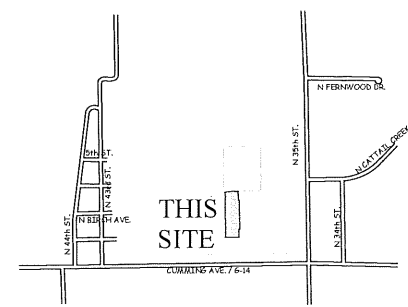


INDEX LEGEND

LOCATION: S.E. 1/4 SEC. 8-7-25
 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



FINAL PLAT
GREAT WESTERN
CROSSING PLAT 5

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.
 MINIMUM LOT AREA=8,400 SQ. FT.

SETBACKS

FRONT - 25'
 REAR - 35'
 SIDE - 8' MIN (13' TOTAL)

LEGAL DESCRIPTION

A PART OF PARCEL 'M' AND 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, 315.53 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 8.711 ACRES MORE OR LESS.

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

NOTES

- LOTS 'A' & 'B' TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES.
- ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS

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 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.

KEVEN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-27-2023
 REVISIONS: X-X-XXXX
 JOB NUMBER: **CC 2447**
 SCALE: 1"=60'
 AS-BUILT: (X-X-XXXX)
FINAL PLAT
GREAT WESTERN CROSSING PLAT 5
SHEET 1 OF 1

