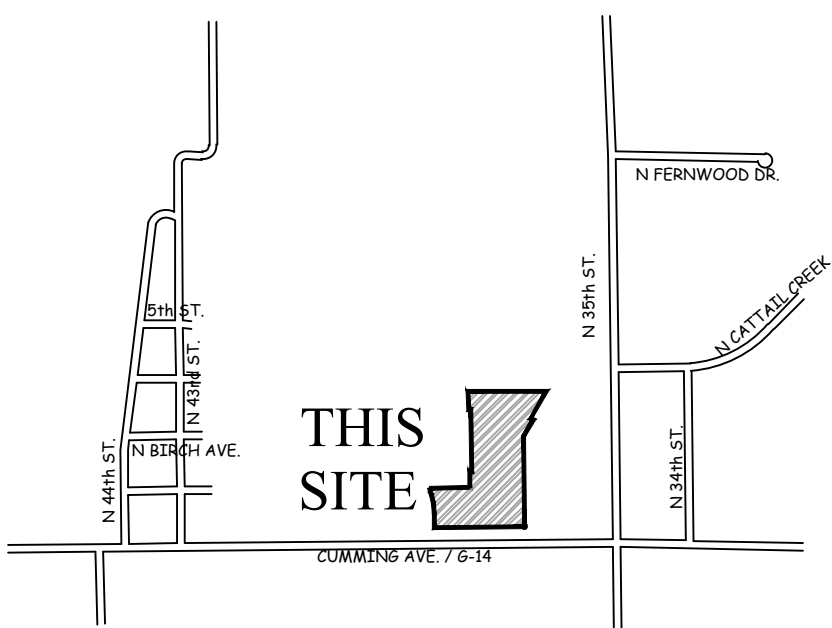
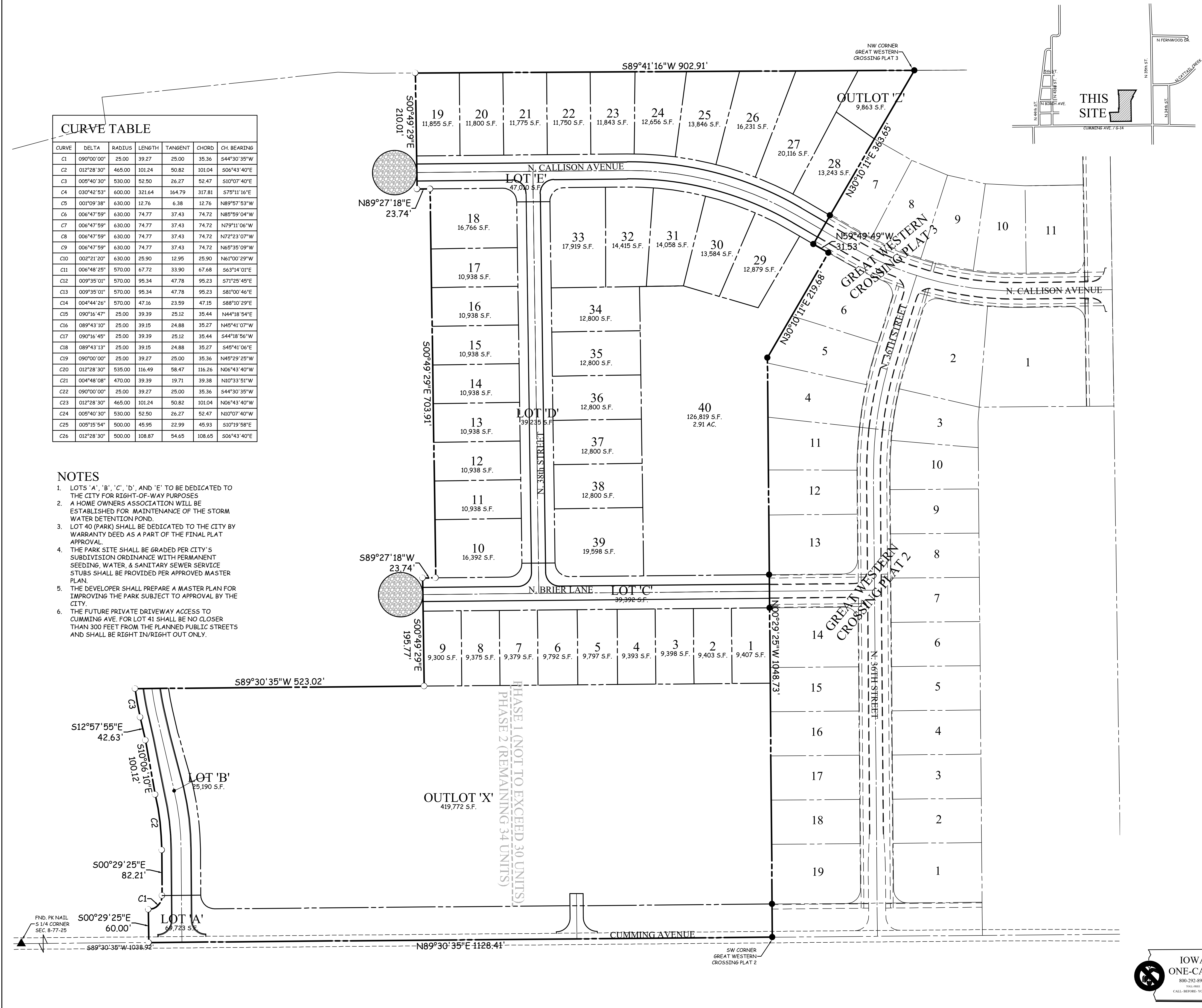


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W
C2	012°28'30"	465.00	101.24	50.82	101.04	S06°43'40"E
C3	005°40'30"	530.00	52.50	26.27	52.47	S10°07'40"E
C4	030°42'53"	600.00	321.64	164.79	317.81	S78°11'16"E
C5	001°09'38"	630.00	12.76	6.38	12.76	N89°57'53"W
C6	006°47'59"	630.00	74.77	37.43	74.72	N85°59'04"W
C7	006°47'59"	630.00	74.77	37.43	74.72	N79°11'06"W
C8	006°47'59"	630.00	74.77	37.43	74.72	N72°23'07"W
C9	006°47'59"	630.00	74.77	37.43	74.72	N65°35'09"W
C10	002°21'20"	630.00	25.90	12.95	25.90	N61°00'29"W
C11	006°48'25"	570.00	67.72	33.90	67.68	S63°14'01"E
C12	009°35'01"	570.00	95.34	47.78	95.23	S71°25'45"E
C13	009°35'01"	570.00	95.34	47.78	95.23	S81°00'46"E
C14	004°44'26"	570.00	47.16	23.59	47.15	S88°10'29"E
C15	090°16'47"	25.00	39.39	25.12	35.44	N44°18'54"E
C16	089°43'10"	25.00	39.15	24.88	35.27	N45°41'07"W
C17	090°16'45"	25.00	39.39	25.12	35.44	S44°18'56"W
C18	089°43'13"	25.00	39.15	24.88	35.27	S45°41'06"E
C19	090°00'00"	25.00	39.27	25.00	35.36	N45°29'25"W
C20	012°28'30"	535.00	116.49	58.47	116.26	N06°43'40"W
C21	004°48'08"	470.00	39.39	19.71	39.38	N10°33'51"W
C22	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W
C23	012°28'30"	465.00	101.24	50.82	101.04	N06°43'40"W
C24	005°40'30"	530.00	52.50	26.27	52.47	N10°07'40"W
C25	009°15'54"	500.00	45.95	22.99	45.93	S10°19'58"E
C26	012°28'30"	500.00	108.87	54.65	108.65	S06°43'40"E

NOTES

- LOTS 'A', 'B', 'C', 'D', AND 'E' TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES
- A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF THE STORM WATER DETENTION POND.
- LOT 40 (PARK) SHALL BE DEDICATED TO THE CITY BY WARRANTY DEED AS A PART OF THE FINAL PLAT APPROVAL.
- THE PARK SITE SHALL BE GRADED PER CITY'S SUBDIVISION ORDINANCE WITH PERMANENT SEEDING, WATER, & SANITARY SEWER SERVICE STUBS SHALL BE PROVIDED PER APPROVED MASTER PLAN.
- THE DEVELOPER SHALL PREPARE A MASTER PLAN FOR IMPROVING THE PARK SUBJECT TO APPROVAL BY THE CITY.
- THE FUTURE PRIVATE DRIVEWAY ACCESS TO CUMMING AVE. FOR LOT 41 SHALL BE NO CLOSER THAN 300 FEET FROM THE PLANNED PUBLIC STREETS AND SHALL BE RIGHT IN/RIGHT OUT ONLY.



PRELIMINARY PLAT
GREAT
WESTERN
CROSSING
PLAT 4
Cumming, Iowa

OWNER / DEVELOPER

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

ZONING

EXISTING: P.U.D.
PROPOSED: 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 SOUTHWEST CORNER OF GREAT WESTERN CROSSING PLAT 2, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S89°30'35"W, 1128.41 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M.; THENCE N00°29'25"W, 60.00 FEET TO A POINT OF CURVATURE OF A 25.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 39.27 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF N44°30'35"W; THENCE N00°29'25"W, 82.21 FEET TO A POINT OF CURVATURE OF A 465.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 101.24 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 101.04 FEET AND A CHORD BEARING OF N06°43'40"W; THENCE N10°06'10"W, 100.12 FEET; THENCE N12°57'55"W, 42.63 FEET TO A POINT OF CURVATURE OF A 530.00 FEET RADIUS CURVE THAT IS CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 52.50 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 52.47 FEET AND A CHORD BEARING OF N10°07'40"W; THENCE N89°30'35"E, 523.02 FEET; THENCE N00°49'29"W, 195.77 FEET; THENCE N89°27'18"E, 23.74 FEET; THENCE N00°49'29"W, 703.91 FEET; THENCE S89°27'18"W, 23.74 FEET; THENCE N00°49'29"W, 210.01 FEET; THENCE N89°41'16"E, 902.91 FEET TO THE NORTHWEST CORNER OF GREAT WESTERN CROSSING PLAT 3, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S30°10'11"W, 363.65 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S89°49'49"E, 31.53 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S30°10'11"W, 219.68 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3; THENCE S00°29'25"E, 1048.73 FEET ALONG THE WEST LINE OF SAID GREAT WESTERN CROSSING PLAT 3 AND PLAT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29.007 ACRES MORE OR LESS.

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

LEGEND

EXISTING/PROPOSED	
	PLAT BOUNDARY
	STORM SEWER & SIZE
	SANITARY SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

	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.
BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 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

SCALE: 1"=80'

DATE: 12-11-2019
REVISIONS: 01-28-2020
01-29-2020

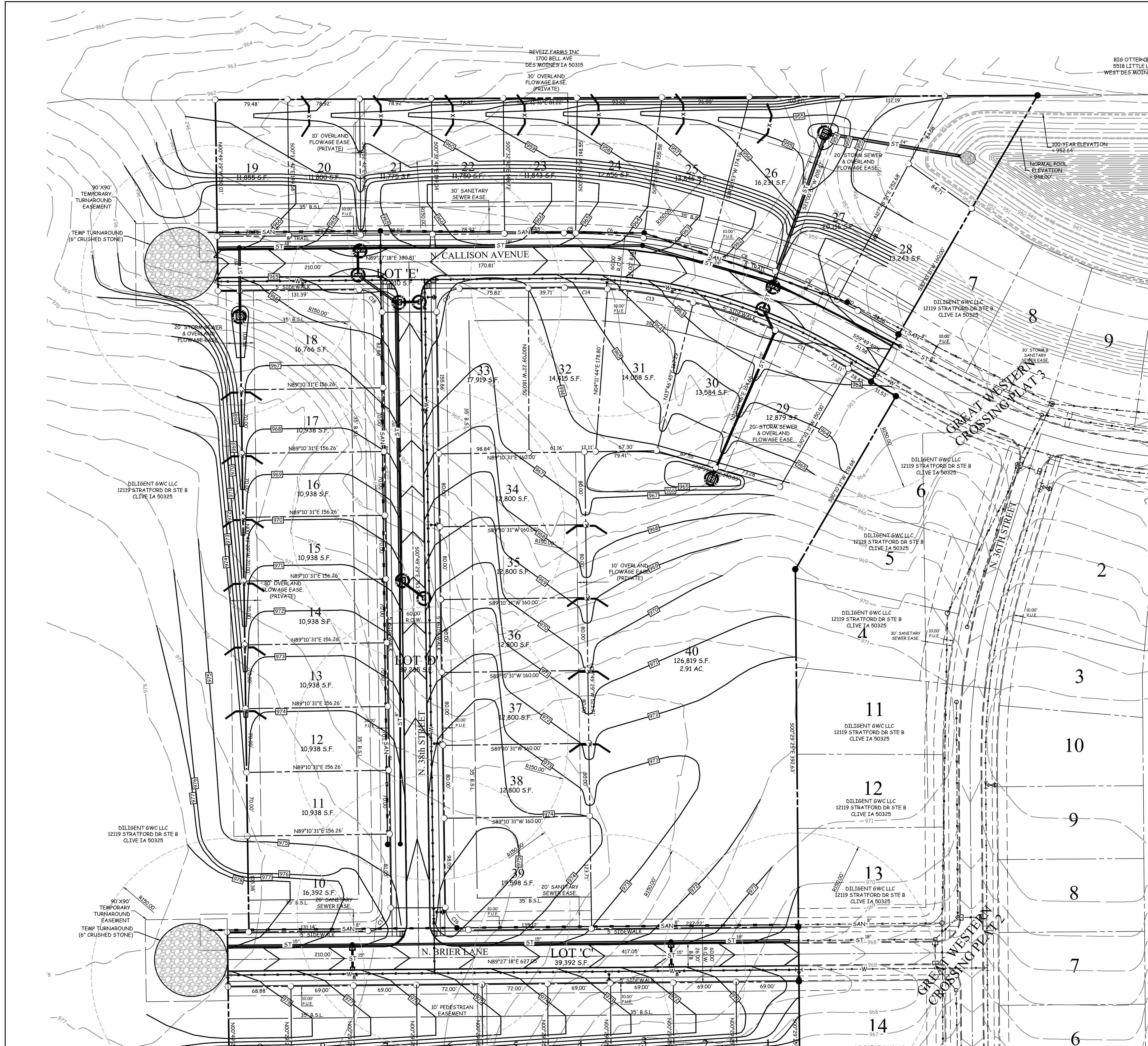
JOB NUMBER
CC 2267

PRELIMINARY PLAT
GREAT WESTERN CROSSING PLAT 4

SHEET
1 OF 3



PRELIMINARY PLAT
**GREAT
WESTERN
CROSSING**
PLAT 4
Cumming, Iowa



LEGEND	
EXISTING/PROPOSED	
	PLAT BOUNDARY
	ST 18"
	SAN 8"
	W 8"
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK

COOPER CRAWFORD
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01-29-2020

SCALE: 1"=50'

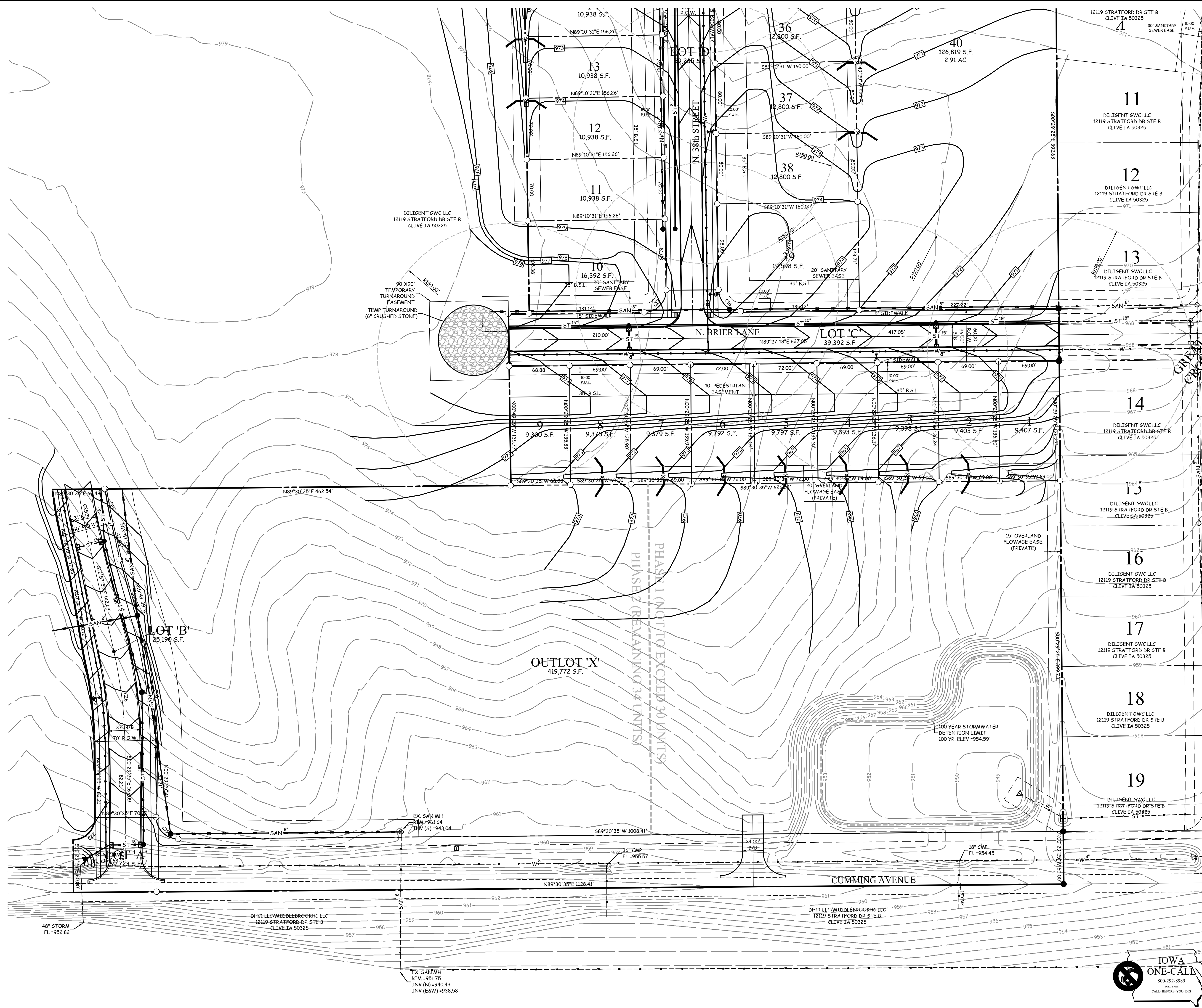
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

PRELIMINARY PLAT
GREAT WESTERN CROSSING PLAT 4

JOB NUMBER
**CC
2267**
SHEET
2 OF 3



PRELIMINARY PLAT
**GREAT
WESTERN
CROSSING**
PLAT 4
Cumming, Iowa



- LEGEND**
EXISTING/PROPOSED
- | | |
|--|-----------------------|
| ST 18" | PLAT BOUNDARY |
| SAN 8" | STORM SEWER & SIZE |
| W 8" | SANITARY SEWER & SIZE |
| MANHOLE | WATER MAIN & SIZE |
| STORM INTAKE | MANHOLE |
| FIRE HYDRANT | STORM INTAKE |
| VALVE | FIRE HYDRANT |
| F.E.S. | VALVE |
| EXISTING CONTOURS | F.E.S. |
| PROPOSED CONTOURS | EXISTING CONTOURS |
| SILT FENCE OR APPROVED FILTRATION SOCK | PROPOSED CONTOURS |

**COOPER CRAWFORD
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PRELIMINARY PLAT
GREAT WESTERN CROSSING PLAT 4

SHEET
3 OF 3