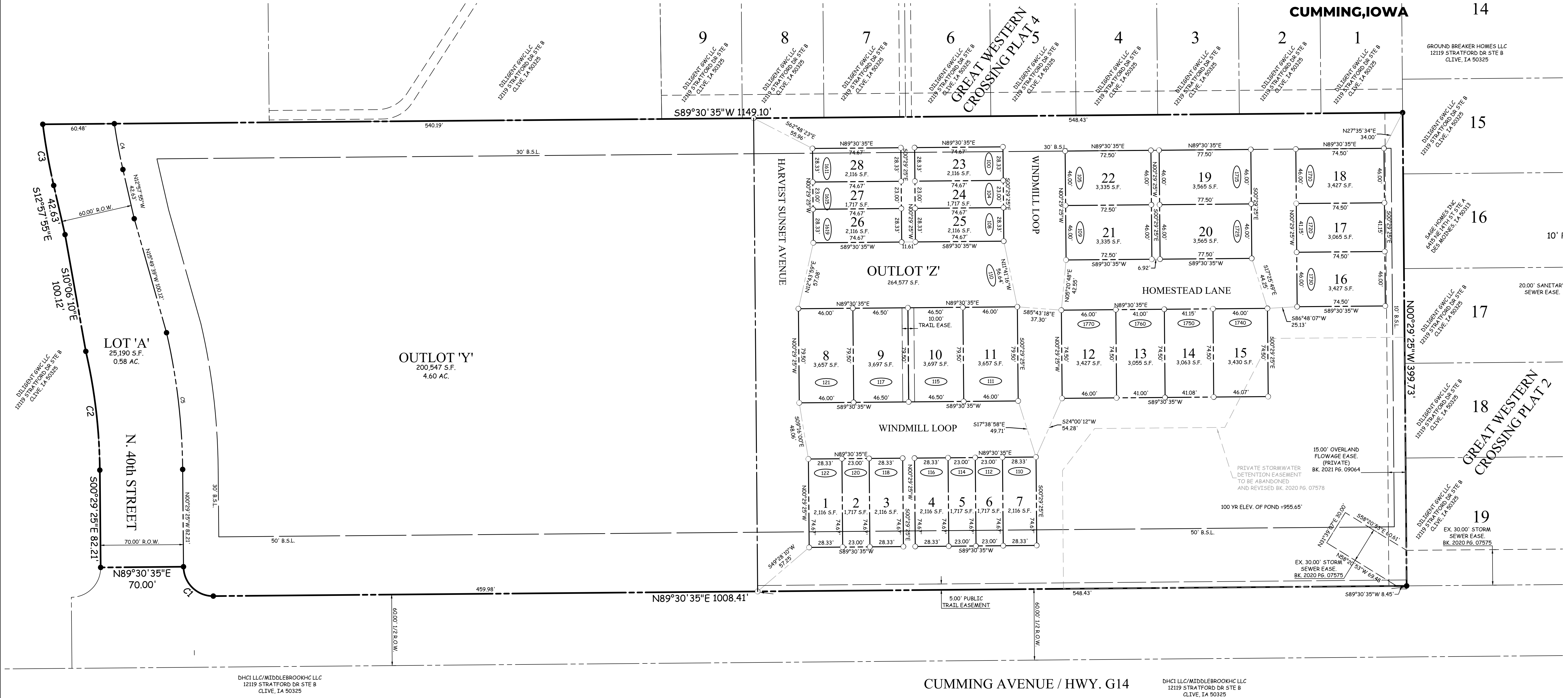


INDEX LEGEND
LOCATION : S.E. 1/4 SEC. 8-77-25
REQUESTOR: DILIGENT GWC, LLC
PROPRIETOR: DILIGENT GWC, LLC
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES
475 S 50th ST., STE. 800,
WDM, IA 50265
RETURN TO: COOPER CRAWFORD & ASSOCIATES

LEGAL DESCRIPTION
OUTLOT 'X' AND LOT 'B' GREAT WESTERN CROSSING PLAT 4, AN OFFICIAL PLAT,
CITY OF CUMMING, WARREN COUNTY, IOWA.
SAID PARCEL CONTAINS 10.215 ACRES MORE OR LESS.
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
NOTES
1. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE
OF OUTLOT 'Z'.
2. LOT 'A' TO BE DEDICATED TO THE CITY OF CUMMING FOR RIGHT-OF-WAY
PURPOSES.

OWNER / DEVELOPER
DILIGENT GWC, LLC
12119 STRATFORD DR.
CLIVE, IA 50325
515-309-0705
ZONING
GREAT WESTERN CROSSING P.U.D.
SETBACKS
FRONT -35'
REAR -35'
SIDE -10'

FINAL PLAT
GREAT WESTERN
CROSSING
TOWNHOMES



CUMMING AVENUE / HWY. G14

DHC1 LLC/MIDDLEBROOKHC LLC
12119 STRATFORD DR STE B
CLIVE, IA 50325

LEGEND

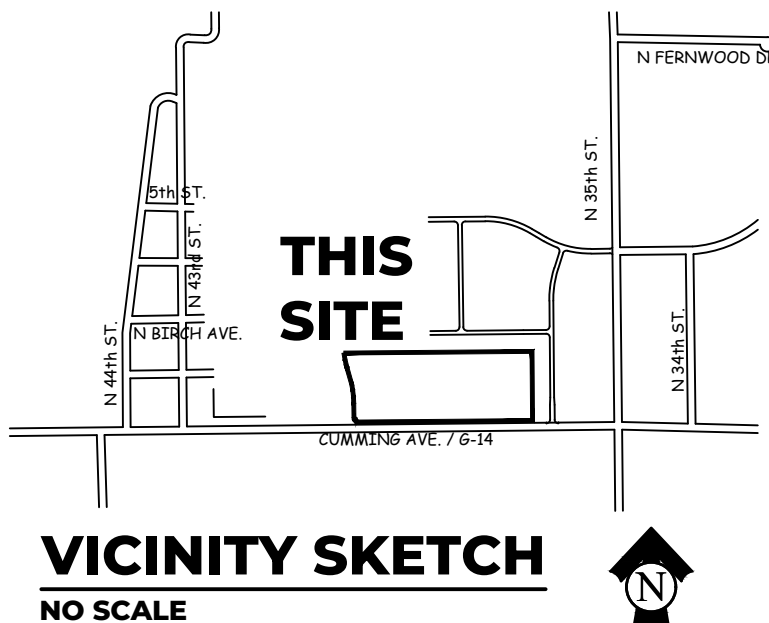
- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM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

CERTIFICATION

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

CURVE TABLE

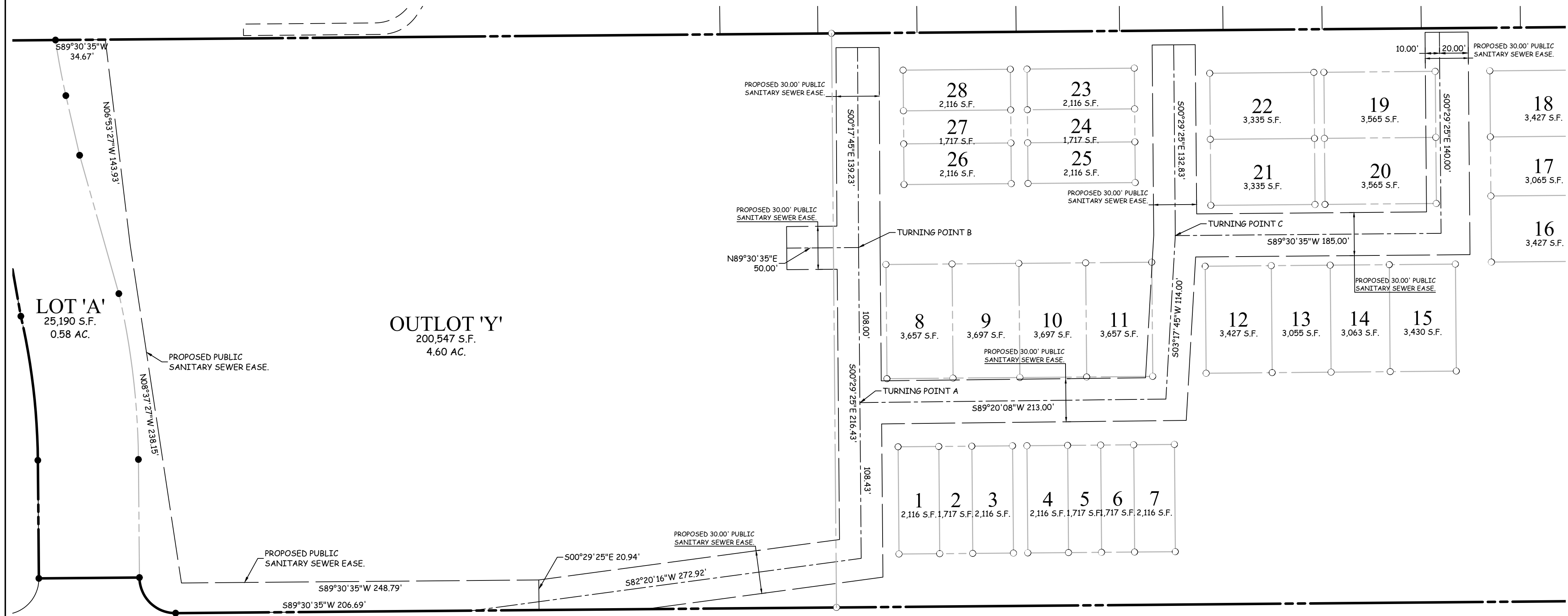
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	090°00'00"	25.00	39.27	25.00	35.36	S45°29'25"E
C2	012°28'30"	465.00	101.24	50.82	101.04	S06°43'40"E
C3	005°40'30"	530.00	52.50	26.27	52.47	S10°07'40"E
C4	004°48'08"	470.00	39.39	19.71	39.38	N10°33'51"W
C5	012°28'30"	535.00	116.49	58.47	116.26	N06°43'40"W



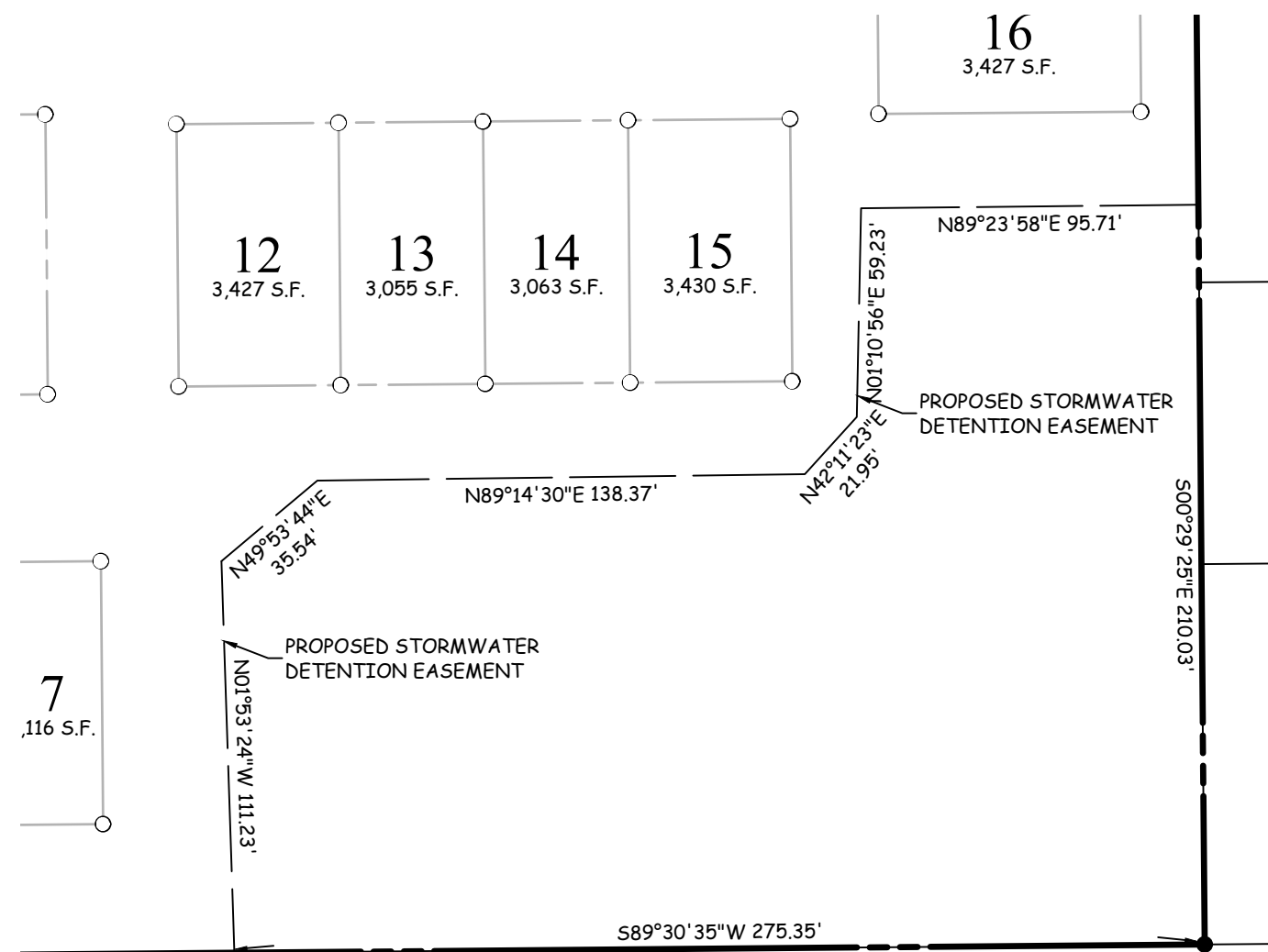
COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 2-6-2023
REVISIONS: 6-19-2023
JOB NUMBER
CC 2161
AS-BUILT: (X-X-2003)
FINAL PLAT
GREAT WESTERN CROSSING TOWNHOMES
SHEET 1 OF 2

IOWA
ONE CALL

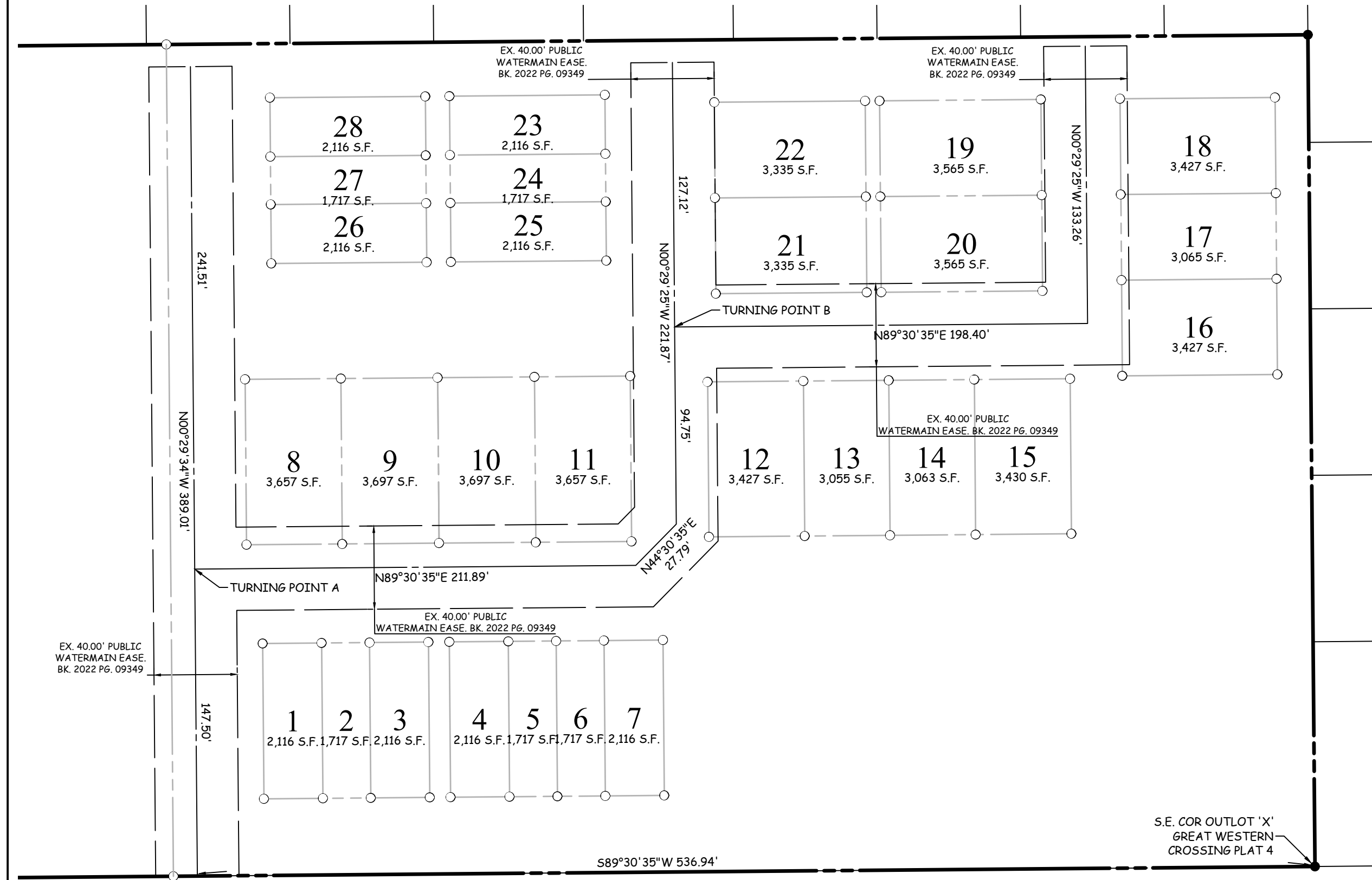
FINAL PLAT
**GREAT WESTERN
CROSSING
TOWNHOMES**
CUMMING, IOWA



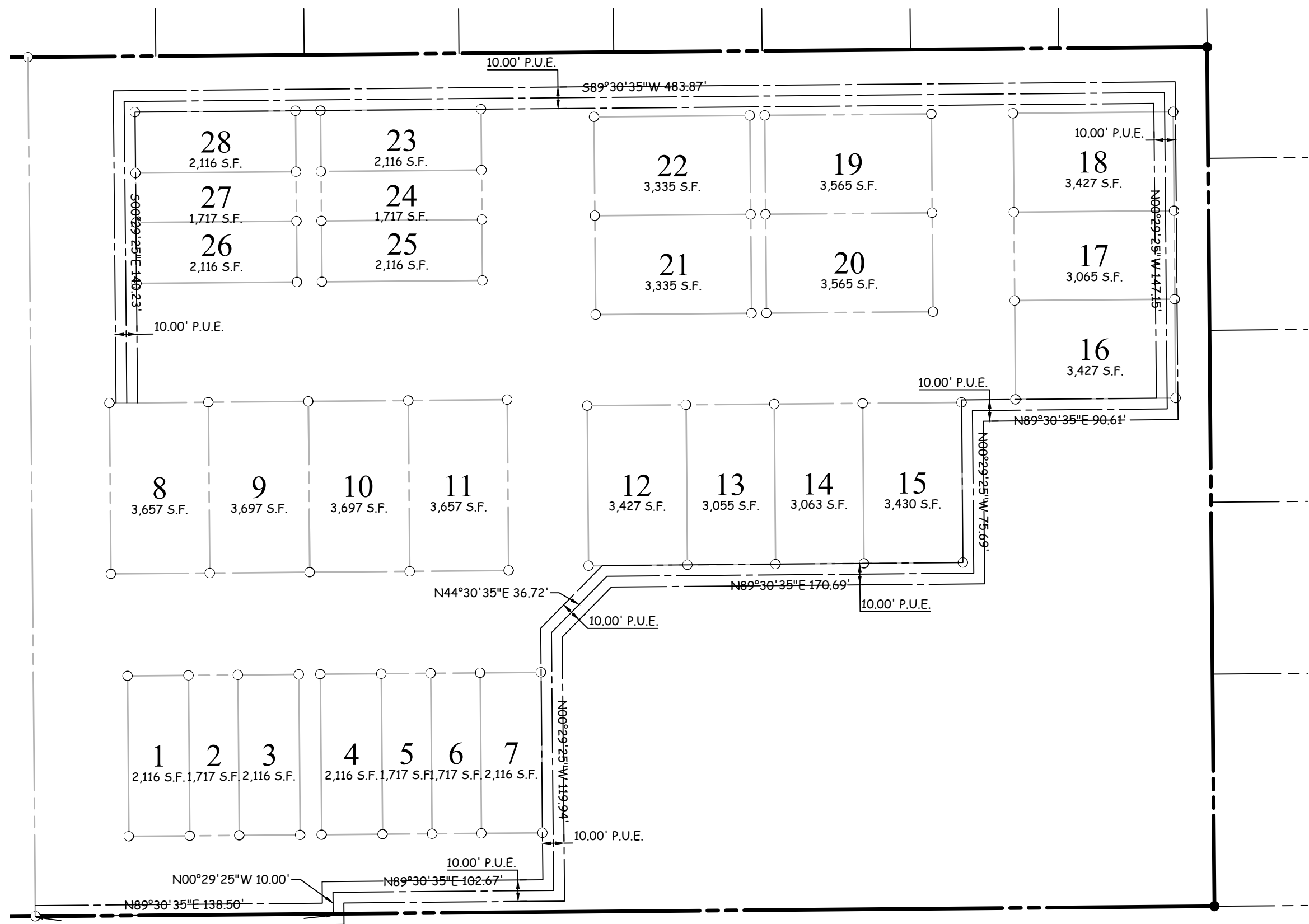
PUBLIC SANITARY SEWER EASEMENT



STORM WATER DETENTION EASEMENT



EXISTING PUBLIC WATERMAIN EASEMENT



PUBLIC UTILITY EASEMENT

- LEGEND**
- ▲ SECTION CORNER
 - FOUND CORNER, AS NOTED
 - SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
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SHEET 2 OF 2

