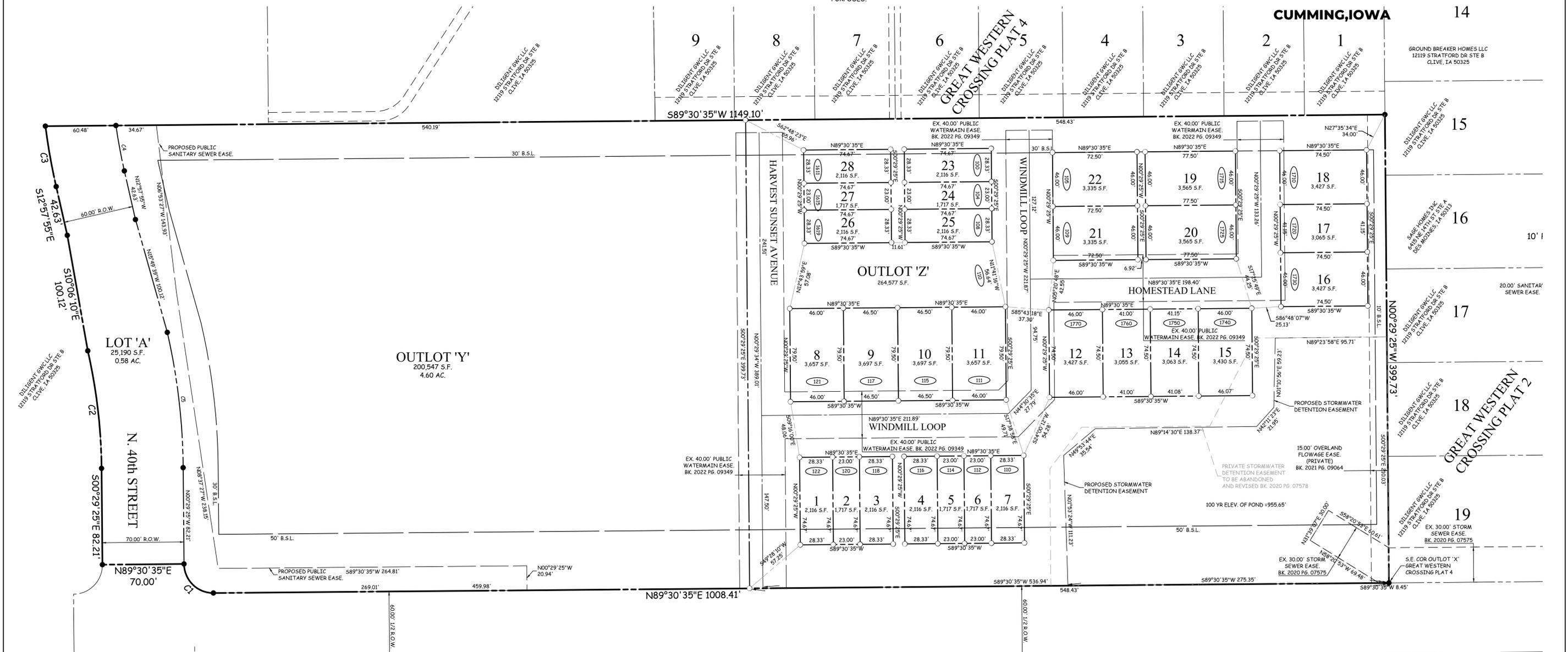


INDEX LEGEND
 LOCATION: S.E. 1/4 SEC. 8-77-25
 REQUESTOR: DILIGENT GWC, LLC
 PROPRIETOR: DILIGENT GWC, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

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.

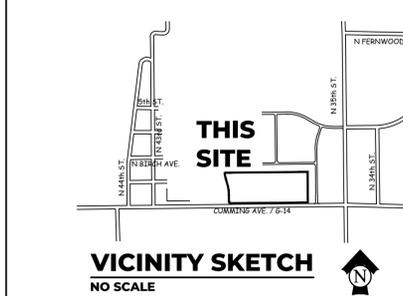
OWNER / DEVELOPER FINAL PLAT
 DILIGENT GWC, LLC
 12119 STRATFORD DR.
 CLIVE, IA 50325
 515-309-0705
ZONING
 GREAT WESTERN CROSSING P.U.D.
SETBACKS
 FRONT -35'
 REAR -35'
 SIDE -10'



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

CUMMING AVENUE / HWY. G14

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



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

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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

- 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

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:

SCALE: 1"=50'

AS-BUILT: (X-X-2003)

FINAL PLAT
 GREAT WESTERN CROSSING TOWNHOMES

CC 2161

SHEET 1 OF 1

