

PRELIMINARY PLAT
GREAT WESTERN
CROSSING PLAT 7

CUMMING, IOWA
OWNER / DEVELOPER

MIDDLEBROOKHB, LLC / LAND CONCEPTS, LLC
6150 VILLAGE VIEW DR STE 110
WEST DES MOINES, IA 50266
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(LOTS 1-7) SETBACKS(LOTS 8-20)

FRONT -25'
REAR -35'
SIDE -5' MIN (13' TOTAL)

FRONT -30'
REAR -35'
SIDE -10' MIN (20' TOTAL)

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF PARCEL 'P' AND PARCEL 'Q' OF THE PLAT OF SURVEY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. CUMMING, WARREN COUNTY, IOWA, RECORDED AT BOOK 2016 PAGE 9567 IN THE WARREN COUNTY RECORDER'S OFFICE. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, GREAT WESTERN CROSSING PLAT 6, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S74°57'10"W, 150.54 FEET ALONG THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 6; THENCE N07°27'20"W, 113.18 FEET; THENCE N00°54'32"W, 95.20 FEET; THENCE N00°32'42"W, 430.00 FEET; THENCE N89°27'18"E, 210.00 FEET; THENCE S 00°32'42"E, 52.76 FEET; THENCE N89°27'18"E, 1060.31 FEET; THENCE S00°49'29"E, 462.14 FEET TO THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 4 AND PLAT 5, AN OFFICIAL PLAT, CITY OF CUMMING, WARREN COUNTY, IOWA; THENCE S89°41'16"W, 631.77 FEET ALONG THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 4 AND 5; THENCE N88°15'17"W, 60.04 FEET ALONG THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 5; THENCE S83°58'14"W, 428.97 FEET ALONG THE NORTH LINE OF GREAT WESTERN CROSSING PLAT 4 AND 5; THENCE S07°43'54"E, 49.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.231 ACRES MORE OR LESS.

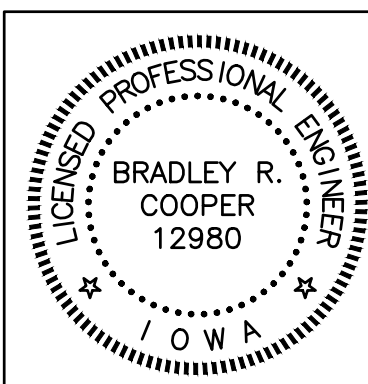
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.
- LOTS 8 AND 20 SHALL ONLY HAVE ACCESS ONTO XX COURT.

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

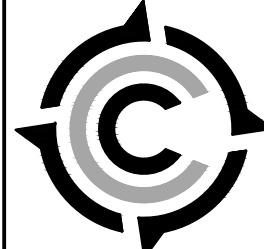


BRADLEY R. COOPER
IOWA
LICENSED PROFESSIONAL ENGINEER
12980

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, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2



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: 3-16-2026
REVISIONS: XXXX

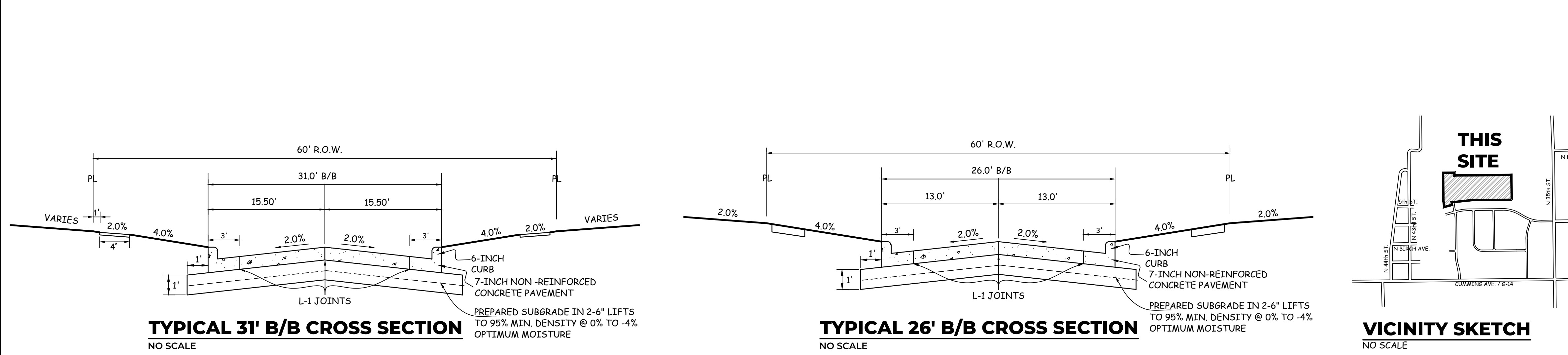
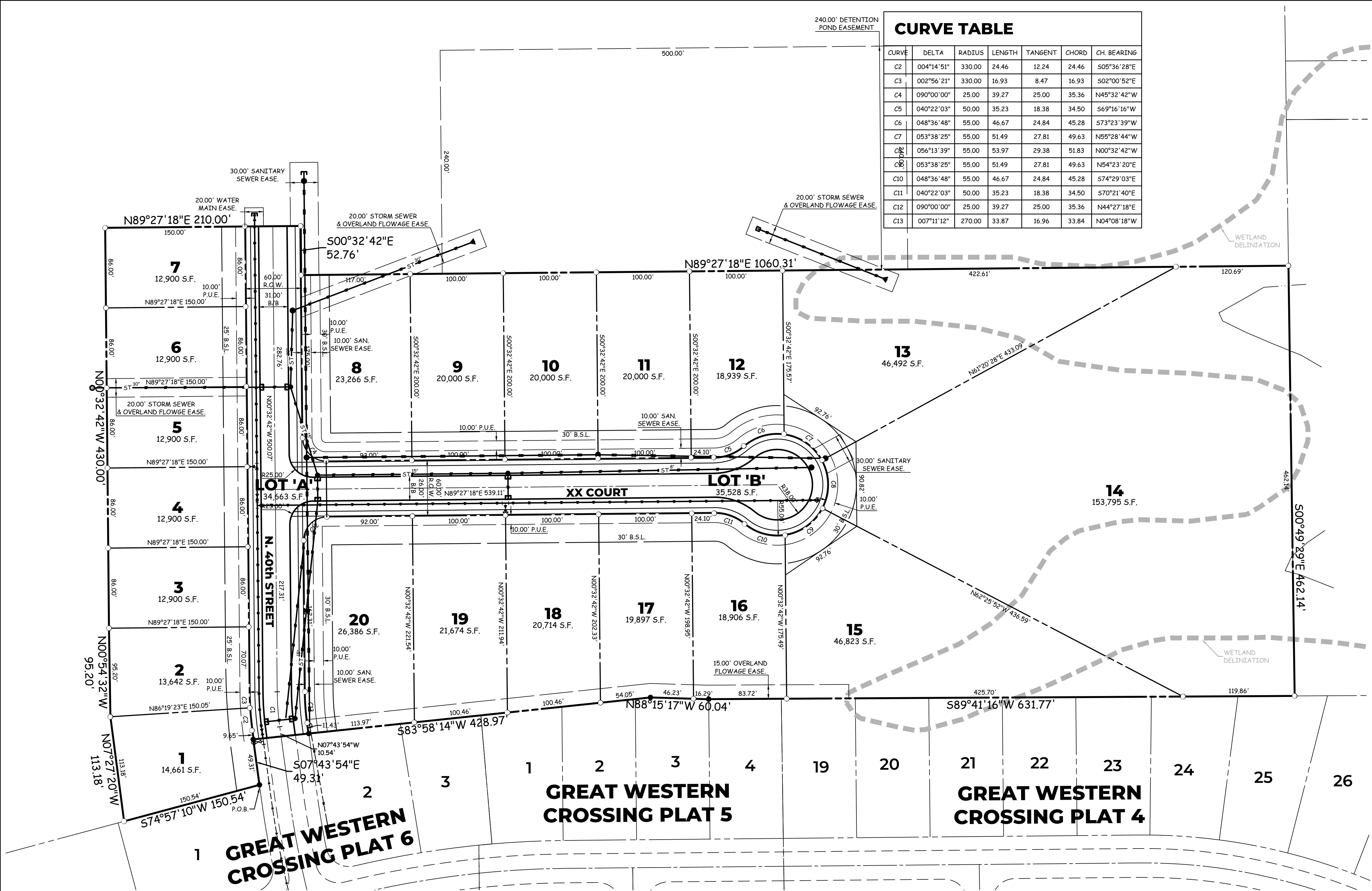
SCALE: 1"=60'

AS-BUILT: (X-X-XXXX)

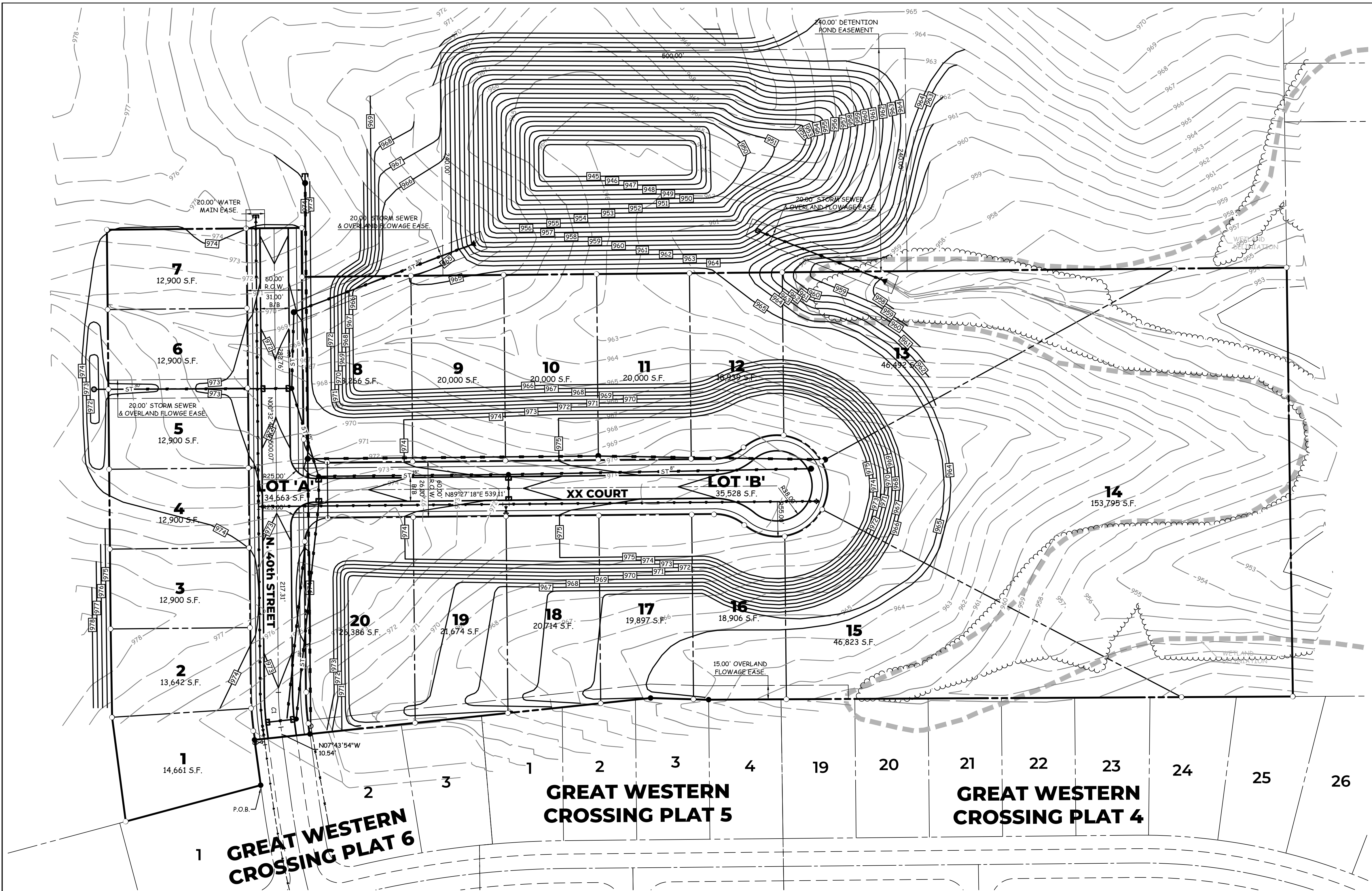
**PRELIMINARY PLAT
GREAT WESTERN CROSSING PLAT 7**

JOB NUMBER
**CC
3144**

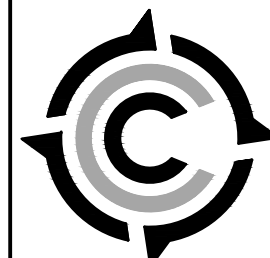
**SHEET
1 OF 2**



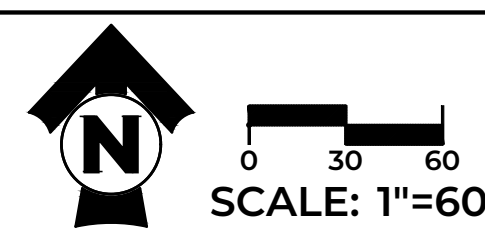
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CUMMING, IOWA



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 - SAN 8" SANITARY SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
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PRELIMINARY PLAT
GREAT WESTERN CROSSING PLAT 7

SHEET
2 OF 2

IOWA
ONE CALL