

**INDEX LEGEND**

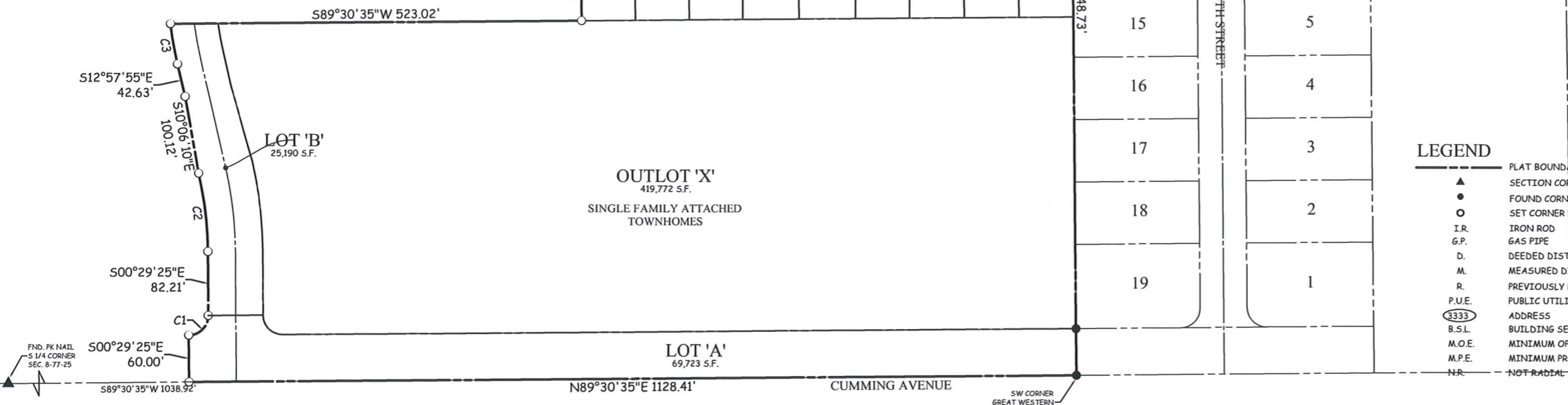
LOCATION : S.E. 1/4 SEC. 8-77-25  
 REQUESTOR: DILIGENT GWC, LLC  
 PROPRIETOR: DILIGENT GWC, LLC  
 SURVEYOR: KEVEN J. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES  
 475 S 50th ST., STE. 800,  
 WDM, IA 50265  
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

**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	S75°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"W
C19	004°48'08"	470.00	39.39	19.71	39.38	N10°33'51"W
C20	012°28'30"	535.00	116.49	58.47	116.26	N06°43'40"W
C21	090°00'00"	25.00	39.27	25.00	35.36	N45°29'25"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	005°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

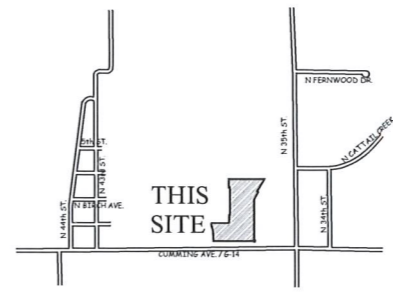
**NOTES**

- LOTS 'A', '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 FUTURE PRIVATE DRIVEWAY ACCESS TO CUMMING AVE. FOR OUTLOT 'X' SHALL BE NO CLOSER THAN 300 FEET FROM THE PLANNED PUBLIC STREETS AND SHALL BE RIGHT IN/RIGHT OUT ONLY.
- 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.
- ALL P.U.E ARE PUBLIC UTILITY EASEMENTS FOR FRANCHISED UTILITIES.
- CITY UTILITIES TAKE PRECEDENCE OVER FRANCHISED UTILITIES WHERE EASEMENTS OVERLAP.
- LOT 'B' WILL BE USED AS PUBLIC RIGHT-OF-WAY AND DEDED TO THE CITY AFTER ITS CONSTRUCTION IN A FUTURE PLAT.



**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



**FINAL PLAT  
 GREAT  
 WESTERN  
 CROSSING  
 PLAT 4**

CUMMING, IOWA

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'

LEGAL DESCRIPTION

A PART OF PARCEL 'N' & PARCEL 'M', 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 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 N06°43'40"E, 39.27 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF N44°30'35"E; 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 NORTHWEST; THENCE NORTHWESTERLY 101.04 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"E, 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 S59°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.

BRADLEY R. COOPER  
 LICENSE NO. 12980  
 IOWA

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* 6-16-21

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KEVEN J. CRAWFORD  
 LICENSE NO. 13156  
 IOWA

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* June 11, 2021

**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: 5-13-2021  
 REVISIONS: 5-24-2021  
 6-16-2021

JOB NUMBER  
**CC 2267**

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

**FINAL PLAT**  
 GREAT WESTERN CROSSING PLAT 4

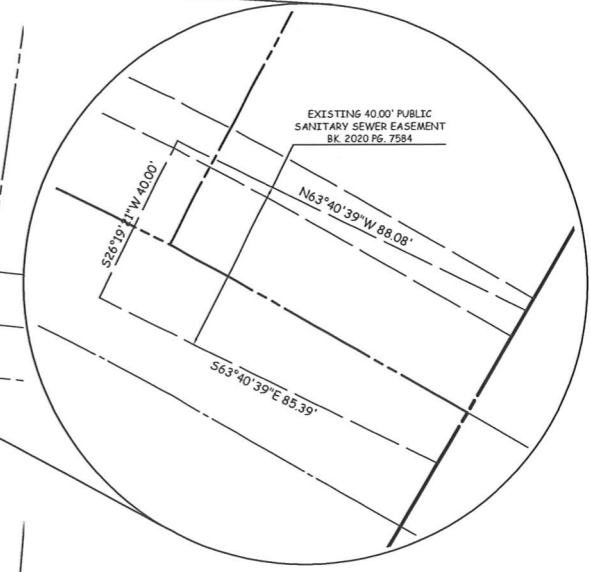
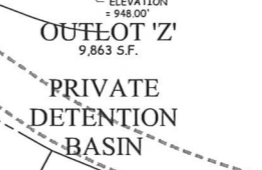
SHEET 1 OF 3





# FINAL PLAT GREAT WESTERN CROSSING PLAT 4 CUMMING, IOWA

5518 LITTLE LEAF TRL  
WEST DES MOINES IA 50266



- 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
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  - 3333 ADDRESS
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DATE: 5-13-2021  
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6-16-2021

SCALE: 1"=50'

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

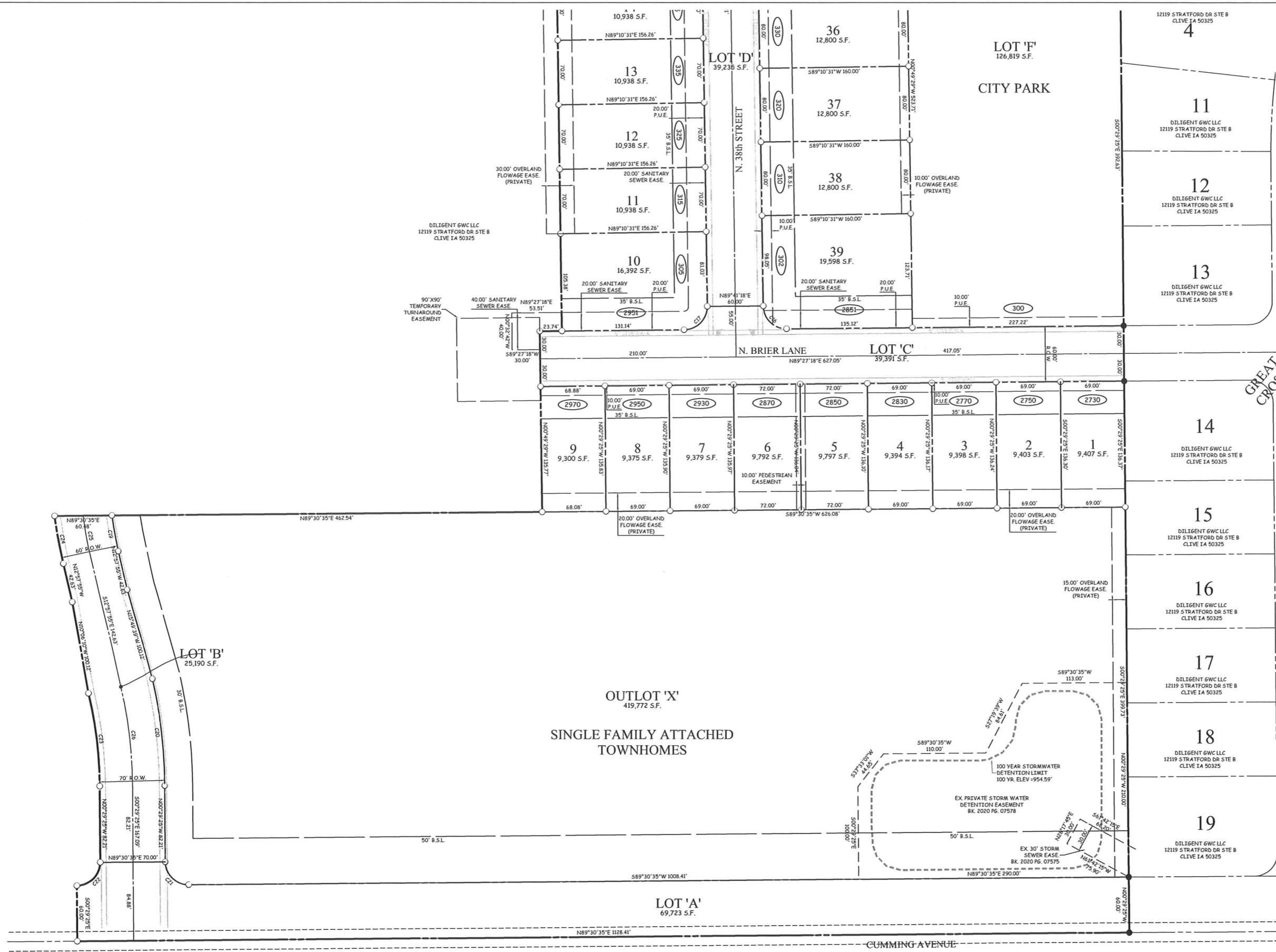
FINAL PLAT  
GREAT WESTERN CROSSING PLAT 4

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



# FINAL PLAT GREAT WESTERN CROSSING PLAT 4

CUMMING, IOWA



- LEGEND**
- ▲ PLAT BOUNDARY
  - SECTION CORNER
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**CC 2267**

SHEET 3 OF 3



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

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