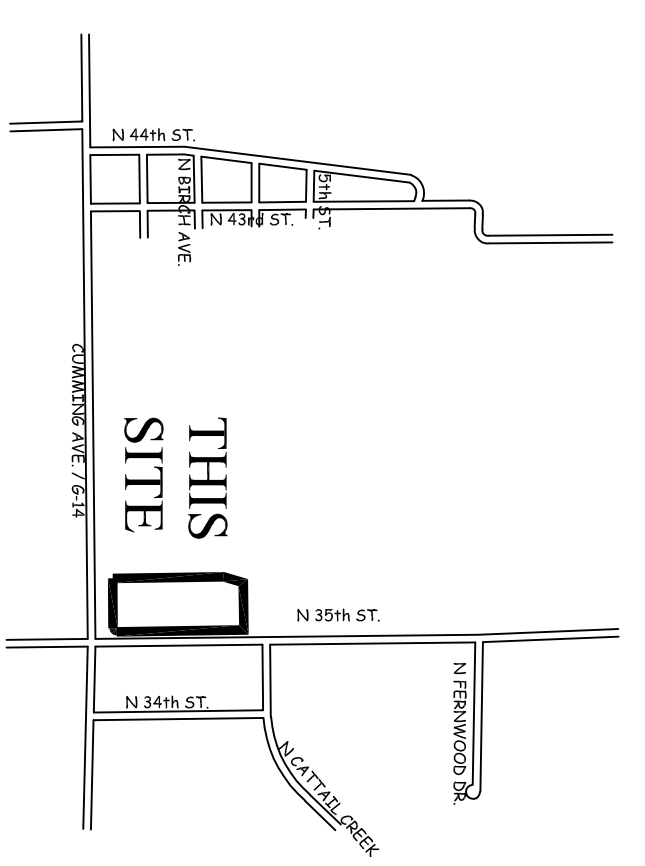
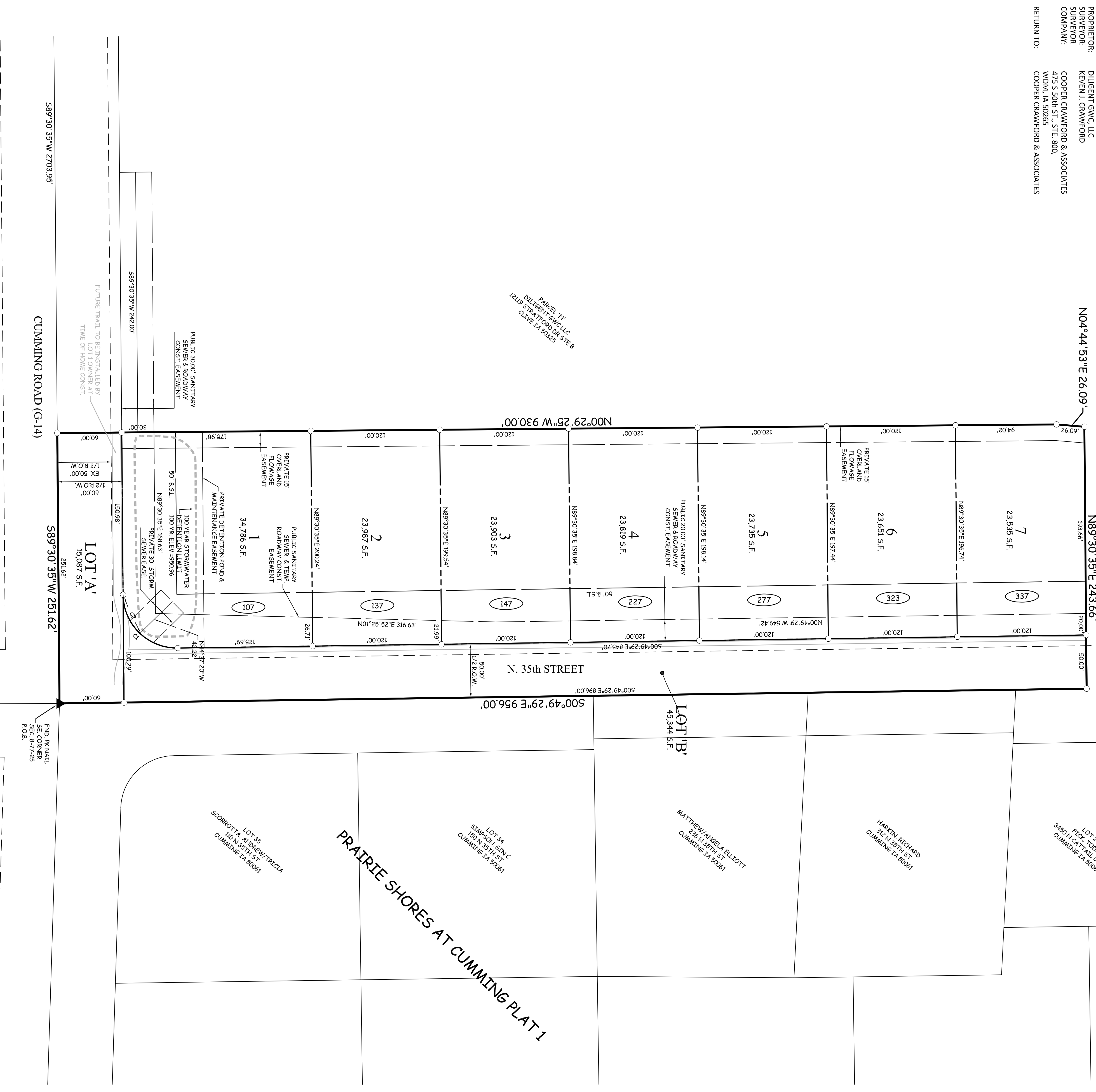


**INDEX LEGEND**

LOCATION: SE 1/4 SEC. 8-7-25  
 PROJECTOR: DILIGENT GWC, LLC  
 SURVEYOR: KEVEN J. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES  
 475 S 50th ST., STE. 800,  
 WDM, IA 50265  
 RETURN TO: COOPER CRAWFORD & ASSOCIATES



**FINAL PLAT  
 GREAT  
 WESTERN  
 CROSSING  
 PLAT 1**

**Cumming, Iowa**

**OWNER / DEVELOPER**

DILIGENT GWC, LLC  
 12119 STRATFORD DR  
 CLIVE, IA 50325  
 515-309-0705

**ZONING**  
 EXISTING: P.U.D.  
 PROPOSED: P.U.D.

**SETBACKS**  
 FRONT - 50'  
 REAR - 40'  
 SIDE - 12'

**LEGAL DESCRIPTION**

A PART OF PARCEL 'N', OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 9967, CUMMING, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5TH P.M., IN THE CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S89°30'35" W, 231.62 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N00°29'29" W, 930.00 FEET; THENCE S45°23'16" E, 68.89 FEET; THENCE N89°30'35" E, 243.66 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE S00°49'29" E, 350.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 5.46 ACRES MORE OR LESS.  
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**NOTES**

1. LOTS 'A', '4', & '8' TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES
2. IN ACCORDANCE WITH THE SUBSTITUTION ORDINANCE AND THE GREAT WESTERN CROSSING P.U.D. DRIVEWAYS SHALL BE DESIGNED WITH A TURNAROUND TO PERMIT THE FORWARD MOVEMENT OF VEHICLES TO ACCESS N 35TH STREET
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF THE STORM WATER DETENTION BASIN AND THE PRIVATE STORM SEWER AND OVERLAND STORMWATER DRAINAGE SWALES.
4. ADDITIONAL SIDE WALK AND TRAIL WILL BE INSTALLED BY THE OWNERS OF THE INDIVIDUAL LOTS AT THE TIME WHEN THE LOTS ARE DEVELOPED OR WHEN REQUESTED BY THE CITY OF CUMMING.

**LEGEND**

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- IR IRON ROD
- 6.P. 6AS P.P.E.
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

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

KEVEN J. CRAWFORD  
 13156  
 IOWA

EXPIRES 12/31/2018  
 ANY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS

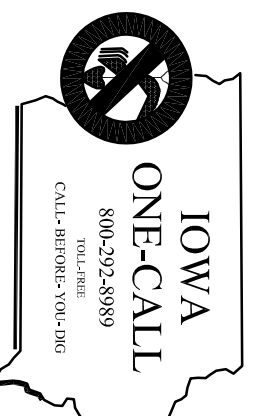
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA, 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-18-2018  
 REVISIONS: 10-4-2018

JOB NUMBER  
**1944**

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	090°20'00"	50.00	78.83	50.29	70.92	N44°20'33"E
C2	046°10'50"	50.00	40.30	23.32	39.22	N66°29'07"E



SCALE: 1"=50'

APPROVED: (X-X-2003) INITIAL: XXX AS-BUILT: (X-X-2003)

**FINAL PLAT**

GREAT WESTERN CROSSING PLAT 1

**CC**  
**1944**  
 SHEET 1 OF 1