

# GREAT WESTERN COTTAGES PLAT 1

## FINAL PLAT

**INDEX LEGEND**

LOCATION: PT. PARCEL 'M' OF THE W/2 SEC 17--77--25  
CITY OF CUMMING, WARREN COUNTY, IOWA

REQUESTOR: MB COTTAGES LLC

PROPRIETOR: MB COTTAGES LLC  
6150 VILLAGE VIEW DR STE 110  
WEST DES MOINES, IOWA 50266

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
	12/10/25
	09/29/25

**OWNER / DEVELOPER**

MB COTTAGES LLC  
CONTACT: TIM PORTZEN  
6150 VILLAGE VIEW DR STE 110  
WEST DES MOINES, IOWA 50266  
PH. (515) 309-0705

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

**ZONING**

MIDDLEBROOK PUD:  
ZONE 2: MIDDLEBROOK COMMERCIAL, HIGH INTENSITY  
RESIDENTIAL, OR MEDIUM INTENSITY RESIDENTIAL

**BULK REGULATIONS**

SETBACKS:  
FRONT = 10' MIN.  
BUILD-TO-ZONE = 10' - 25'  
SIDE = 0' MIN. BETWEEN UNITS,  
5' EACH SIDE (10' TOTAL)

**PLAT DESCRIPTION**

PARCEL 25-069 OF THE PLAT OF SURVEY RECORDED SEPTEMBER 26, 2025 AS INSTRUMENT NO. 2025-08191 BEING A PART OF PARCEL 'M' OF THE PLAT OF SURVEY RECORDED AS INSTRUMENT NO. 2020-01460 OF THE WEST HALF OF SECTION 17, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF CUMMING, WARREN COUNTY, IOWA, ALL RECORDED IN THE OFFICE OF THE RECORDER FOR WARREN COUNTY, IOWA.

THE PROPERTY CONTAINS 6.30 ACRES (274,611 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF CUMMING FOR PUBLIC RIGHT-OF-WAY.

**LEGEND**

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP#29363 (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
ELECTRIC EASEMENT	E.E.
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
CENTERLINE	---
SECTION LINE	----
EASEMENT LINE	----
BUILDING SETBACK LINE	----
PLAT BOUNDARY	=====

**DATE OF SURVEY**

JULY 25, 2025

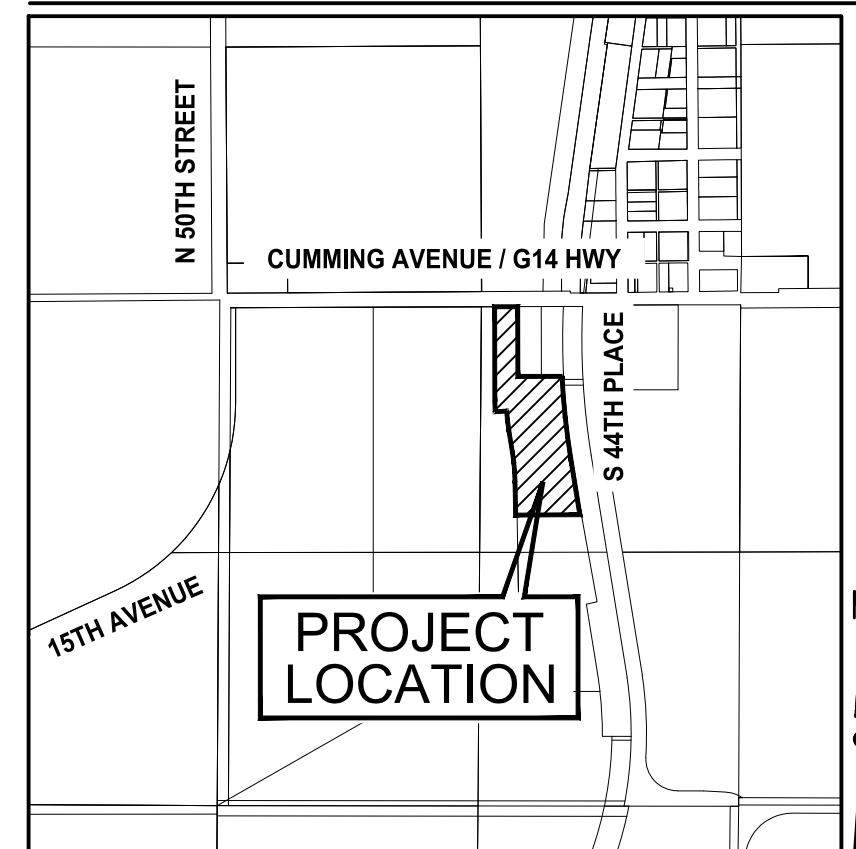
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°01'23"	1131.00'	20.20'	S01°30'36"E	20.20'
C2	1°13'55"	1179.00'	25.35'	N01°36'52"W	25.35'
C3	1°37'01"	1179.00'	33.27'	N03°02'20"W	33.27'
C4	2°00'02"	1131.00'	39.49'	S03°01'19"E	39.49'
C5	1°39'46"	1179.00'	34.21'	N04°40'43"W	34.21'
C6	8°12'21"	1172.50'	167.92'	N05°06'05"W	167.78'
C7	8°12'21"	1155.00'	165.42'	S05°06'05"E	165.27'
C8	8°12'21"	1141.00'	163.41'	S05°06'05"E	163.27'
C9	2°13'27"	1131.00'	43.91'	S05°08'03"E	43.90'
C10	1°37'05"	1179.00'	33.29'	N06°19'09"W	33.29'
C11	2°00'45"	1131.00'	39.73'	S07°15'09"E	39.73'
C12	1°55'48"	1179.00'	39.71'	N08°05'35"W	39.71'
C13	0°56'43"	1131.00'	18.66'	S08°43'54"E	18.66'
C14	0°08'47"	1179.00'	3.01'	N09°07'52"W	3.01'
C15	2°23'17"	276.00'	11.50'	N08°00'37"W	11.50'
C16	5°09'11"	324.00'	29.14'	S06°37'39"E	29.13'
C17	9°01'52"	314.00'	49.49'	S04°41'19"E	49.44'
C18	9°01'52"	300.00'	47.29'	S04°41'19"E	47.24'
C19	9°01'52"	282.50'	44.53'	N04°41'19"W	44.48'
C20	6°38'35"	276.00'	32.00'	N03°29'41"W	31.98'
C21	3°52'41"	324.00'	21.93'	S02°06'43"E	21.93'
C22	0°41'55"	970.00'	11.83'	N00°31'20"W	11.83'
C23	3°03'46"	970.00'	51.85'	S01°42'16"E	51.85'
C24	3°35'16"	970.00'	60.74'	N05°01'47"W	60.73'
C25	1°57'53"	970.00'	33.26'	N07°48'22"W	33.26'
C26	0°24'57"	970.00'	7.04'	N08°59'47"W	7.04'
C27	1°02'17"	1030.00'	18.66'	N08°41'07"W	18.66'
C28	2°12'37"	1030.00'	39.73'	N07°03'40"W	39.73'
C29	1°38'13"	1030.00'	29.43'	N05°08'15"W	29.43'
C30	2°13'09"	1030.00'	39.89'	N03°12'34"W	39.89'
C31	1°06'05"	1030.00'	19.80'	N01°32'57"W	19.80'
C32	2°13'31"	3870.66'	150.34'	S03°57'47"E	150.33'
C33	2°21'51"	970.00'	40.02'	S02°03'13"E	40.02'

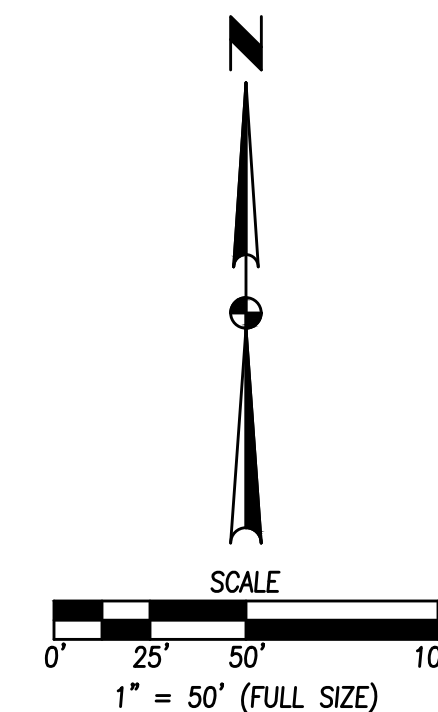
**LINE DATA**

LINE	BEARING	LENGTH
L1	N89°00'05"E	125.00'
L2	N89°00'05"E	92.50'
L3	N00°59'55"W	105.31'
L4	S00°59'55"E	122.81'
L5	S00°59'55"E	100.31'
L6	N09°12'15"W	131.40'
L7	S09°12'15"E	131.40'
L8	S09°12'15"E	131.40'
L9	N00°10'23"W	20.19'
L10	S00°10'23"E	37.69'
L11	S00°10'23"E	52.69'
L12	N89°49'14"E	129.30'
L13	N89°49'14"E	136.13'
L14	N89°49'14"E	123.63'
L15	N00°10'46"W	47.50'
L16	S89°49'14"W	10.00'
L17	N89°49'14"E	184.16'
L18	N89°49'14"E	115.75'
L19	N89°49'14"E	145.98'
L20	N85°12'30"W	36.75'
L21	S68°43'25"E	42.35'
L22	S25°08'55"W	41.49'

**CURVE DATA**



CUMMING, IOWA



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED 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.

DATE \_\_\_\_\_

ENGINEER NUMBER 28686

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

SHEETS 1 AND 2

PRELIMINARY  
NOT FOR CONSTRUCTION

FILE: H:\2024\240585\IOWA\240585-FINAL PLAT.DWG COMMENT: DATE: 12/10/2025 9:36 AM  
 PLOTTED BY: JON ERDAHL DATE: 12/10/2025 9:36 AM  
 PLOT DATE: 12/10/2025 9:36 AM

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FINAL PLAT

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

CIVIL DESIGN ADVANTAGE  
ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

CUMMING, IOWA

1 / 2

2405.385

