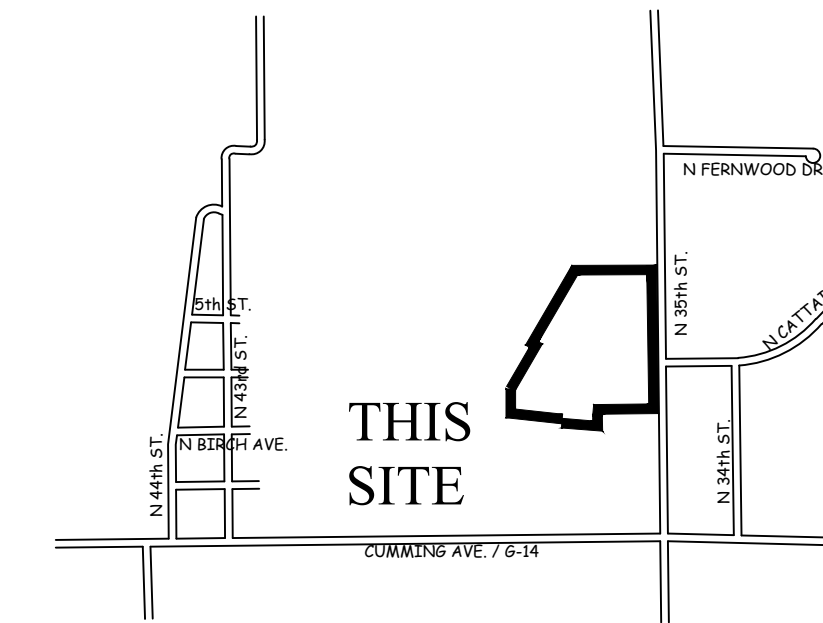


INDEX LEGEND

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

BIG OTTER CREEK LLC
 9518 LITTLE LEAF TRL
 WEST DES MOINES IA 50266



VICINITY SKETCH
 NO SCALE.

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 BASIN AND THE PRIVATE STORM SEWER AND OVERLAND STORMWATER DRAINAGE SWALES.
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.
4. ALL P.U.E ARE PUBLIC.

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	030°59'40"	600.00	324.57	166.36	320.63	S75°19'39"E
C3	011°14'14"	700.00	137.29	68.86	137.07	S11°54'52"W
C4	005°34'22"	630.00	61.28	30.66	61.25	S88°02'18"E
C5	090°00'00"	25.00	39.27	25.00	35.36	S45°49'29"E
C6	007°58'06"	630.00	87.62	43.88	87.54	S81°16'04"E
C7	085°11'00"	25.00	37.17	22.98	33.84	N60°07'29"E
C8	004°39'09"	670.00	54.41	27.22	54.39	N15°12'24"E
C9	006°35'04"	670.00	77.00	38.54	76.96	N09°35'17"E
C10	001°29'01"	670.00	17.35	8.67	17.35	N05°33'15"E
C11	006°06'54"	730.00	77.91	38.99	77.87	S09°21'12"W
C12	005°07'20"	730.00	65.26	32.65	65.24	S14°58'19"W
C13	085°11'00"	25.00	37.17	22.98	33.84	S25°03'31"E
C14	007°49'12"	630.00	85.99	43.06	85.92	S63°44'25"E
C15	002°37'50"	570.00	26.17	13.09	26.17	N61°08'44"W
C16	009°49'59"	570.00	97.82	49.03	97.70	N67°22'39"W
C17	009°49'59"	570.00	97.82	49.03	97.70	N77°12'38"W
C18	008°41'52"	570.00	86.53	43.35	86.45	N86°28'33"W
C19	090°00'00"	25.00	39.27	25.00	35.36	S44°10'31"W

FINAL PLAT
GREAT WESTERN CROSSING PLAT 3

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'

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 AND THE SOUTHEAST CORNER OF GREAT WESTERN CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED BOOK 2018, PAGE 08509, CUMMING, WARREN COUNTY, IOWA; THENCE N00°49'29"W, 956.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 AND THE EAST LINE OF GREAT WESTERN CROSSING PLAT 1, TO THE NORTHEAST CORNER OF GREAT WESTERN CROSSING PLAT 1 AND TO THE POINT OF BEGINNING; THENCE S89°30'35"W, 243.66 FEET ALONG THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 1 TO THE NORTHWEST CORNER OF GREAT WESTERN CROSSING PLAT 1; THENCE S04°44'53"W, 26.09 FEET ALONG THE WEST LINE OF GREAT WESTERN CROSSING PLAT 1; THENCE S00°29'25"E, 47.34 FEET ALONG THE WEST LINE OF GREAT WESTERN CROSSING PLAT 1; THENCE N05°33'15"E, 157.81 FEET TO A 670.00 FEET RADIUS CURVE, SAID CURVE CONCAVE TO THE SOUTHEAST; THENCE N05°33'15"E, 17.35 FEET ALONG SAID CURVE; SAID CURVE HAS A CHORD LENGTH OF 17.35 FEET AND A CHORD BEARING OF N05°33'15"E; THENCE N83°42'15"W, 226.28 FEET; THENCE N00°29'25"W, 107.50 FEET; THENCE N30°10'11"E, 219.68; THENCE N59°49'49"W, 31.53 FEET; THENCE N30°10'11"E, 363.65 FEET TO THE NORTH LINE OF SAID PARCEL 'N'; THENCE N89°41'16"E, 352.14 FEET ALONG THE NORTH LINE OF SAID PARCEL 'N' TO THE NORTHEAST CORNER OF SAID PARCEL 'N' AND THE EAST LINE OF SAID SECTION 8; THENCE S00°49'29"E, 609.53 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.462 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

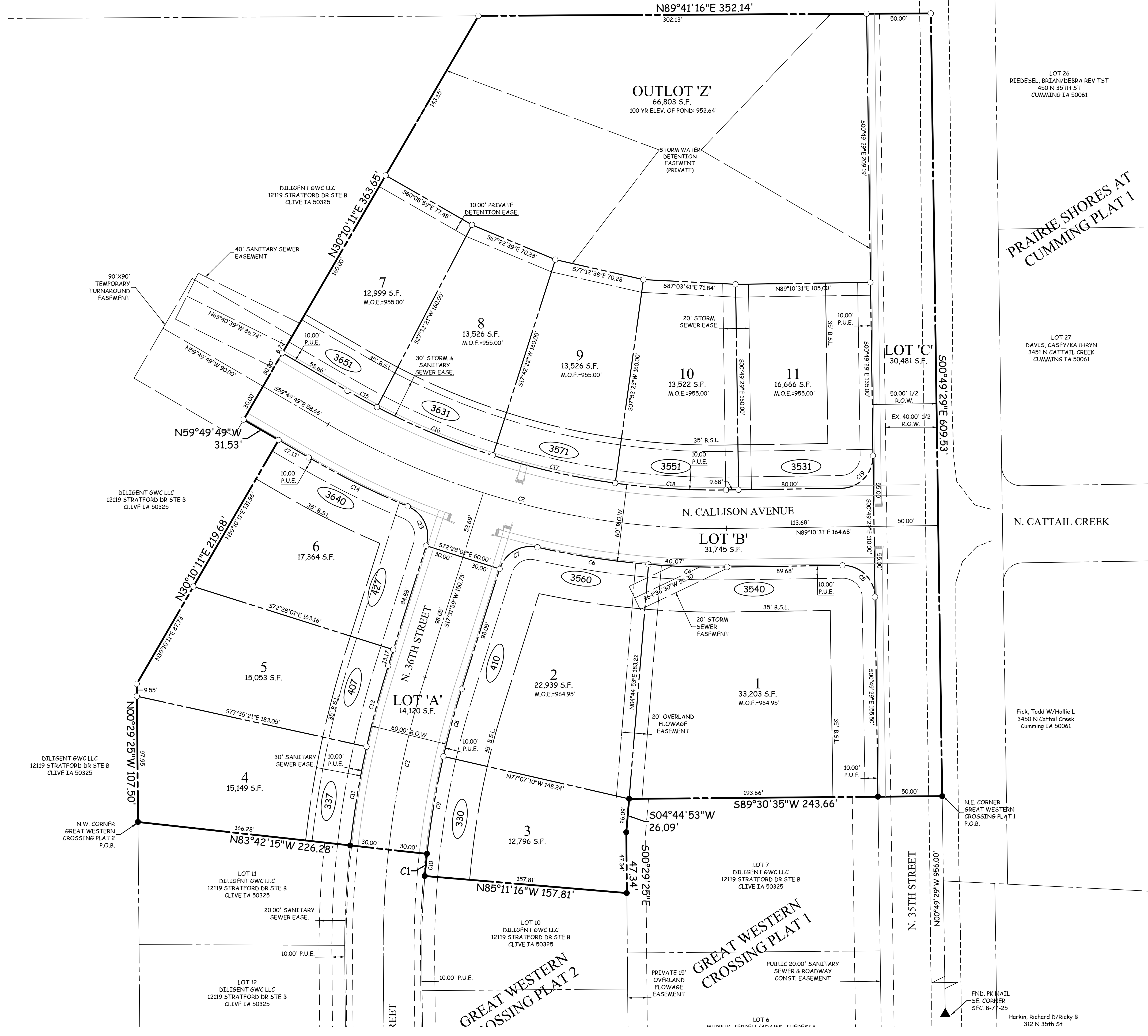
- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E.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

I HEREBY CERTIFY THAT THIS 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, 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 2205
 APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)
FINAL PLAT
 GREAT WESTERN CROSSING PLAT 3
 SHEET 1 OF 1



PRAIRIE SHORES AT CUMMING PLAT 1

LOT 26
 RIEDESEL, BRIAN/DEBRA REV TST
 450 N 35TH ST
 CUMMING IA 50061

LOT 27
 DAVIS, CASEY/KATHRYN
 3451 N CATTAIL CREEK
 CUMMING IA 50061

Fick, Todd W/Hollie L
 3450 N Cattail Creek
 Cumming IA 50061

Horkin, Richard D/Ricky B
 312 N 35th St

