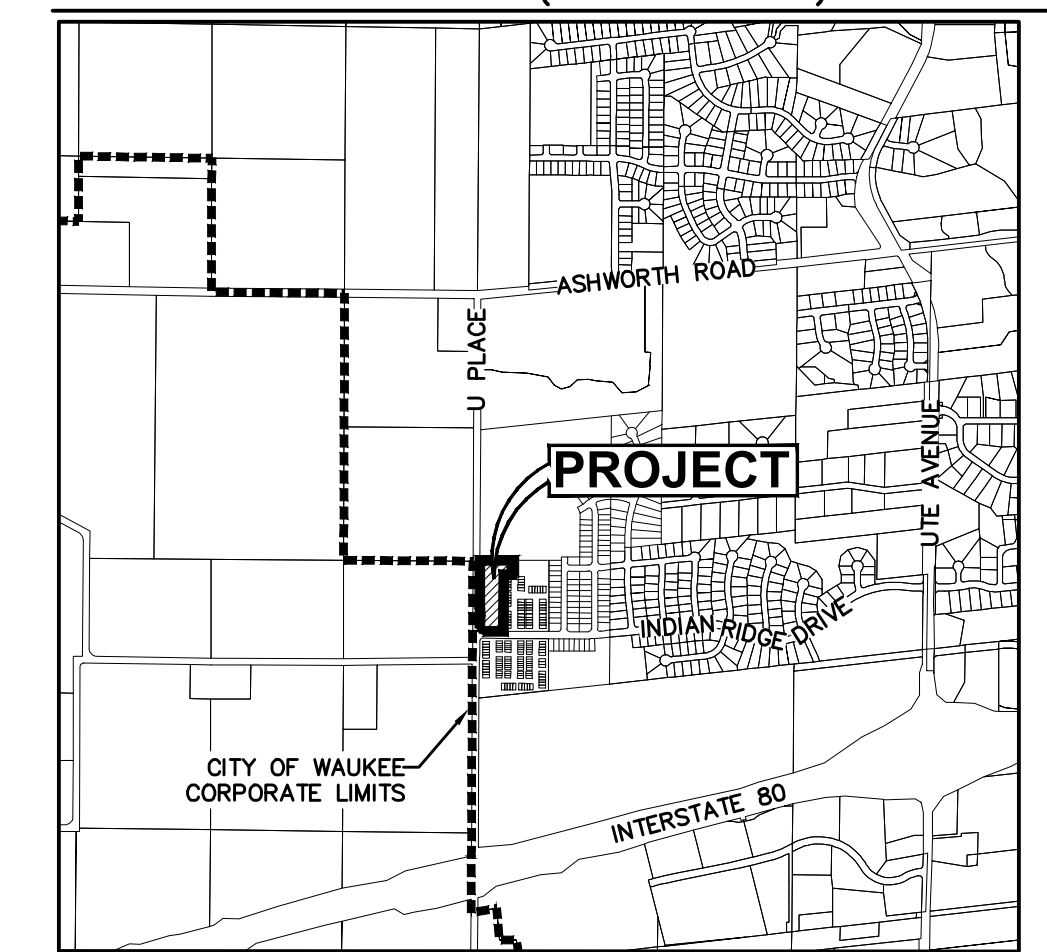
### NOTES

- 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.
- 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)	●	
1/2" REBAR, YELLOW PLASTIC CAP #28686 (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	----	

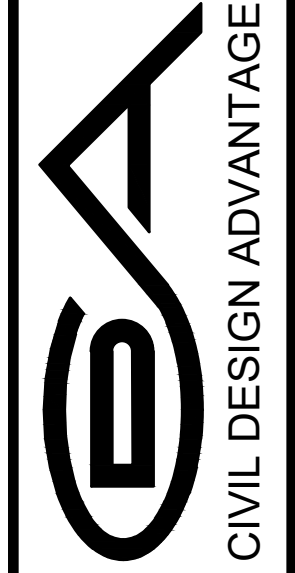
### VICINITY MAP (NOT TO SCALE)



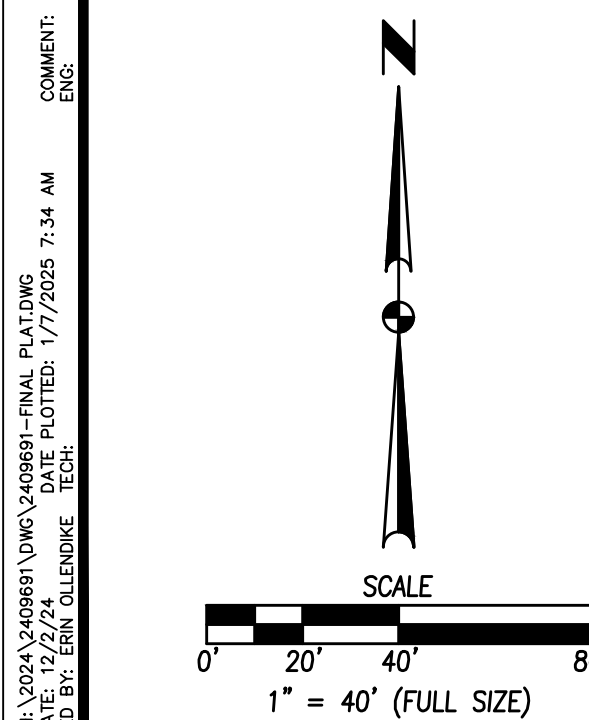
WAUKEE, IOWA

DATE	REVISIONS
12/17/24	FOURTH SUBMITTAL
12/02/24	THIRD SUBMITTAL
10/16/24	SECOND SUBMITTAL
09/19/24	PREPARED

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



**PAINTED WOODS WEST TOWNHOMES PLAT 3 FINAL PLAT**



Δ=90°00'00" L=47.12'  
 R=30.00' CH=42.43'  
 CHB=N44°42'49"W (M&R)

FILE: H:\2024\2409691\DWG\2409691-FINAL PLATING.dwg  
 COMMENT: FINAL PLATING  
 PLOTTED BY: JEA  
 PLOT DATE: 11/17/2025 7:34 AM

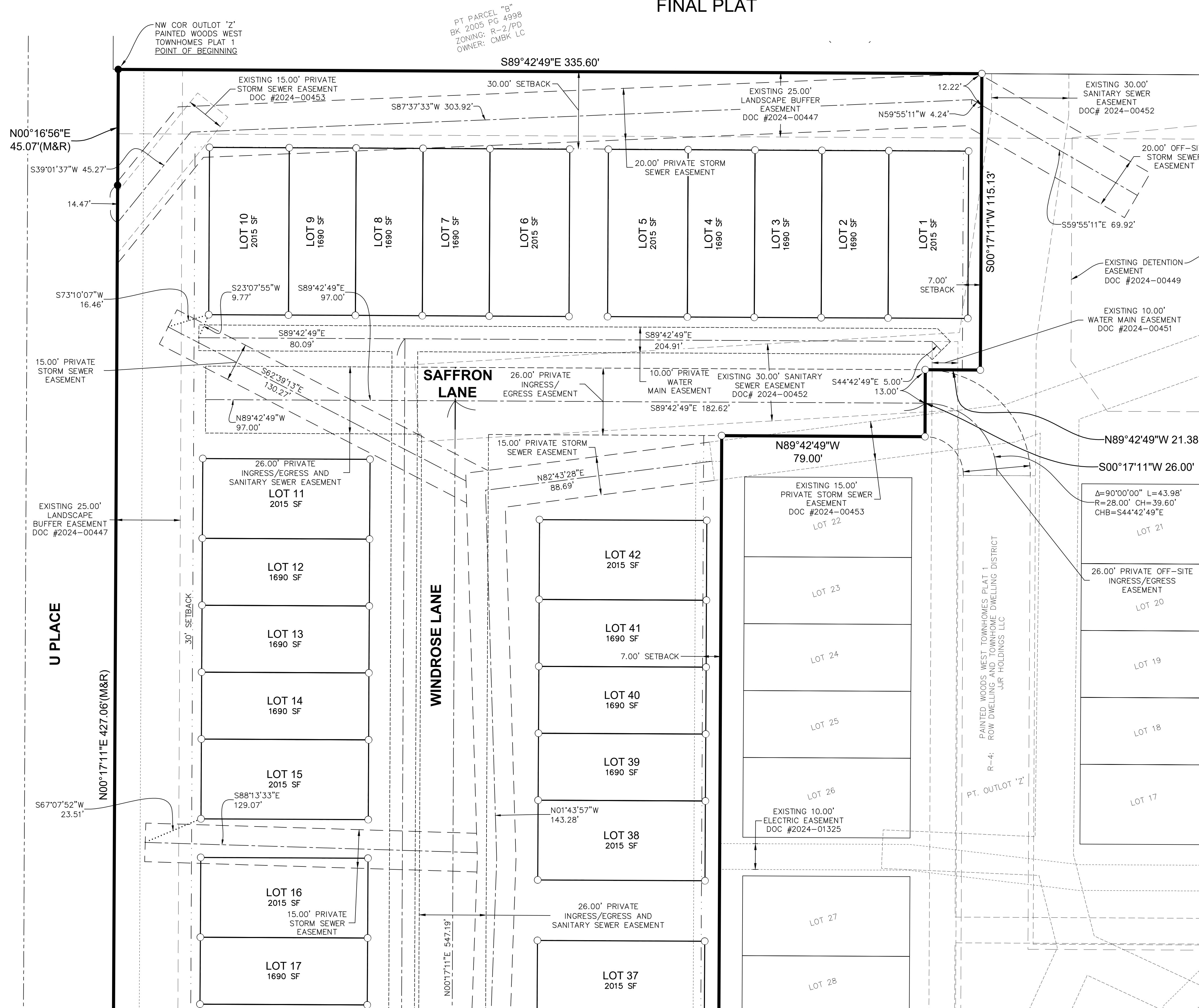
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

JONATHAN A. ERDAHL, P.L.S.  
 28686  
 LICENSE NUMBER 28686  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3

# PAINTED WOODS WEST TOWNHOMES PLAT 3

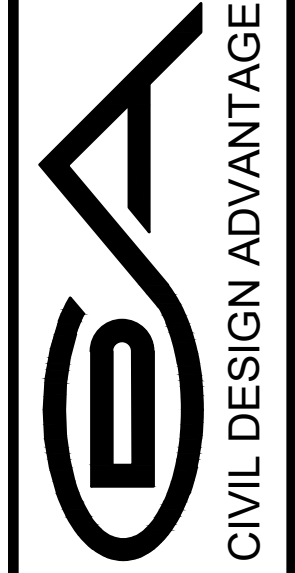
## FINAL PLAT



FILE: H:\2024\2409691\DWG\2409691-FINAL PLATING  
 DATE PLOTTED: 1/7/2025 7:33 AM  
 PLOTTED BY: TARA CALLENBICK, TECH

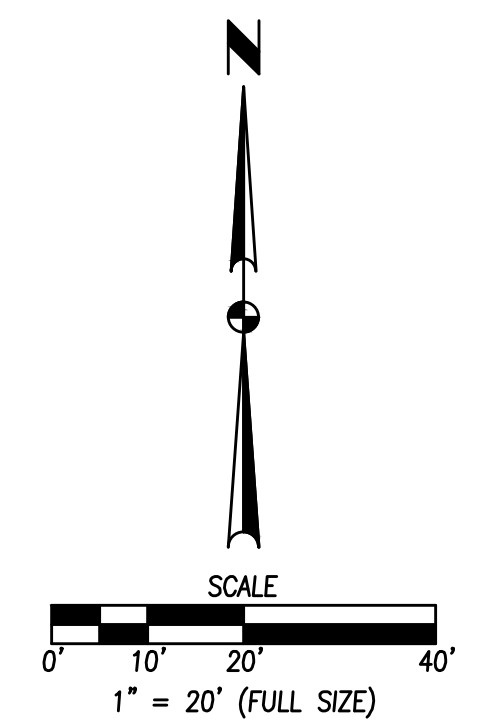
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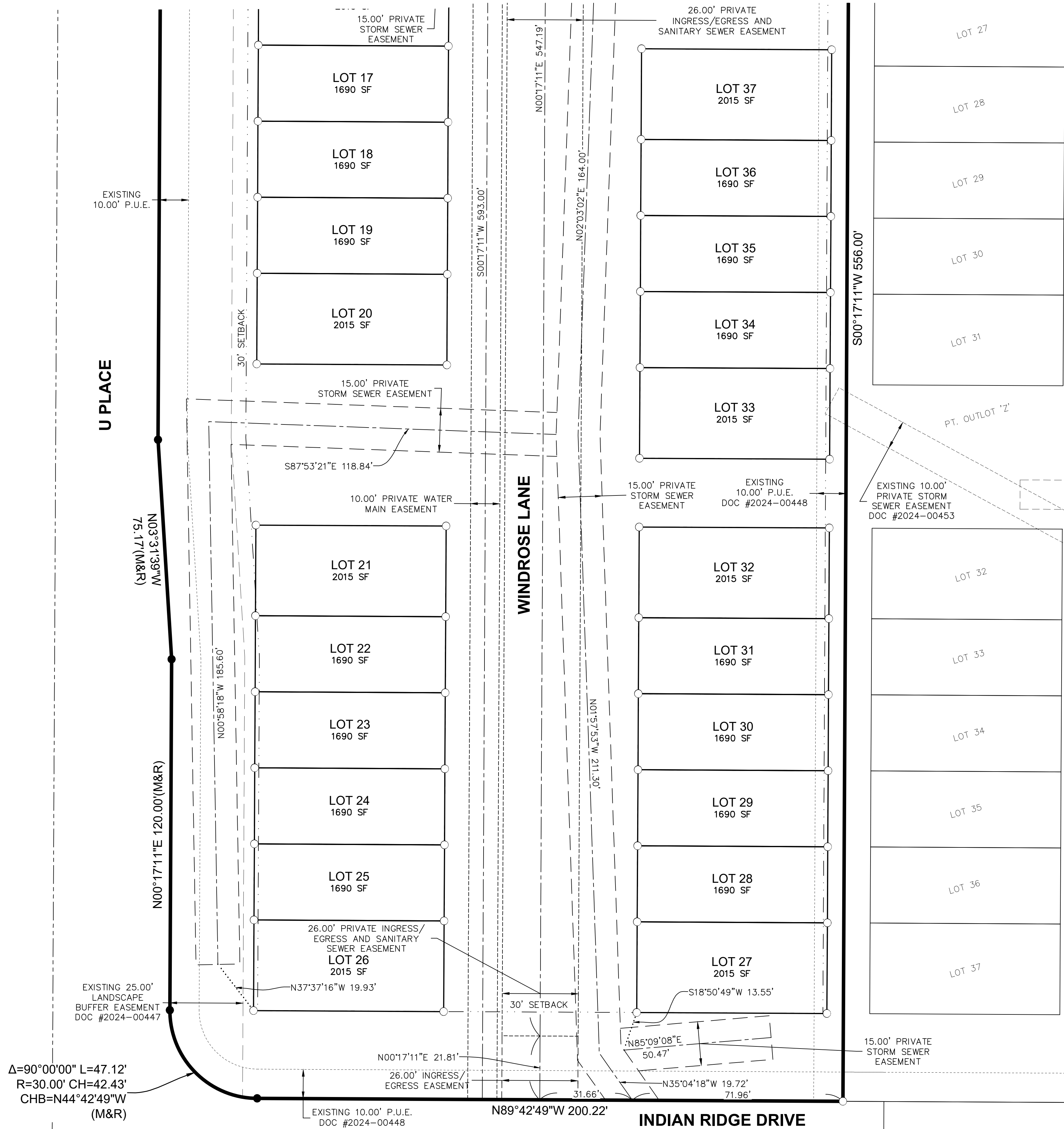
WAUKEE, IOWA  
 ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 REVIEW: \_\_\_\_\_

# PAINTED WOODS WEST TOWNHOMES PLAT 3 FINAL PLAT



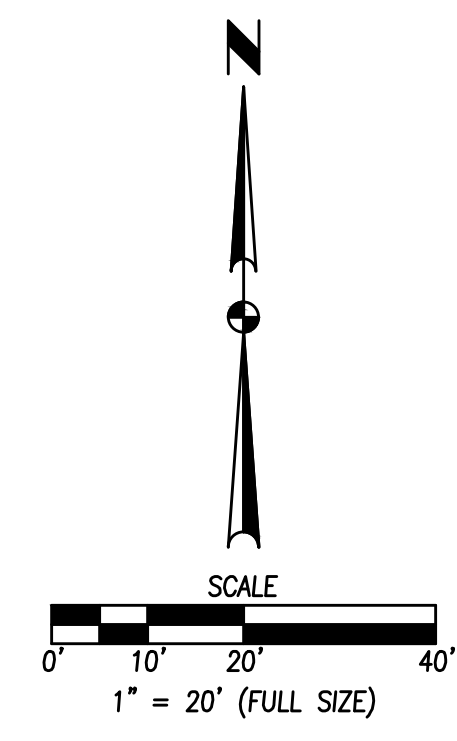
# PAINTED WOODS WEST TOWNHOMES PLAT 3

## FINAL PLAT



FILE: H:\2024\240989\DWG\240989-FINAL PLAT.DWG  
 DATE PLOTTED: 1/7/2025 7:33 AM  
 PLOTTED BY: JEFF CALDWELL  
 SCALE: AS SHOWN

$\Delta=90^{\circ}00'00''$  L=47.12'  
 $R=30.00'$  CH=42.43'  
 CHB=N44°42'49"W  
 (M&R)



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**ESA**  
 CIVIL DESIGN ADVANTAGE

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WAUKEE, IOWA

2409.691

3/3

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

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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2409.691