



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	April 3, 2026
AGENDA ITEM:	Resolution No. 2026-021 – A Resolution Approving the Final Plat of 80/380 Commerce Park Second Addition
ACTION:	Motion

Background

The owner/applicant, The Villages, L.C. (formerly known as 80/380 Commerce Park, LLC), has submitted a Final Plat for 80/380 Commerce Park Second Addition, located within the City of Tiffin, Johnson County, Iowa.

The Final Plat was prepared by Brain Engineering, Inc. and depicts the subdivision of approximately 44.72 acres, including lots, outlots, utility easements, stormwater management areas, and public right-of-way.

This plat continues development in the 80/380 Commerce Park area and follows the previously approved First Addition.

Staff is requesting City Council approval of Resolution No. 2026-021, approving the Final Plat for 80/380 Commerce Park Second Addition. The plat has been reviewed for compliance with City Code and subdivision standards and is recommended for approval contingent upon completion of required documentation and recording conditions.

The Final Plat has been reviewed by City staff, the City Engineer, and applicable agencies to confirm compliance with:

- City of Tiffin Subdivision Ordinance
- Applicable design and construction standards
- Utility and access requirements

The plat includes:

- Dedication of Village Drive and associated public right-of-way to be owned and maintained by the City of Tiffin
- Public and private utility easements
- Stormwater management areas and outlots
- Legal descriptions and survey certification dated March 15, 2026

Staff Recommendation

City staff and the City Engineer recommend approval of **Resolution No. 2026-021**, approving the Final Plat for **80/380 Commerce Park Second Addition**, subject to the conditions outlined in the resolution.

ATTACHMENTS: Resolution, Final Plat

RESOLUTION NO. 2026-021

A RESOLUTION APPROVING THE FINAL PLAT OF 80/380 COMMERCE PARK SECOND ADDITION, TIFFIN, IOWA

Whereas, the owner/applicant, The Villages, L.C. (f/k/a 80/380 Commerce Park, LLC), has submitted a Final Plat for 80/380 Commerce Park Second Addition, located in the City of Tiffin, Johnson County, Iowa; and

Whereas, the Final Plat was prepared by Brain Engineering, Inc., and depicts the subdivision of approximately 44.72 acres, including public right-of-way, utility easements, stormwater management areas, and outlots, all as shown on the plat dated March 15, 2026; and

Whereas the proposed Final Plat has been reviewed by City staff, the City Engineer, and other applicable agencies for compliance with City Code, the Subdivision Ordinance, and applicable design standards; and

Whereas the necessary public improvements serving the subdivision have been constructed or otherwise secured through approved financial guarantees; and

Whereas the Final Plat provides for the dedication of Village Drive and associated public right-of-way to be owned and maintained by the City of Tiffin.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the Engineer, City Staff and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) execution of all necessary easement agreements and final plat documents, 2) the final plat may not be recorded and no lots may be constructed upon or transferred until these contingencies have been completed. The recording of the plat and this resolution will indicate these contingencies have been completed.

Be it further resolved, the Subdivider of this property will bear the cost to record this resolution and subsequent legal documents with the Office of the Johnson County Recorder.

On the 7th day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ___ introduced **RESOLUTION NO. 2026-021, A RESOLUTION APPROVING THE FINAL PLAT OF 80/380 COMMERCE PARK SECOND ADDITION, TIFFIN, IOWA**, and made a motion for approval. Motion seconded by Councilperson ___.

Ayes:
Nays:
Absent:

Whereupon ___ Council members were present and voted approval and Mayor Kasparek declared that **RESOLUTION NO. 2026-021, A RESOLUTION APPROVING THE FINAL PLAT OF 80/380 COMMERCE PARK SECOND ADDITION, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 7th day of April, 2026.

City of Tiffin

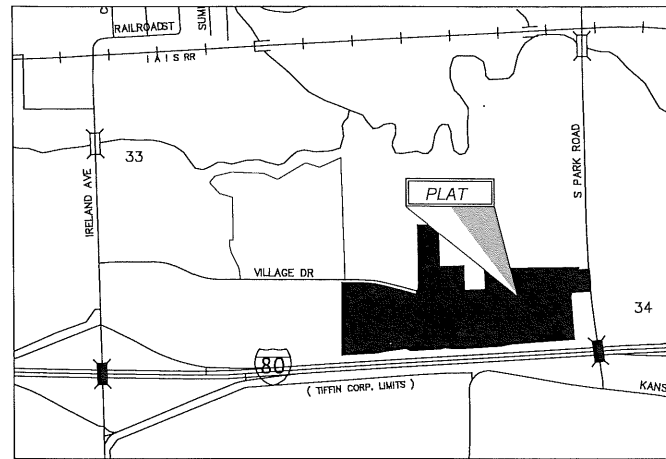
Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

FINAL PLAT

80/380 COMMERCE PARK SECOND ADDITION TO THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA

Recorder's Stamp:



LEGAL DESCRIPTION

A part of the SW 1/4 NW 1/4, part of the NW 1/4 SW 1/4 and part of the SE 1/4 NW 1/4, all in Section 34, Township 80 North, Range 7 West of the 5th Principal Meridian in the City of Tiffin, Johnson County, Iowa, described as follows:

Beginning at the SE Corner of Lot 1, 80/380 Commerce Park First Addition to said City;
 thence N00°29'43"W along the west line of said Lot 1, 631.34 feet to the north line of said SW 1/4 NW 1/4;
 thence N89°30'17"E along said north line, 226.93 feet to the NW Corner of Lot 2, Forest Ridge Subdivision (Part 1), Johnson County, Iowa;
 thence S01°36'37"E along the west line of said Lot 2, 427.19 feet to the SW Corner of said Lot 2;
 thence N87°29'38"E along the south line of said Lot 2, 245.19 feet to the NW Corner of Auditor's Parcel No. 2007005;
 thence S02°11'57"E along the west line of said Auditor's Parcel, 252.29 feet to the SW Corner of said Auditor's Parcel;
 thence N87°48'03"E along the south line of said Auditor's Parcel, 200.00 feet to the SE Corner of said Auditor's Parcel;
 thence N02°11'57"W along the east line of said Auditor's Parcel, 236.15 feet to the south line of Lot 2, said Forest Ridge Subdivision;
 thence N89°35'00"E along said south line, 177.67 feet to the SE Corner of said Lot 2;
 thence E-ly along the south right of way of Ridge Drive on an arc of 140.17 feet of a 50.00-foot radius curve to the left having a chord length of 98.57 feet, bearing S80°42'42"E;
 thence N89°30'03"E along the south line of Auditor's Parcel No. 2007091 and continuing along Ridge Drive, 712.55 feet;
 thence S01°52'48"E, 23.82 feet;
 thence N87°21'48"E, 109.04 feet to the west right of way line of South Park Road;
 thence SE-ly along said west right of way of South Park Road on an arc of 23.20 feet of a 1960.00-foot radius curve to the left having a chord length of 23.20 feet, bearing S4°08'40"E;
 thence S04°29'01"E along said west right of way line, 203.02 feet;
 thence S01°53'19"E, 80.06 feet to the north line of Lot 1, Jasper Hill Subdivision;
 thence S85°58'47"W, 195.65 feet;
 thence S-ly on an arc of 43.10 feet of a 114.00-foot radius curve to the left having a chord length of 42.83 feet, bearing S07°17'57"W;
 thence S03°54'02"E, 450.36 feet to the north right of way line of Interstate 80;
 thence S85°33'10"W along said north right of way line, 659.25 feet;
 thence S79°16'10"W along said north right of way line, 120.85 feet;
 thence S86°25'18"W along said north right of way line, 435.05 feet;
 thence N87°54'05"W along said north right of way line, 100.50 feet;
 thence N75°06'20"W along said north right of way line, 31.61 feet;
 thence S73°51'47"W along said north right of way line, 45.99 feet;
 thence S86°25'25"W along said north right of way line, 315.03 feet;
 thence N64°39'20"W along said north right of way line, 51.48 feet;
 thence S82°32'48"W along said north right of way line, 220.50 feet;
 thence S75°22'18"W along said north right of way line, 71.26 feet;
 thence S86°48'45"W along said north right of way line, 375.55 feet;
 thence N00°09'36"E, 758.02 feet to the south right of way line of Village Drive;
 thence S89°50'45"E along said south right of way line, 194.15 feet;
 thence E-ly along said south right of way line on an arc of 239.41 feet of a 960.00-foot radius curve to the right having a chord length of 238.79 feet bearing S82°42'05"E;
 thence S75°33'25"E along said south right of way line, 290.32 feet;
 thence E-ly along said south right of way line on an arc of 51.76 feet of a 960.00-foot radius curve to the right having a chord length of 51.75 feet, bearing S74°00'45"E;
 thence N17°31'56"E, 80.00 feet to the Point of Beginning containing 44.72 acres which includes 3.37 acres of road right of way.

OWNER/APPLICANT:
 THE VILLAGES, L.C.
 C/O DARRYL T. HIGH
 211 FIRST AVENUE SE
 CEDAR RAPIDS, IOWA 52410
 PH: 319-363-3900
 EMAIL:
 darrylh@highdevelopment.com

ENGINEER:
 DANIEL L. SCHMIDT, PE
 BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 PH: 319-294-9424
 FAX: 319-294-1056
 EMAIL: dans@brain-eng.com

ATTORNEY:
 MATT HEKTOEN
 SIMMONS PERRINE MOYER BERGMAN PLC
 115 3RD STREET SE, SUITE 1200
 CEDAR RAPIDS, IOWA 52401-1266
 (319) 896-4030
 mheктоen@spmbllaw.com

INDEX:
 Page DESCRIPTION
 1 COVER
 2 LOT LAYOUT

LOCATION MAP
NO SCALE

PLAT/PLAN APPROVED BY THE CITY OF TIFFIN	
CITY MAYOR	DATE:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY	DATE:
LINN COUNTY R.E.C.	DATE:
SOUTH SLOPE, CO-OP	DATE:
MEDIACOM	DATE:

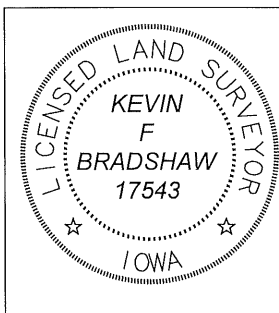
Index Legend

Location Description	A part of the SW 1/4 NW 1/4 and the SE 1/4 NW 1/4 of Section 34-80-7
Requestor:	Darryl T. High
Proprietor:	The Villages, L.C.
Surveyor:	Kevin F. Bradshaw, LS
Surveyor Company:	Brain Engineering, Inc.
Return to:	SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424

APPROVED BY TIFFIN CITY COUNCIL

MAYOR	DATE
CITY CLERK	DATE

- GENERAL NOTES:**
- 1) VILLAGE DRIVE SHALL BE OWNED AND MAINTAINED BY THE CITY OF TIFFIN.
 - 2) ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 - 3) LOT A TO BE DEDICATED AS PUBLIC RIGHT OF WAY.



I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
 Signed _____ Date _____

Kevin F. Bradshaw, L.S.
 My License Renewal Date Is December 31, 2026
 License Number 17543
 Pages or sheets covered by this seal: PAGES 1-3

Title: **FINAL PLAT**
 80/380 COMMERCE PARK SECOND ADDITION



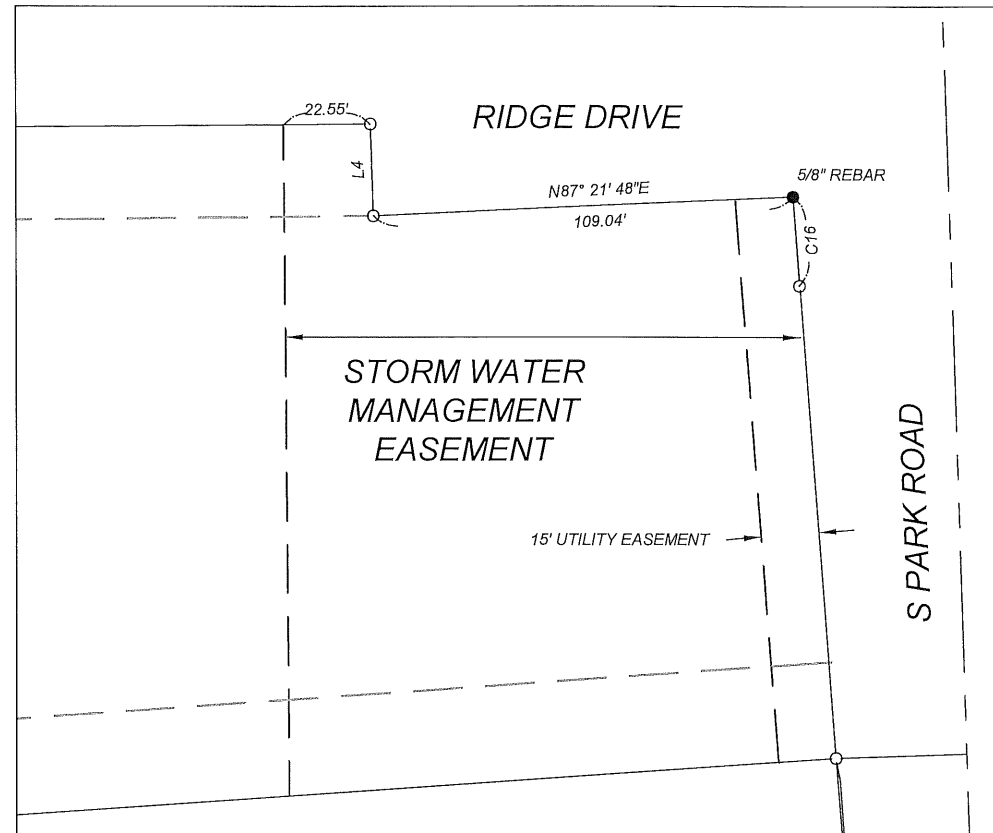
Drawn: DLS	Book: 370	Page: 1	Project No: 296925-30
Date: 3/15/26	Scale: 1" = 100'	3	
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DATE OF SURVEY: 5/22/23

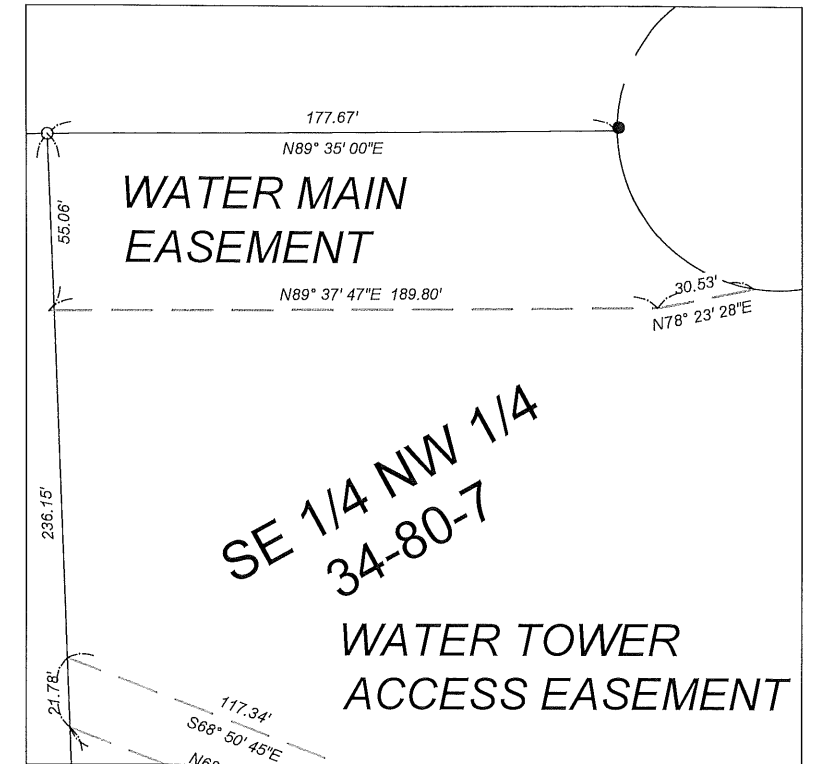
FINAL PLAT
80/380 COMMERCE PARK
SECOND ADDITION TO
THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA

Parcel Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	80.00	N17° 31' 56"E	C1	381.17	960.00	22.75	N79° 20' 30"W	378.68
L2	45.49	S67° 58' 01"E	C2	81.70	1040.00	4.50	N70° 13' 02"W	81.68
L3	45.49	N67° 58' 01"W	C3	24.82	960.00	1.48	S88° 32' 34"W	24.82
L4	23.82	S1° 52' 48"E	C5	263.11	1040.00	14.50	S78° 43' 56"W	262.40
L5	80.00	S4° 29' 01"E	C6	273.40	960.00	16.32	S79° 38' 36"W	272.48
L6	45.99	S73° 51' 47"W	C7	43.01	109.82	22.44	S6° 42' 11"W	42.74
L7	31.61	N75° 06' 20"W	C8	81.70	1040.00	4.50	S70° 13' 02"E	81.68
L8	51.48	N64° 39' 20"W	C9	242.87	960.00	14.50	S78° 43' 56"W	242.22
L9	30.14	N71° 29' 05"E	C10	406.00	960.00	24.23	S80° 04' 57"E	402.98
L10	30.14	S71° 29' 05"W	C11	296.18	1040.00	16.32	S79° 38' 36"W	295.18
L11	71.26	S75° 22' 18"W	C12	439.83	1040.00	24.23	N80° 04' 57"W	436.56
L12	102.50	N26° 42' 19"E	C13	75.41	960.00	4.50	N70° 13' 02"W	75.40
L13	44.63	S65° 34' 48"E	C14	51.76	960.00	3.09	S74° 00' 45"E	51.75
L14	85.91	S3° 33' 54"E	C15	239.41	960.00	14.29	S82° 42' 05"E	238.79
L15	27.68	N10° 48' 46"W	C16	23.20	1960.00	0.68	S4° 08' 40"E	23.20
L16	23.61	S36° 57' 35"E	C17	139.99	50.02	160.36	S80° 42' 42"E	98.57

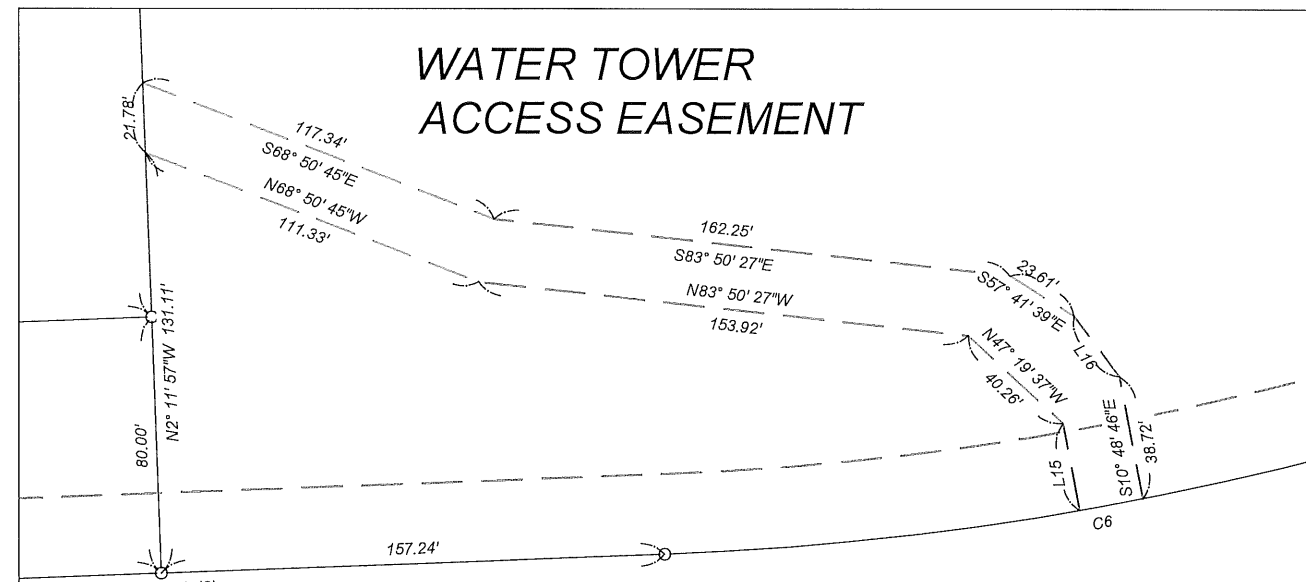
DETAIL A SCALE 1" = 50'



DETAIL C SCALE 1" = 60'



DETAIL B SCALE 1" = 60'



- ▲ FOUND SECTION CORNER
- FOUND 5/8" REBAR W/ IDOT CAP OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- POC POINT OF COMMENCEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- DATE OF SURVEY: 5/22/23

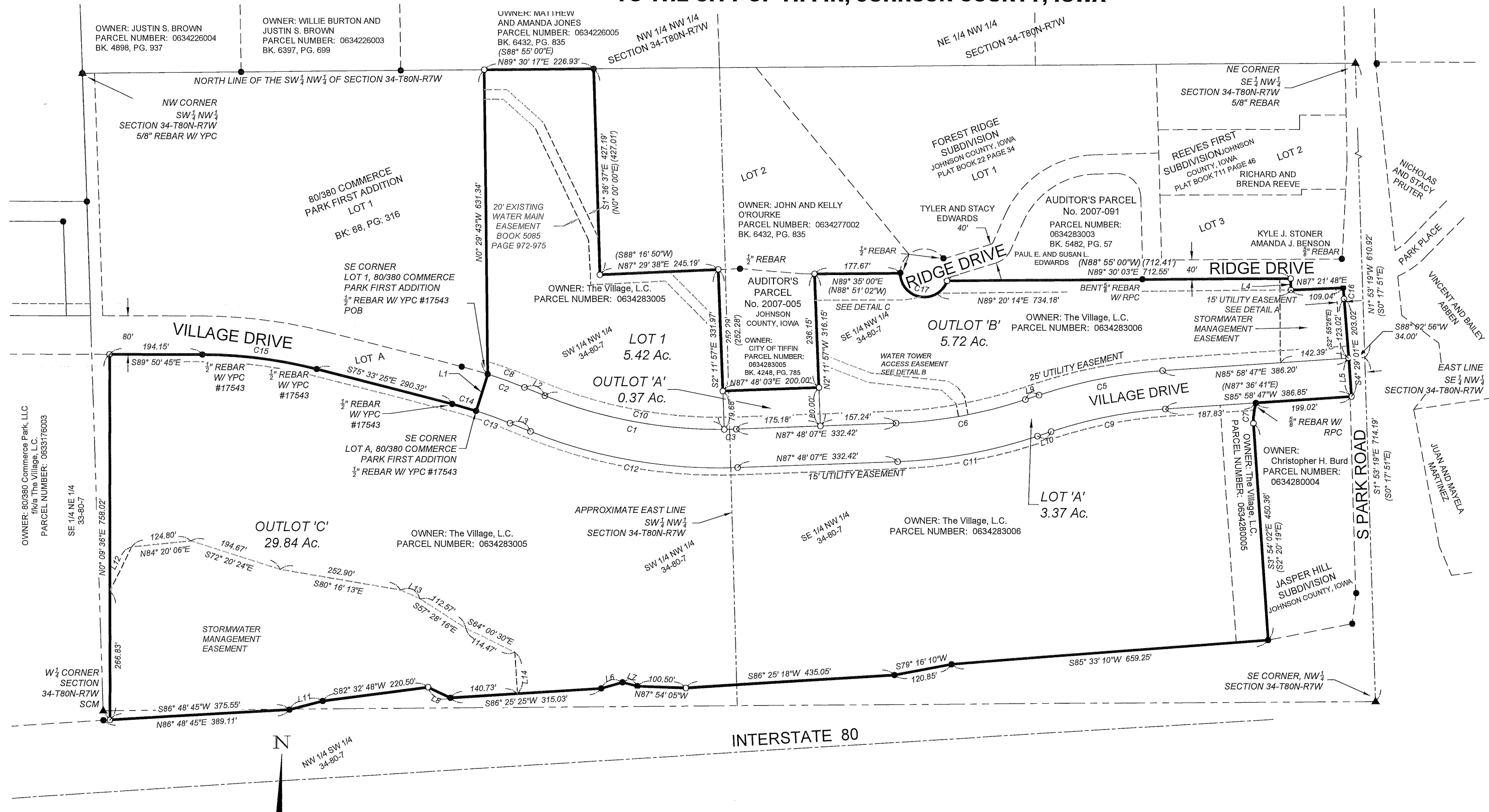
- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW

Title: **FINAL PLAT**
 80/380 COMMERCE PARK SECOND ADDITION



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FINAL PLAT 80/380 COMMERCE PARK SECOND ADDITION TO THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA



Title: **FINAL PLAT**
80/380 COMMERCE PARK SECOND ADDITION



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