

PAINTED WOODS SPECTRUM PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', PAINTED WOODS WEST PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: ARMADURA LEGAL, INC

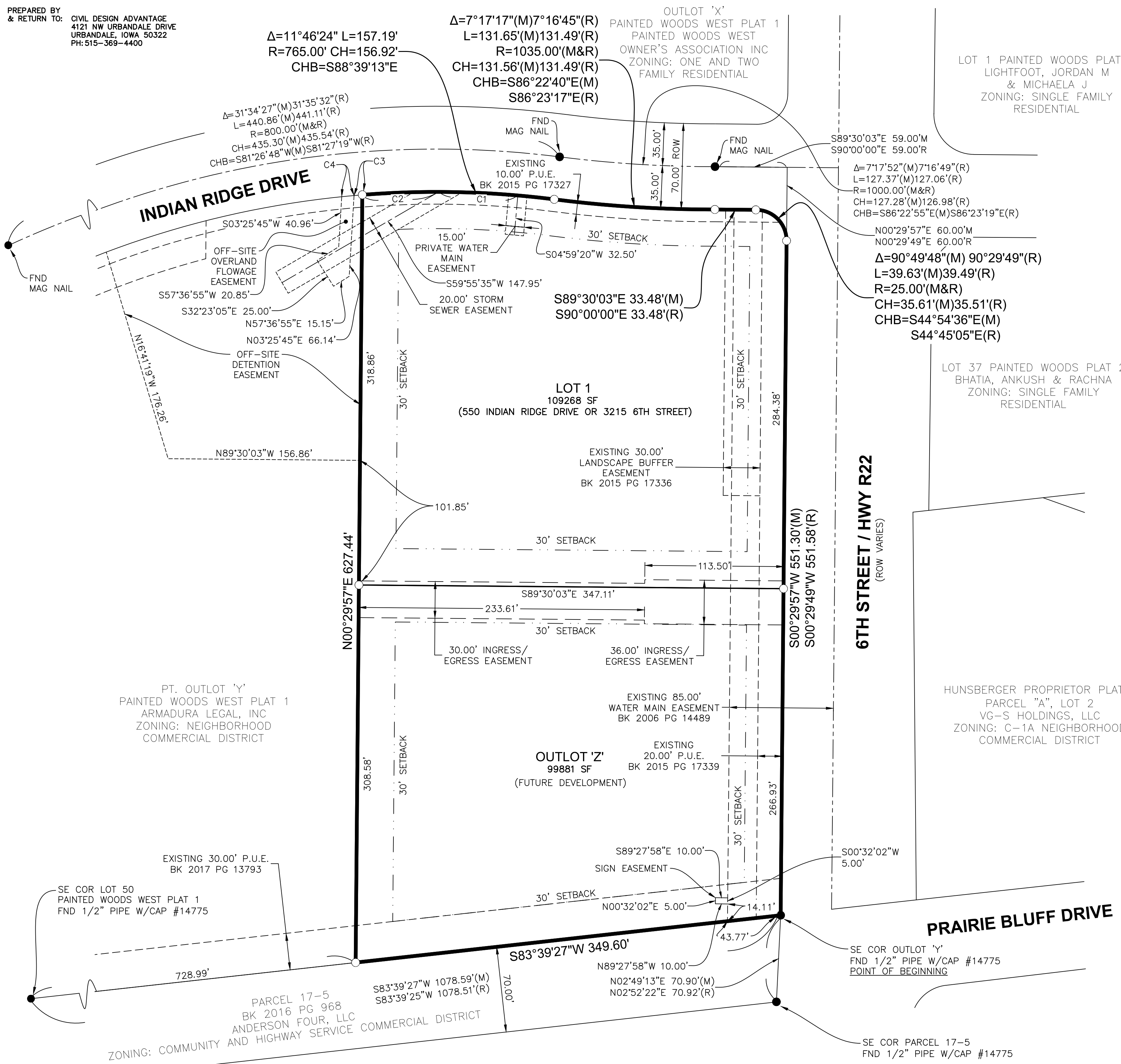
PROPRIETOR: ARMADURA LEGAL, INC
6303 OWENSMOUTH AVE FL 10
WOODLAND HILLS, CA 91367

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

REVISIONS	DATE
UPDATED	07/15/25
CITY SUBMITTAL #3	01/28/25
REVISED SUBMITTAL TO CITY	01/06/25
CITY SUBMITTAL	10/15/24



OWNER

ARMADURA LEGAL, INC.
CONTACT: RYAN CAMPOS
6303 OWENSMOUTH AVE FL 10
WOODLAND HILLS, CA 91367
PH: (815) 826-9026

DEVELOPER

ARMADURA LEGAL, INC.
CONTACT: RYAN CAMPOS
6303 OWENSMOUTH AVE FL 10
WOODLAND HILLS, CA 91367
PH: (815) 826-9026

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-1A NEIGHBORHOOD COMMERCIAL DISTRICT

BULK REGULATIONS

C-1A: NEIGHBORHOOD COMMERCIAL DISTRICT

FRONT YARD: 30 FEET
SIDE YARD: NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET
REAR YARD: 30 FEET

DATE OF SURVEY

JULY 8, 2024

PLAT DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 83°39'27" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Y', 349.60 FEET; THENCE NORTH 00°29'57" EAST, 627.44 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Y'; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 157.19 FEET AND WHOSE CHORD BEARS SOUTH 88°39'13" EAST, 156.92 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 131.65 FEET AND WHOSE CHORD BEARS SOUTH 86°22'40" EAST, 131.56 FEET; THENCE SOUTH 89°30'03" EAST ALONG SAID NORTHERLY LINE, 33.48 FEET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 'Y' AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.63 FEET AND WHOSE CHORD BEARS SOUTH 44°54'36" EAST, 35.61 FEET; THENCE SOUTH 00°29'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Y', 551.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.80 ACRES (209,159 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP #15980 (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	----	

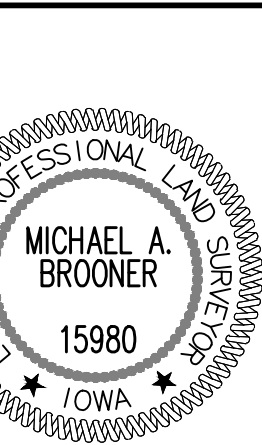
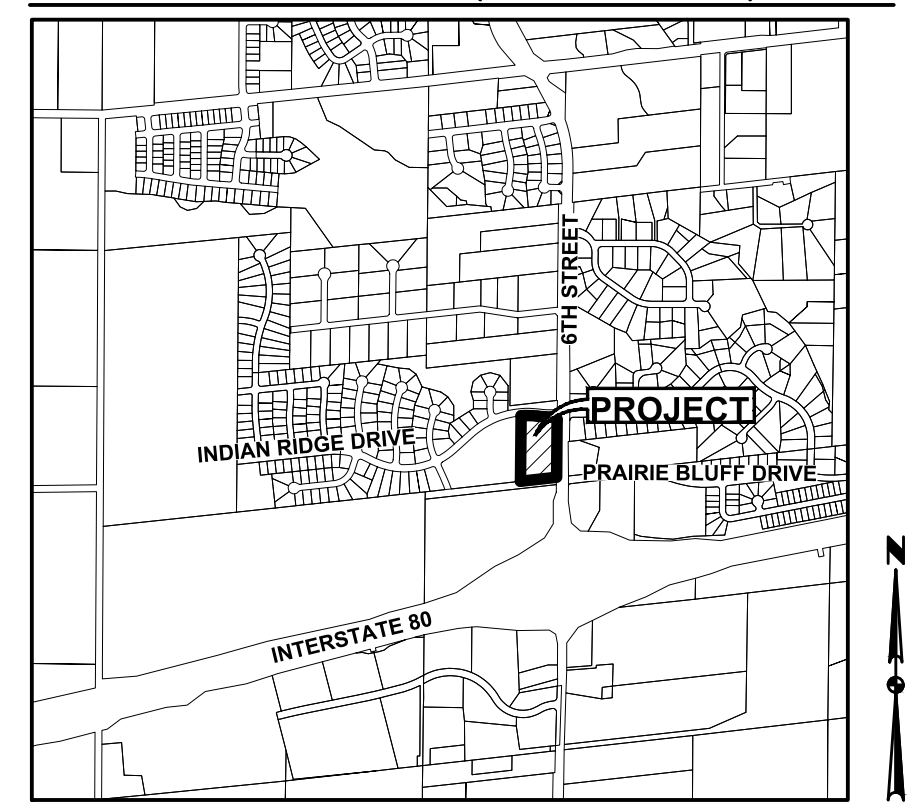
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°51'08"	765.00'	64.79'	N87°26'14"W	64.77'
C2	4°40'37"	765.00'	62.45'	S87°47'53"W	62.43'
C3	0°30'34"	765.00'	6.80'	S85°12'18"W	6.80'
C4	0°45'29"	765.00'	10.12'	S84°34'16"W	10.12'

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.

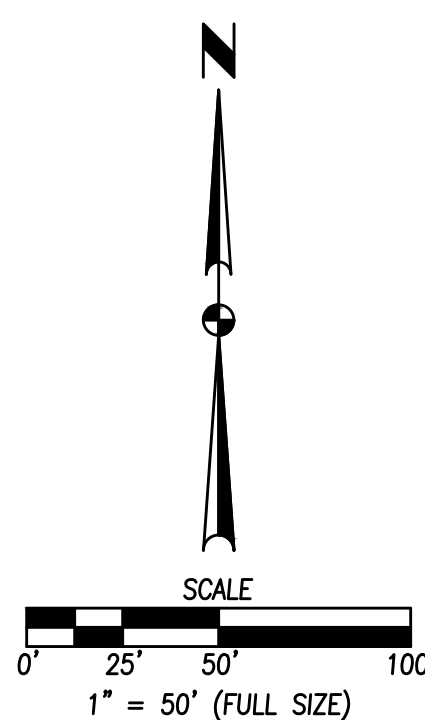
VICINITY MAP (NOT TO SCALE)



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.

MICHAEL A. BROONER, P.L.S. DATE _____

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET _____



COMMENT: ENC.
 FILE: H:\2303\2303148\FINAL PLATING
 DATE PLOTTED: 7/15/2025 10:06 AM
 PLOTTED BY: JAV/ERDAHL
 DATE:

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FINAL PLAT
 WAUKEE, IOWA
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 CIVIL DESIGN ADVANTAGE
 ENGINEER: TECH: REVIEW: