

PRELIMINARY PLAT
GREAT WESTERN
CROSSING PLAT 6

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-5' MIN (13' TOTAL)

LEGAL DESCRIPTION

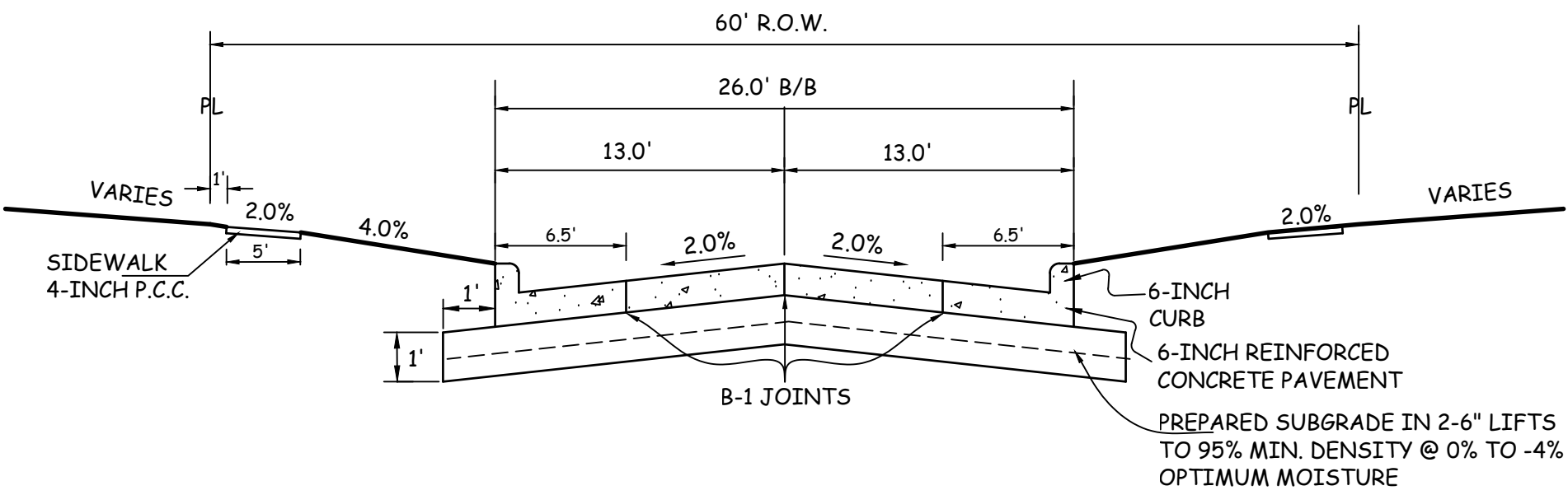
OUTLOT 'B' GREAT WESTERN CROSSING COMMERCIAL AND A TRACT OF LAND BEING A PART OF PARCEL 'M' OF THE PLAT OF SURVEY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. CUMMING, WARREN COUNTY, IOWA RECORDED AT BOOK 2016 PAGE 9567 IN THE WARREN COUNTY RECORDER'S OFFICE. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCEL CONTAINS 9.716 ACRES MORE OR LESS.

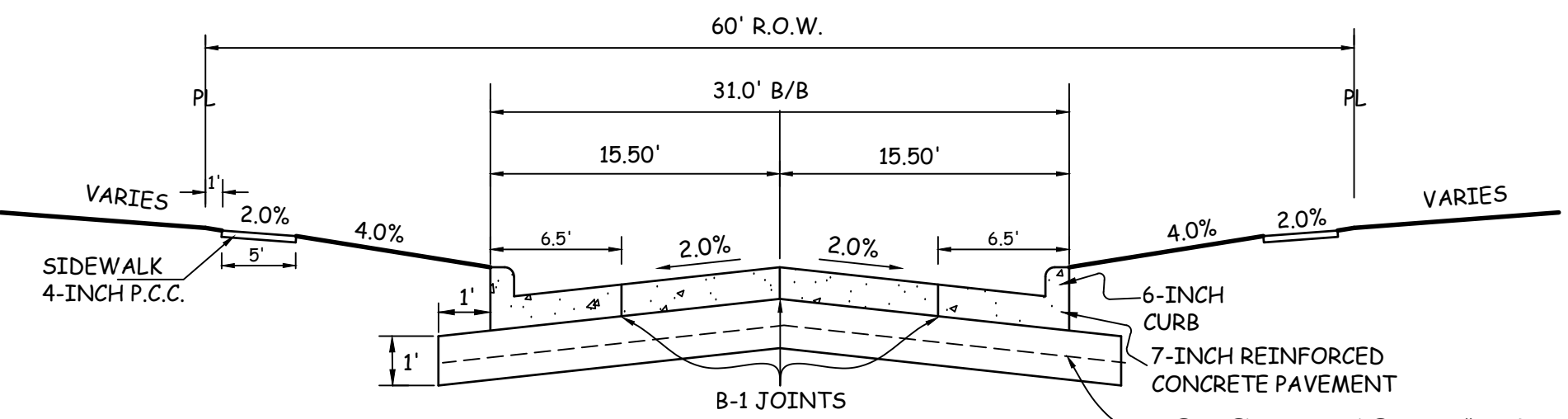
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- LOTS 'A', 'B', 'C', & 'D' 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



TYPICAL 26' B/B CROSS SECTION
NO SCALE



TYPICAL 31' B/B CROSS SECTION
NO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	000°47'01"	1030.00	14.09	7.04	14.09	S84°41'49"W
C2	005°40'30"	530.00	52.50	26.27	52.47	S10°07'40"E
C3	001°09'31"	465.00	9.40	4.70	9.40	S12°23'09"E
C4	034°08'19"	117.00	69.71	35.93	68.69	N73°28'36"W
C5	023°58'56"	133.00	55.67	28.25	55.26	N68°23'55"W
C6	003°58'39"	1030.00	71.50	35.77	71.49	S09°43'14"E
C7	086°39'43"	25.00	37.81	23.58	34.31	S31°37'18"W
C8	003°37'13"	970.00	61.29	30.66	61.28	N09°32'30"W
C9	091°53'26"	25.00	40.09	25.84	35.93	N57°17'50"W
C10	004°04'06"	1030.00	73.13	36.58	73.12	S78°47'30"W
C11	003°28'45"	1030.00	62.55	31.28	62.54	S82°33'55"W
C12	000°47'01"	1030.00	14.09	7.04	14.09	S84°41'49"W
C13	007°18'16"	970.00	123.66	61.92	123.58	N80°20'00"E
C14	085°59'47"	25.00	37.52	23.31	34.10	N33°40'58"E
C15	006°42'14"	530.00	62.01	31.04	61.98	N05°57'49"W
C16	002°04'00"	530.00	19.12	9.56	19.12	N01°34'42"W
C17	007°37'05"	470.00	62.49	31.29	62.45	N04°21'15"W
C18	006°44'42"	530.00	62.39	31.23	62.36	S03°55'03"E
C19	090°00'00"	25.00	39.27	25.00	35.36	S45°32'42"E
C20	090°00'00"	25.00	39.27	25.00	35.36	S44°27'18"W
C21	007°24'10"	470.00	60.72	30.40	60.68	S04°14'47"E
C22	097°05'59"	25.00	42.37	28.31	37.48	S56°29'51"E

