

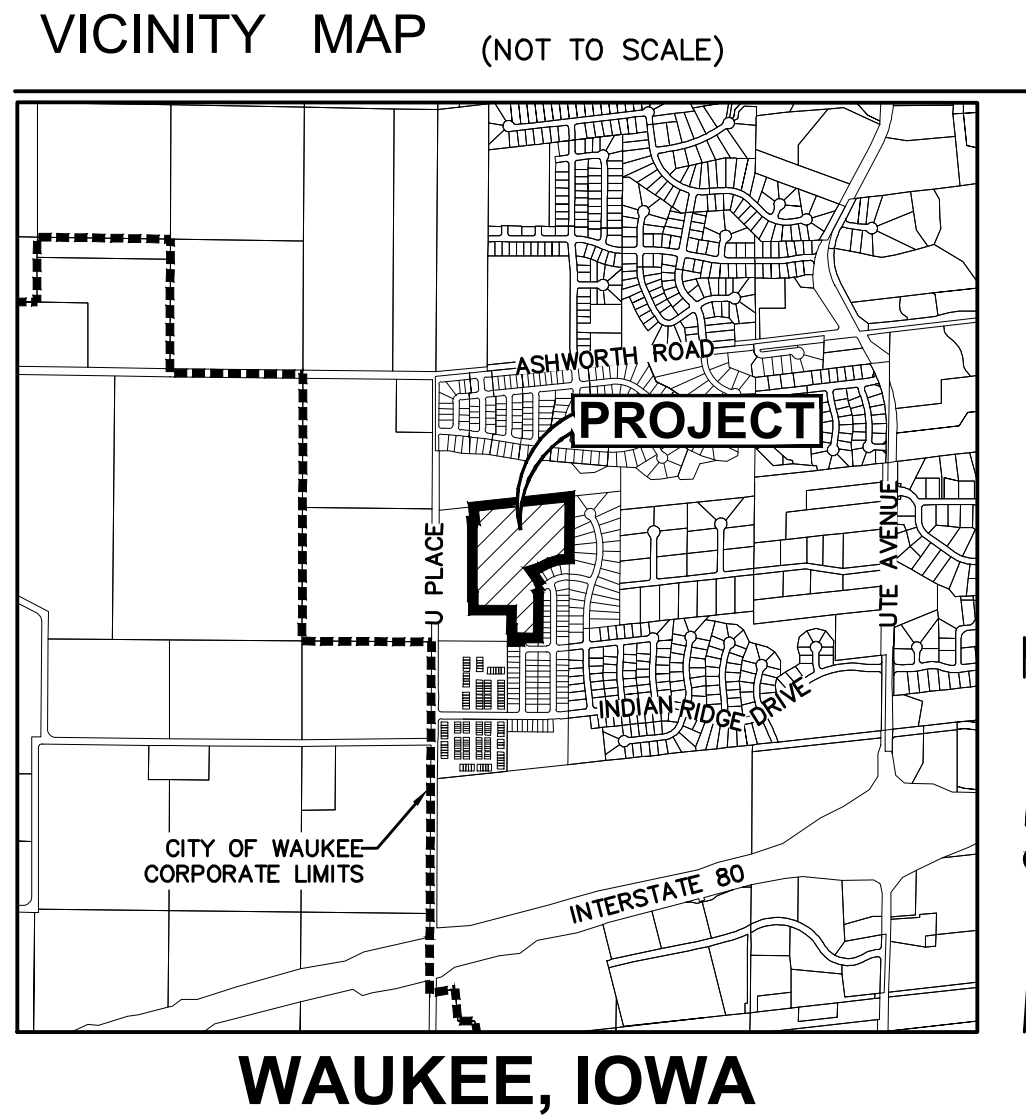
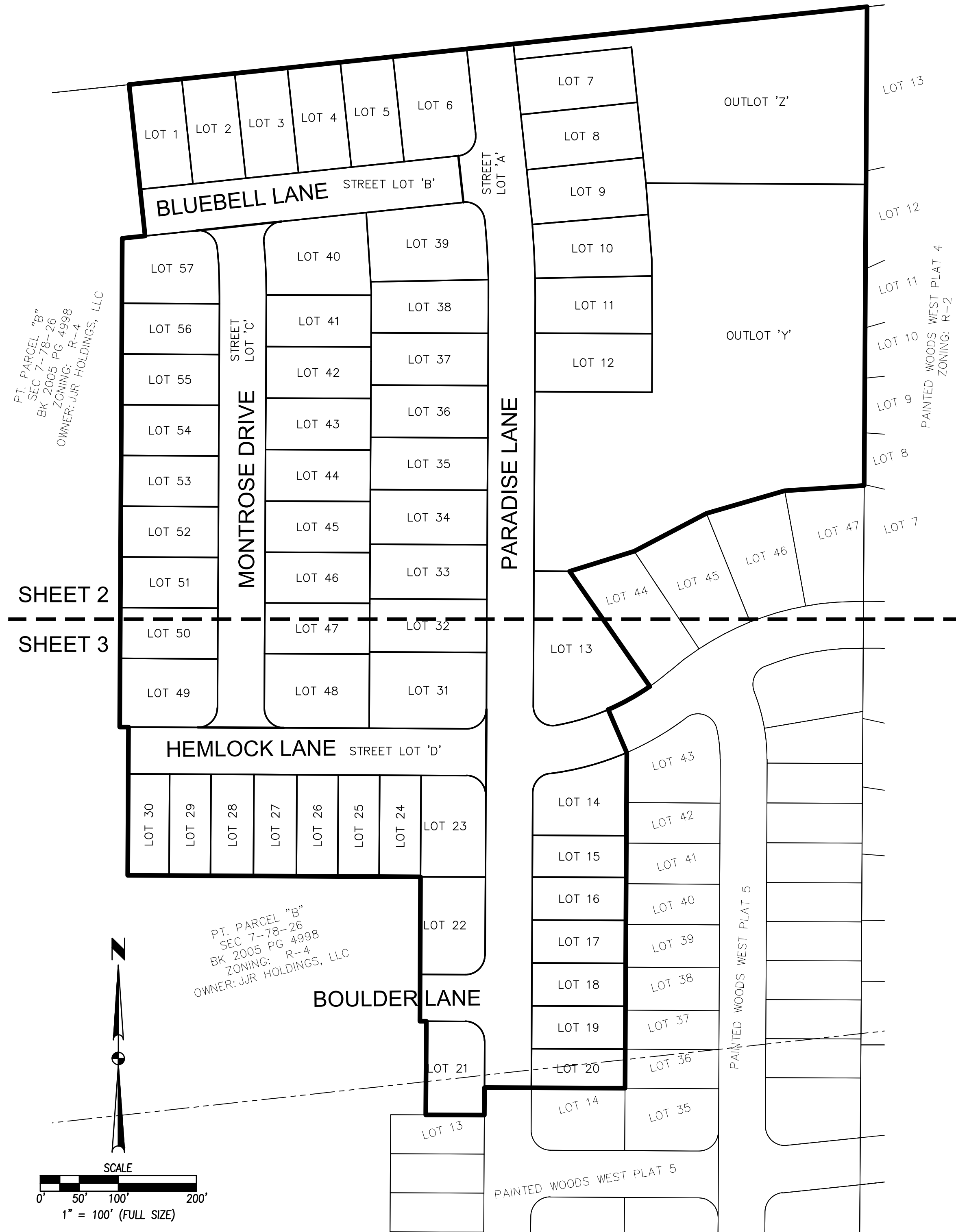
PAINTED WOODS WEST PLAT 6

FINAL PLAT

INDEX LEGEND
 LOCATION: PT OF PARCEL "B" OF SEC 7-78-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: JJR HOLDINGS, LLC
 PROPRIETOR: JJR HOLDINGS, LLC
 1910 SW PLAZA SHOPS LANE
 ANKENY, IA 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

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
	09/23/25
	07/31/25



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
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

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

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	---

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-13 AND 31-57)

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 14-30)

1. FRONT YARD: 30 FEET
2. SIDE YARD: A TOTAL OF 10 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 5 FEET
3. REAR YARD: 25 FEET
4. DENSITY: FOUR (4) DWELLING UNITS/ACRE MAXIMUM
5. MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY & 1,400 SQUARE FEET - TWO STORY
6. MINIMUM LOT SIZE: 6,000 SQUARE FEET
7. MINIMUM LOT WIDTH: FIFTY (50) FEET

DATE OF SURVEY

JULY 11TH, 2025

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 NORTHWEST CORNER OF PAINTED WOODS WEST PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 00°20'15" WEST ALONG THE WEST LINE OF SAID PAINTED WOODS WEST PLAT 4, A DISTANCE OF 613.65 FEET TO THE NORTHEAST CORNER OF PAINTED WOODS WEST PLAT 5, AN OFFICIAL PLAT; THENCE SOUTH 86°13'53" WEST ALONG THE NORTH LINE OF SAID PAINTED WOODS WEST PLAT 5, A DISTANCE OF 101.94 FEET; THENCE SOUTH 73°56'42" WEST ALONG SAID NORTH LINE, 104.43 FEET; THENCE SOUTH 62°15'41" WEST ALONG SAID NORTH LINE, 104.43 FEET; THENCE SOUTH 72°47'42" WEST ALONG SAID NORTH LINE, 86.74 FEET; THENCE SOUTH 34°52'58" EAST ALONG THE WESTERLY LINE OF SAID PAINTED WOODS WEST PLAT 5, A DISTANCE OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 61.28 FEET AND WHOSE CHORD BEARS SOUTH 60°54'41" WEST, 61.18 FEET; THENCE SOUTH 23°17'39" EAST ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 00°17'11" WEST ALONG SAID WESTERLY LINE, 429.89 FEET; THENCE NORTH 89°42'49" WEST ALONG SAID WESTERLY LINE, 180.00 FEET; THENCE SOUTH 00°17'11" WEST ALONG SAID WESTERLY LINE, 35.42 FEET; THENCE NORTH 89°42'49" WEST ALONG SAID WESTERLY LINE, 75.00 FEET; THENCE NORTH 00°17'11" EAST, 120.00 FEET; THENCE NORTH 89°42'49" WEST, 8.22 FEET; THENCE NORTH 00°17'11" EAST, 185.00 FEET; THENCE NORTH 89°42'49" WEST, 375.00 FEET; THENCE NORTH 00°17'11" EAST, 190.00 FEET; THENCE NORTH 89°42'49" WEST, 11.22 FEET; THENCE NORTH 00°17'11" EAST, 626.19 FEET; THENCE NORTH 83°58'08" EAST, 29.39 FEET; THENCE NORTH 06°01'52" WEST, 195.00 FEET TO THE NORTH LINE OF SAID PARCEL "B"; THENCE NORTH 83°58'08" EAST ALONG SAID NORTH LINE, 950.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.42 ACRES (932,893 SQUARE FEET).

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°19'04"	1000.00'	110.26'	S02°52'20"E	110.21'
C2	23°34'51"	333.00'	137.05'	N78°29'46"E	136.08'
C3	90°00'00"	25.00'	39.27'	S44°42'49"E	35.36'
C4	90°00'00"	25.00'	39.27'	S45°17'11"W	35.36'
C5	90°00'00"	25.00'	39.27'	S44°42'49"E	35.36'
C6	90°00'00"	25.00'	39.27'	S45°17'11"W	35.36'
C7	90°00'00"	25.00'	39.27'	N44°42'49"W	35.36'
C8	90°00'00"	25.00'	39.27'	S45°17'11"W	35.36'
C9	82°33'50"	25.00'	36.03'	N41°34'07"E	32.99'
C10	16°08'41"	363.00'	102.29'	N74°46'41"E	101.95'
C11	13°10'28"	303.00'	69.67'	S73°17'35"W	69.52'
C12	100°24'23"	25.00'	43.81'	N49°55'00"W	38.42'
C13	1°24'02"	1030.00'	25.18'	N00°24'49"W	25.18'
C14	3°50'18"	1030.00'	69.00'	N03°02'00"W	68.99'
C15	1°21'45"	970.00'	23.07'	S00°23'41"E	23.07'
C16	4°32'00"	970.00'	76.75'	S03°20'34"E	76.73'
C17	1°04'43"	1030.00'	19.39'	N05°29'31"W	19.39'
C18	90°25'18"	25.00'	39.45'	S50°49'13"E	35.49'
C19	90°00'00"	25.00'	39.27'	S38°58'08"W	35.36'
C20	89°26'28"	25.00'	39.03'	N39°14'54"E	35.18'
C21	5°36'26"	685.00'	67.04'	N02°40'07"W	67.01'
C22	6°19'04"	655.00'	72.22'	S02°52'20"E	72.19'
C23	5°39'23"	625.00'	61.70'	S02°32'30"E	61.68'
C24	90°39'41"	25.00'	39.56'	S50°42'02"E	35.56'
C25	0°09'06"	685.00'	1.81'	N00°12'39"E	1.81'

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. STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.
4. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.
5. OUTLOT 'Y' SHALL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
6. A DETAILED GRADING PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR LOTS 21, 31-39 AND 49-57.
7. AN 8-FOOT WIDE TRAIL SHALL BE INSTALLED ALONG SE PARADISE LANE WITH INDIVIDUAL LOT DEVELOPMENT OF LOTS 7-20.
8. 5-FOOT SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

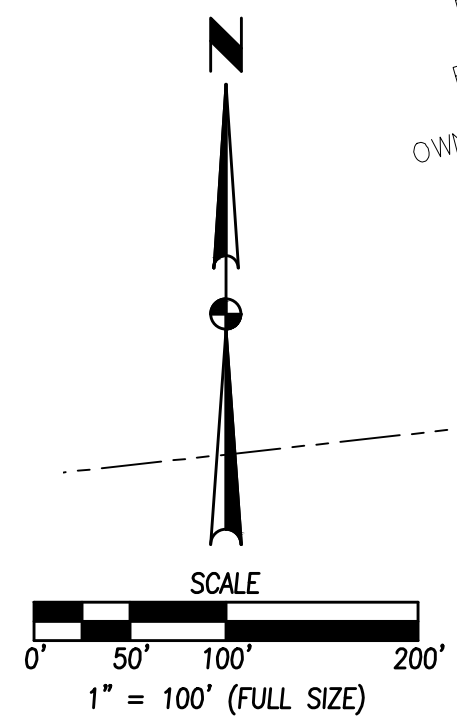
PRELIMINARY

NOT FOR CONSTRUCTION

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

DATE _____

FILE: H:\2024\409747\IOWA\2409747-FINAL PLATING
 COMMENT: SEC 7-78-26 BK 2005 PG 4998
 PLOTTED BY: ERIC CALLENBICK DATE: 9/23/2025 10:46 AM



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

PAINTED WOODS WEST PLAT 6

FINAL PLAT

WAUKEE, IOWA

ENGINEER: CIVIL DESIGN ADVANTAGE

TECH: _____ REVIEW: _____

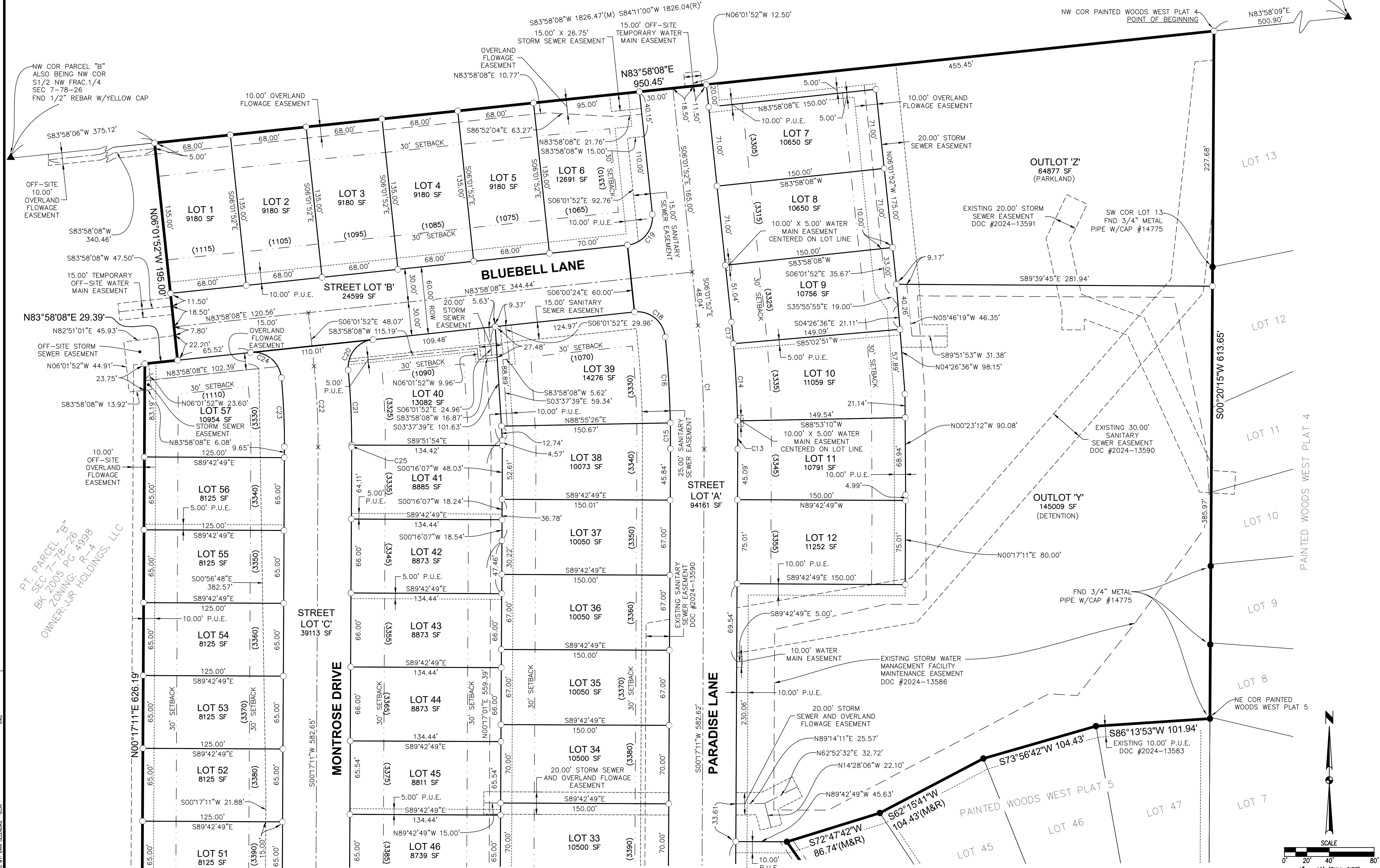
1 / 3

2409.747

PAINTED WOODS WEST PLAT 6

FINAL PLAT

NE COR PARCEL "B"
ALSO BEING SE COR
NW1/4 NE1/4 SEC 7-78-26
FND 1/2" PIPE W/CAP 12971



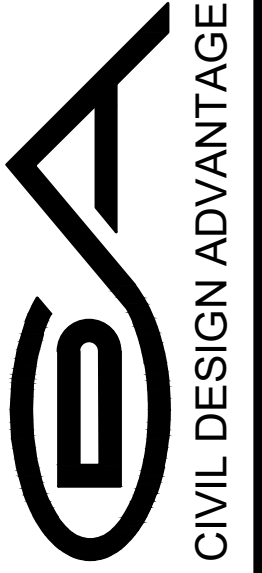
NW COR PARCEL "B"
ALSO BEING NW COR
S1/2 NW FRAC. 1/4
SEC 7-78-26
FND 1/2" REBAR W/YELLOW CAP

PT. PARCEL "B"
SEC 7-78-26
BK 2005 PG 4998
ZONING: R-4
OWNER: JUR HOLDINGS, LLC

FILE: H:\2024\2409747\DWG\2409747-FINAL PLATING.dwg
COMMENT: 2409747-2409747-FINAL PLATING
PLOTTER: HP DesignJet T1200
PLOT DATE: 9/23/2025 10:47 AM
DRAWN BY: ERIC CALLENBERG
CHECKED BY: JAMES CALLENBERG

REVISIONS	DATE
	09/23/25
	07/31/25

ENGINEER:	TECH:	REVIEW:



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
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PAINTED WOODS WEST PLAT 6
FINAL PLAT

2409.747
2 3

PAINTED WOODS WEST PLAT 6

FINAL PLAT

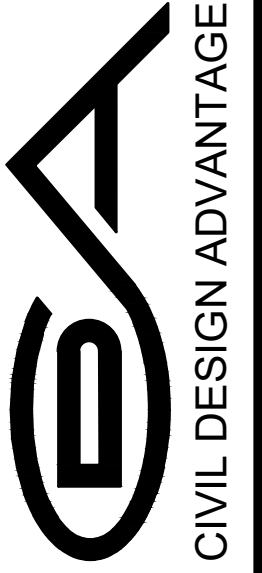


PT. PARCEL "B"
 SEC 7-78-26
 BK 2005 PG 4998
 ZONING: R-4
 OWNER: JJR HOLDINGS, LLC

FILE: H:\2024\2409747\DWG\2409747-FINAL PLATING
 COMMENT: FINAL PLATING
 DATE: 9/23/2025 10:49 AM
 PLOTTED BY: ERIC CALLENBERG
 DATE: 9/23/2025 10:49 AM

REVISIONS	DATE
	09/23/25
	07/31/25

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



WAUKEE, IOWA

3 PAINTED WOODS WEST PLAT 6
 FINAL PLAT

TECH: REVIEW:
 ENGINEER:
 2409.747
3