INDEX LEGEND

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

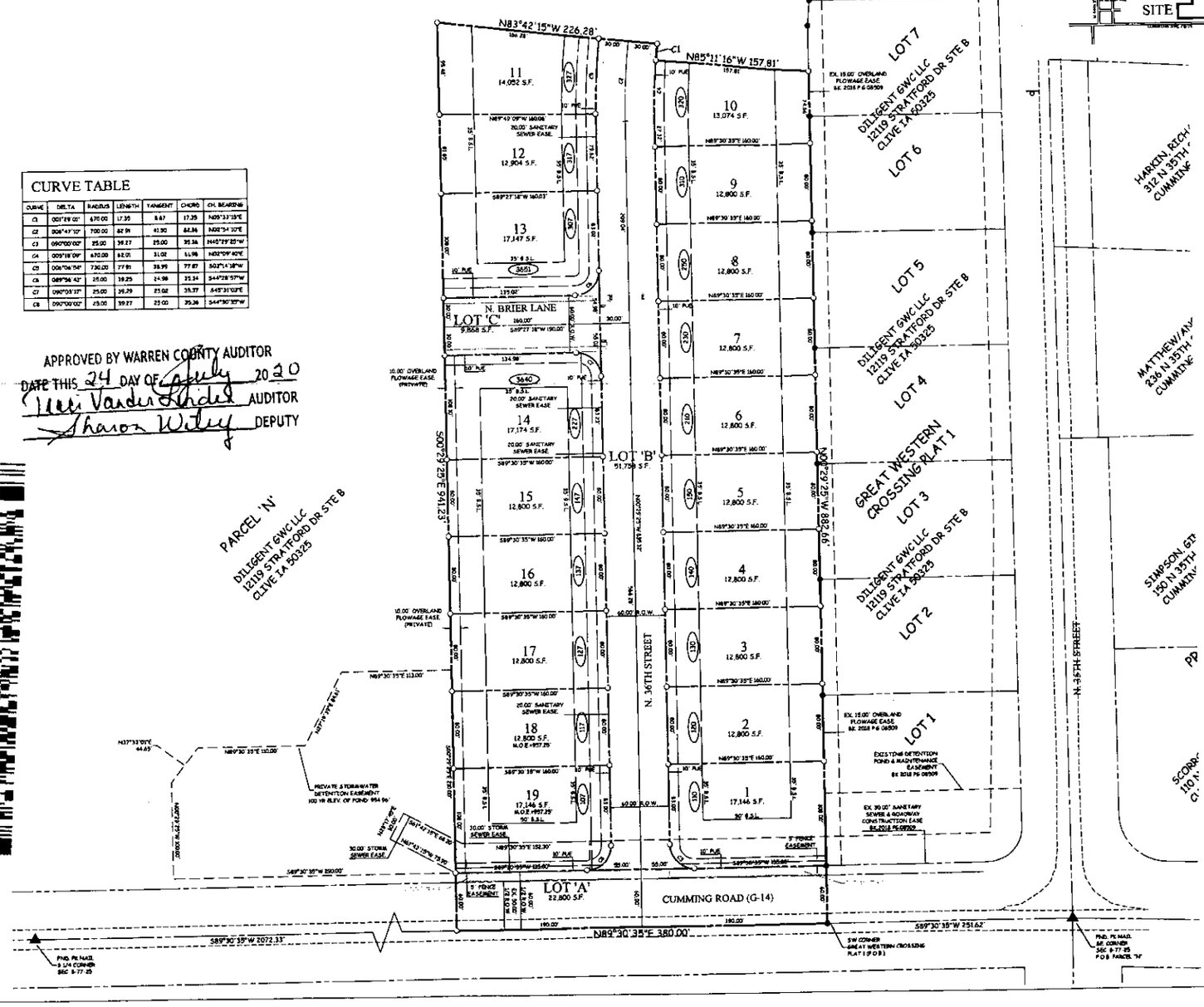
NOTES

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 POND.
3. TRAIL ADJACENT TO LOTS 1 & 19 WILL BE THE INSTALLED BY HOMEOWNERS AT TIME OF HOME CONSTRUCTION.
4. ALL P.U.E.'S ARE PUBLIC
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.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	001°28'00"	670.00	17.35	8.67	17.35	N05°33'15"E
C2	206°41'10"	700.00	82.91	41.30	82.36	N02°54'10"E
C3	090°00'00"	25.00	39.27	25.00	35.36	N40°29'25"W
C4	009°18'09"	670.00	108.71	54.48	108.59	N52°09'40"E
C5	006°06'54"	730.00	77.81	38.99	77.67	S02°14'38"W
C6	089°56'42"	25.00	39.25	24.98	35.34	S44°28'57"W
C7	090°03'17"	25.00	39.29	25.02	35.37	S45°31'03"E
C8	090°00'00"	25.00	39.27	25.00	35.36	S44°30'35"W

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 24 DAY OF July 2020
Kim VanderSchaaf AUDITOR
Sharon Wiley DEPUTY



FINAL PLAT
GREAT WESTERN CROSSING PLAT 2
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'
*50' ALONG CUMMING ROAD

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; THENCE S89°30'35"W, 251.62 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, TO THE POINT OF BEGINNING; THENCE S89°30'35"W, 380.00 FEET ALONG SAID SOUTH LINE; THENCE N00°29'25"W, 941.23 FEET; THENCE S85°42'15"E, 226.28 FEET TO A 670.00 FEET RADIUS CURVE; SAID CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 17.35 FEET ALONG SAID CURVE; SAID CURVE HAS A CHORD LENGTH OF 17.35 FEET AND A CHORD BEARING OF S05°33'15"W; THENCE S85°11'16"E, 157.81 FEET TO THE WEST LINE OF GREAT WESTERN CROSSING PLAT 1, AN OFFICAL PLAT, RECORDED BOOK 2018, PAGE 08509, CUMMING, WARREN COUNTY, IOWA; THENCE S00°29'25"E, 882.66 FEET ALONG SAID WEST LINE AND TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.96 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
O	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
(2333)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER A. THOMPSON 25323 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.

7-23-20
CHRISTOPHER A. THOMPSON, IOWA LICENSE NO 25323
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL
M.O.E.

LICENSED PROFESSIONAL LAND SURVEYOR KEVEN J. CRAWFORD 13156 IOWA

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

July 23, 2020
KEVEN J. CRAWFORD, 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
4-27-2020

SCALE: 1"=50'

JOB NUMBER CC 2107

APPROVED: (X-X-2001) INITIALED: XXX AS-BUILT: (X-X-2001)

FINAL PLAT
GREAT WESTERN CROSSING PLAT 2

SHEET 1 OF 1

IOWA ONE-CALL

Instrument #: 2020-07575
07/24/2020 01:44:24 PM Total Pages: 13
XP Plats
Recording Fee: $ 67.00
Polly Glascock, Recorder, Warren County Iowa