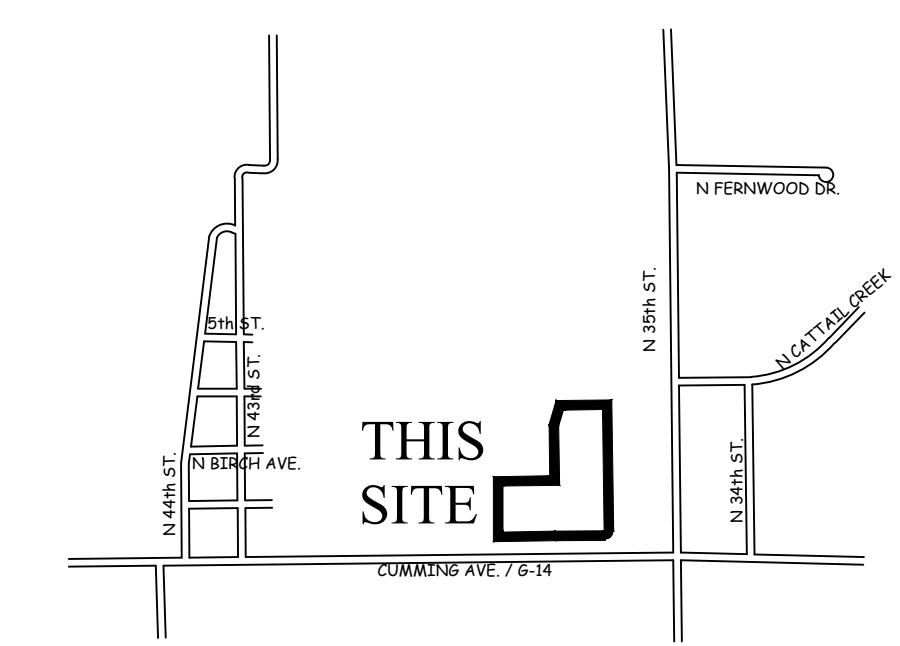
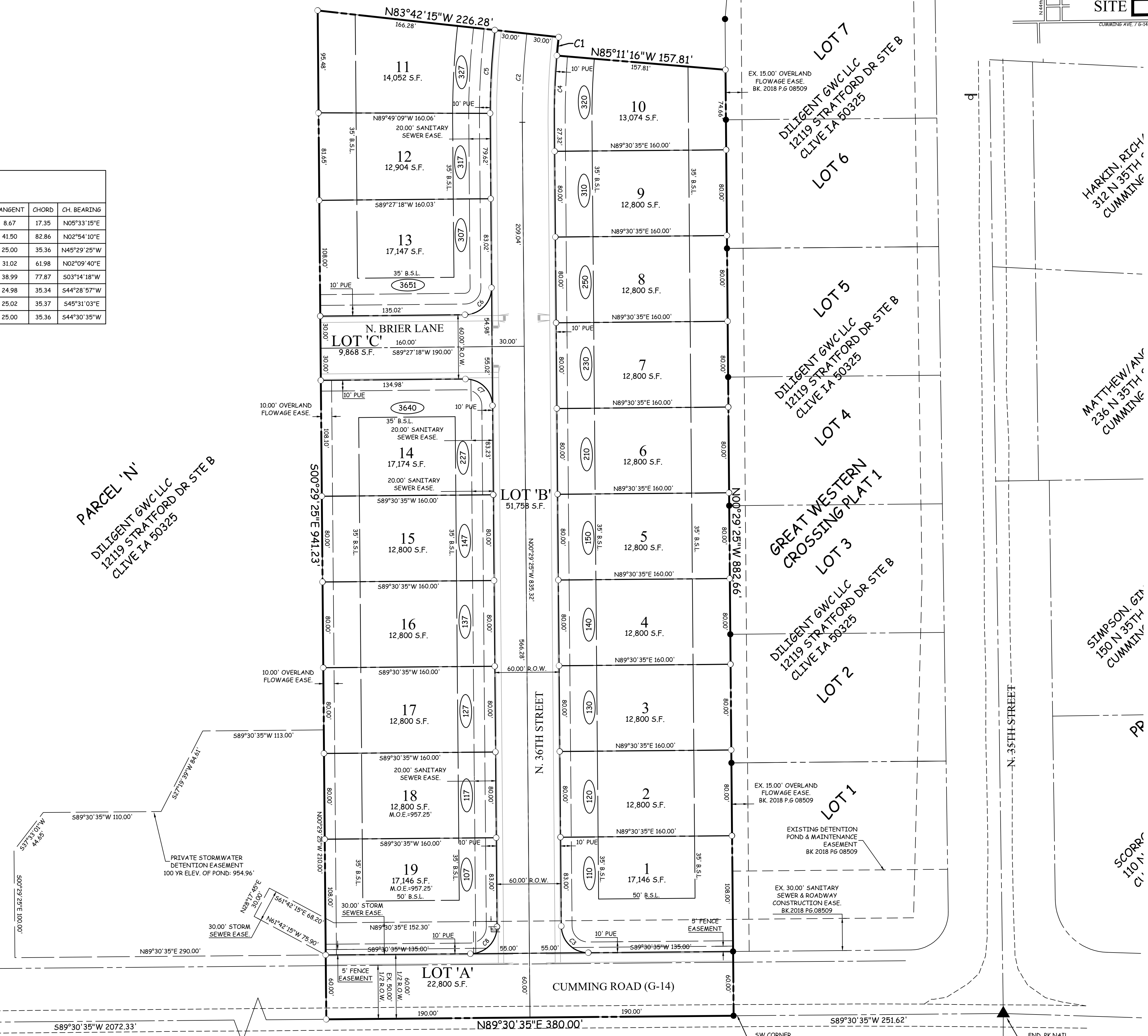


INDEX LEGEND

LOCATION: S.E. 1/4 SEC. 8-77-25
 REQUESTOR: DILIGENT GWC, LLC
 PROPRIETOR: 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

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	001°29'01"	670.00	17.35	8.67	17.35	N05°33'15"E
C2	006°47'10"	700.00	82.91	41.50	82.86	N02°54'10"E
C3	090°00'00"	25.00	39.27	25.00	35.36	N45°29'25"W
C4	005°18'09"	670.00	62.01	31.02	61.98	N02°09'40"E
C5	006°06'54"	730.00	77.91	38.99	77.87	S03°14'18"W
C6	089°56'43"	25.00	39.25	24.98	35.34	S44°28'57"W
C7	090°03'17"	25.00	39.29	25.02	35.37	S45°31'03"E
C8	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W



FINAL PLAT GREAT WESTERN CROSSING PLAT 2

Cumming, Iowa
 OWNER / DEVELOPER

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

ZONING
 EXISTING: GREAT WESTERN CROSSING P.U.D.
 PROPOSED: GREAT WESTERN CROSSING P.U.D.

SETBACKS
 FRONT -35'
 REAR -35'
 SIDE -10'
 *50' ALONG CUMMING AVE.

LEGAL DESCRIPTION

A PART OF PARCEL 'N', OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 9567, CUMMING, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S89°30'35"W, 251.62 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, TO THE POINT OF BEGINNING; THENCE S89°30'35"W, 380.00 FEET ALONG SAID SOUTH LINE; THENCE N00°29'25"W, 941.23 FEET; THENCE S83°42'15"E, 226.28 FEET TO A 670.00 FEET RADIUS CURVE, SAID CURVE CONCAVE TO THE SOUTHWESTERLY, 17.35 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 17.35 FEET AND A CHORD BEARING OF S05°33'15"W; THENCE S85°11'16"E, 157.81 FEET TO THE WEST LINE OF GREAT WESTERN CROSSING PLAT 1, AN OFFICIAL PLAT, RECORDED BOOK 2018, PAGE 08509, CUMMING, WARREN COUNTY, IOWA; THENCE S00°29'25"E, 882.66 FEET ALONG SAID WEST LINE AND TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.96 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. LOTS 'A', 'B', AND 'C' TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES
2. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF THE STORM WATER DETENTION POND.
3. TRAIL ADJACENT TO LOTS 1 & 19 WILL BE THE INSTALLED BY HOMEOWNERS AT TIME OF HOME CONSTRUCTION.
4. ALL P.U.E.'S ARE PUBLIC.
3. ADJOINING SIDEWALK 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
- I.R. IRON ROD
- G.P. GAS PIPE
- 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

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.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 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: 4-2-2020
 REVISIONS: 4-21-2020

JOB NUMBER: **CC 2107**

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

FINAL PLAT
 GREAT WESTERN CROSSING PLAT 2

SHEET 1 OF 1



FND. PK NAIL
 S 1/4 CORNER
 SEC. 8-77-25

SW CORNER
 GREAT WESTERN CROSSING
 PLAT 1 (P.O.B.)

FND. PK NAIL
 SE CORNER
 SEC. 8-77-25
 P.O.B. PARCEL 'N'