



AGENDA INFORMATION

TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Discussion of Drainage Improvement at the Fire Station

ACTION: Motion

Overview

Resolution 2026-005 authorizes the **sale and conveyance of certain City-owned real property** to the State of Iowa / Iowa Department of Transportation (IDOT) for use in the U.S. Highway 6 Reconstruction Project (Project No. STPN-006-7(100)-2J-52, Parcel No. 4). The land acquisition includes five small parcels located within various platted areas of the City (Reeve's Addition Part One, Auditor's Parcel 99002, parts of the NE¼ of the SW¼, parts of the SW¼, and Outlot B of Tiffin East). The total compensation to the City for this acquisition is **\$6,125.00**, plus **additional severance damages of \$1,265.00** associated with the remaining property.

Background

The Iowa DOT is acquiring right-of-way and temporary easements associated with the Highway 6 reconstruction project in Tiffin. As part of that project, IDOT requires small portions of City-owned parcels and temporary easements related to grading, shaping, sidewalk work, and entrance construction. As required by the Iowa Code:

- Notice of the proposed sale was published at least once, not less than 4 nor more than 20 days prior to the public hearing.
- A public hearing was held on the proposed sale.
- A Purchase Agreement and Quitclaim Deed have been prepared by the IDOT Right-of-Way Bureau.

The resolution formally authorizes execution and delivery of the conveyance documents.

Property Included in the Conveyance

The acquisition includes **five (5) individual parcels**, described in detail in the Acquisition Plats and the Quitclaim Deed. Parcels include small sections of City property needed for highway widening, right-of-way alignment, and associated improvements.

Parcel sizes include:

- **Parcel A:** 303 sq. ft.
- **Parcel B:** 3,421 sq. ft.
- **Parcel C:** 1,120 sq. ft.
- **Parcel D:** 971 sq. ft.
- **Parcel E:** 2,036 sq. ft.

Total permanent acquisition: **7,851 sq. ft.**

Temporary easements associated with shaping, sidewalk, and entrance construction are also included.

Action Required

Adopt **Resolution 2026-005**, which approves the sale of City property to the State of Iowa for the Highway 6 reconstruction project. Approves the Purchase Agreement and Quitclaim Deed. Authorizes the

Mayor and City Clerk to execute all required conveyance documents. Directs the City Clerk to deliver executed documents to the Iowa DOT Right-of-Way Bureau in exchange for the approved compensation.

Staff Recommendation

Staff recommends **approval of Resolution 2026-005**. The property acquisition is necessary to support the Highway 6 reconstruction project and has been reviewed and processed consistent with state law.

ATTACHMENTS: Resolution, Project Map, Offer to Purchase, Purchase Agreement, Quitclaim Deed

CITIES AND TOWNS
CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

Parcel No. STPN-006-7(100)-2J-52
Project No. 4

Johnson County
Primary Road No. U.S. 6

I, the undersigned, Abigail Hora, City Clerk of the City of Tiffin, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Tiffin, Johnson County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20____, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for \$6,125.00 and other certain benefitts, terms and conditions as set forth in a Purchase Agreement to be signed by Tim Kasperek, Mayor, and Abigail Hora, City Clerk, relating to Johnson County Project No. STPN-006-7(100)-2J-52, Parcel No. 4, regarding certain real estate in five parcels of land located in Lot "A" of Reeve's Addition Part One, an official plat in and forming a part of the City of Tiffin; Auditor's Parcel 99002 and part of the NE¼ of the SW¼; part of the SW¼; and part of Outlot 'B' of Tiffin East an official plat in and forming a part of the City of Tiffin, all in Section 27, Township 80 North, Range 07 West of the 5th P.M., City of Tiffin, Johnson County, Iowa, as shown on the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Tim Kasperek, Mayor, and Abigail Hora, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Abigail Hora, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of \$6,125.00 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council		
Yeas	Nays	Absent or Not Voting
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20____.

Abigail Hora, City Clerk (Sign in Ink)

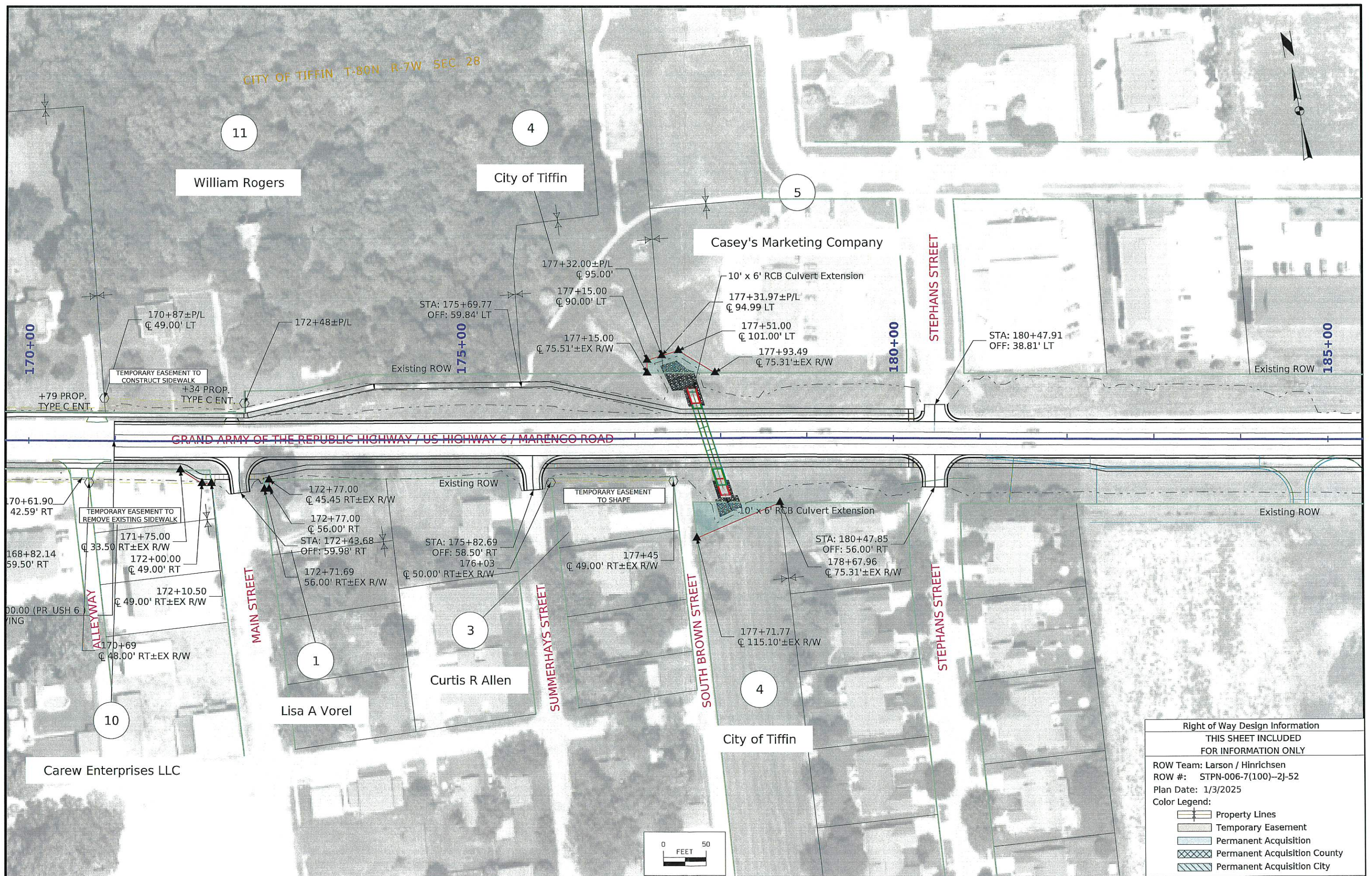
(AFFIX CITY SEAL ABOVE▲)

STATE OF _____, COUNTY OF _____, ss:

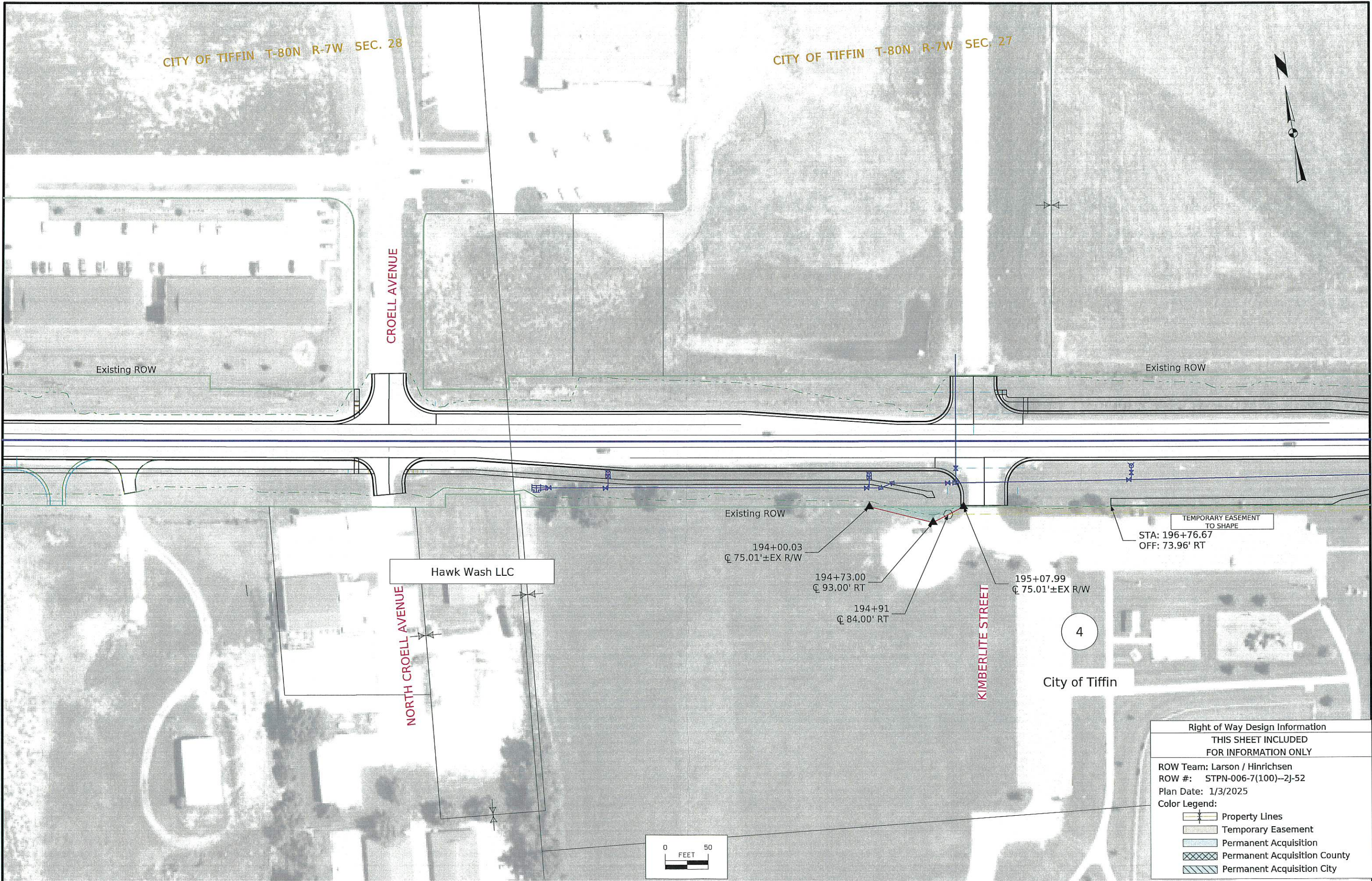
Subscribed and sworn to before me this _____ day of _____, 20____.

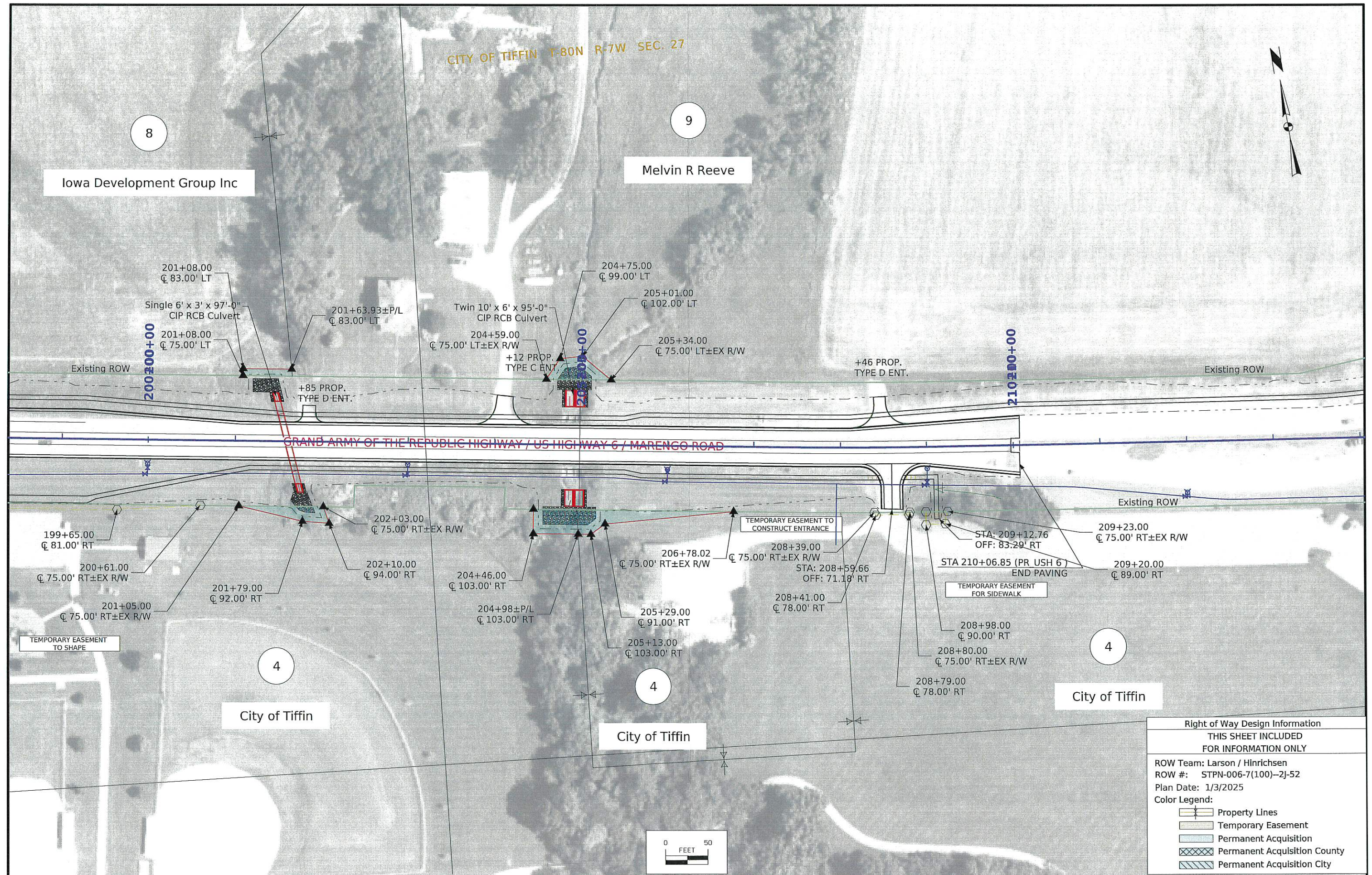
Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE▲)
Johnson County Project No. STPN-006-7(100)-2J-52
City of Tiffin (Parcel No. 4)



Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: Larson / Hinrichsen	
ROW #: STPN-006-7(100)-2J-52	
Plan Date: 1/3/2025	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition
	Permanent Acquisition County
	Permanent Acquisition City





Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: Larson / Hinrichsen	
ROW #: STPN-006-7(100)--2J-52	
Plan Date: 1/3/2025	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition
	Permanent Acquisition County
	Permanent Acquisition City



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Tom H: 515-290-3192
Fax: 515-239-1247
E-mail: tom.herrick@iowadot.us
www.iowadot.gov

DATE 10/31/2025

COUNTY Johnson
PROJECT STPN-006-7(100)--2J-52
PARCEL 4

OFFER TO PURCHASE and NOTICE OF EARLIEST MOVE DATE

OWNER City of Tiffin, Iowa
ADDRESS PO Box 259, Tiffin, IA 52340

Pursuant to federal and state regulations, the Iowa Department of Transportation (Iowa DOT) presents to you the pamphlet Highways and Your Land and submits an offer of \$6,125.00, which represents the approved appraisal of the right of way needed from your property.

You will not be required to move from your dwelling or move your business, farm, non-profit organization or personal property sooner than 90 days from the date of this notice. ~~If you must move from your dwelling, this notice is based on a potential replacement property being currently available to you. If no property is shown on the accompanying Offer of Relocation Assistance, you will not have to move any sooner than , which is at least 90 days after information on a currently available property is provided to you.~~

~~If you must move, or move your personal property from your property, you will receive a written notice at least 30 days prior to the specific date by when you must move. The 30-day written notice will not be issued until you have received payment from the State of Iowa, as agreed, or until the money has been deposited by the State of Iowa, as prescribed by law.~~

~~You and the Iowa DOT may agree to a date by when you will move that varies from the possible dates discussed in the previous paragraphs. If such an agreement is reached, it will be specified in the Purchase Agreement that you sign with the Iowa DOT, and your agreement will constitute a waiver of the provisions of this notice.~~

By Tom Herrick
Tom Herrick, Right of Way Agent

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation,
800 Lincoln Way, Ames, IA 50010, 515-233-7867



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809
FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 4 County: Johnson
Project Number: STPN-006-7(100)-2J-52 Route Number: U.S. 6
Seller: City of Tiffin, Iowa

THIS AGREEMENT entered into this _____ day of _____,
by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following:

(Parcel A): Lot "A" of Reeve's Addition Part One, an official plat in and forming a part of the City of Tiffin, as shown on Acquisition Plat Exhibit "A" Plat 1 of 5, attached hereto,
(Parcel B): Auditor's Parcel 99002 and part of the NE1/4 of the SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M, in and forming a part of the City of Tiffin. As shown on Acquisition Plat Exhibit "A" Plat 2 of 5, attached hereto,
(Parcel C): A parcel of land located in SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M., in and forming a part of the City of Tiffin, Iowa. As shown on Acquisition Plat "A" 3 of 5, attached hereto,
(Parcel D): A parcel of land located in SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M., in and forming a part of the City of Tiffin, Iowa. As shown on Acquisition Plat "A" 4 of 5 attached hereto,
(Parcel E): A parcel of land located in Outlot 'B' of Tiffin East, an official plat in and forming a part of the City of Tiffin. As shown on Acquisition Plat "A" 5 of 5, attached hereto,
all in County of Johnson, State of Iowa, and more particularly described on pages 5-9, Acquisition Plats Exhibits "A", (plats labled 1,2,3,4,5), including the following buildings, improvements and other property:
All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein

2. The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

Payment Amount	Agreed Performance	Date of Performance
	On conveyance of title	
	On surrender of possession	
\$6,125.00	On possession and conveyance	90 days after Buyer approval
\$6,125.00	Total Lump-Sum Amount	

Breakdown		Ac/Sq. Ft.			
Land by fee title to State	7,851	sq. ft.	Fence	na	rods woven
			Fence	na	rods barbed

3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.
4. The Seller warrants that there are no tenants on the premises holding under lease, except (none)
5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the Iowa Code section 427.2 and agrees to warrant good and sufficient title.
6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay \$0.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.
8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.
10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.
11. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
12. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
13. Buyer agrees to construct a type C entrance at Sta.208+60, right side (mainline)

It is understood and agreed all other entrances within the construction limits not listed or allowed in this agreement will be eliminated.
14. The Sellers grant to the Buyer temporary easement for the purpose to shape, construct entrance and for sidewalk. The Right-of-Way Design Plot Plans, attached as pages 10-11 of this agreement, graphically illustrates the proposed temporary easement area being granted. The temporary easement shall terminate on completion of this highway project.

15. Included in the total lump-sum payment amount shown on page 1 of this agreement is payment in full of \$1,000.00 for water/seed maintenance.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

By X

Tim Kasperek, Mayor

X

Abigail Hora, City Clerk

This section to be completed by a Notary Public.

STATE OF IOWA

COUNTY OF JOHNSON

ss:

On this ____ day of _____, _____, before me, the undersigned, a notary public in and for said the State of Iowa, personally appeared Tim Kasperek, Mayor and Abigail Hora, City Clerk, to me personally known, who being by me duly sworn, did say that they are the mayor and city clerk, respectively, of the city of Tiffin, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its city council _____, as contained in ordinance number _____, passed (the resolution adopted) by the city council under roll call number _____ of the city council on the ____ day of _____, _____ and that Tim Kasperek, Mayor and Abigail Hora, City Clerk acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.

(AFFIX NOTARIAL SEAL BELOW)

(Sign in ink)

(Print/type name)

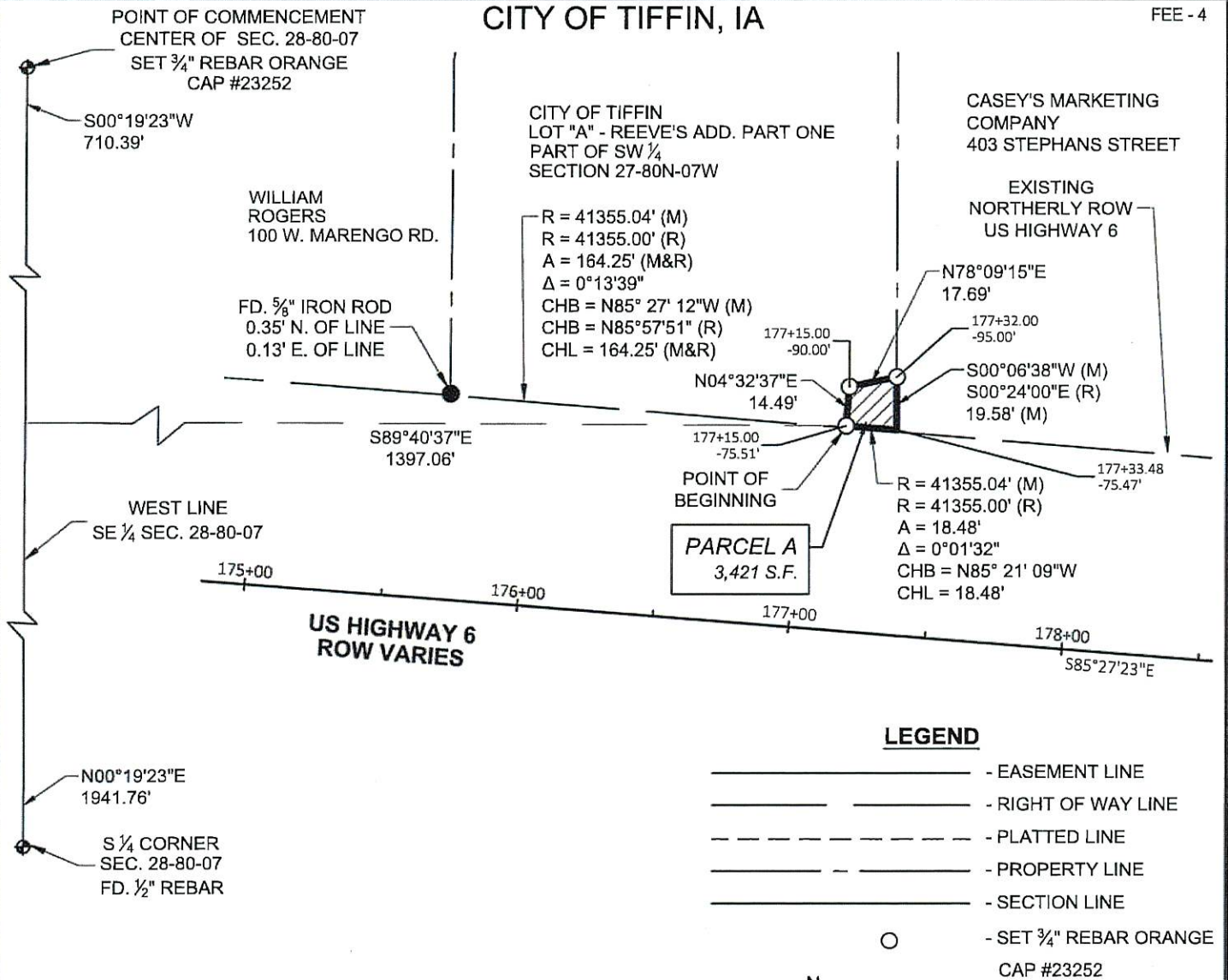
Notary Public in and for the State of Iowa

BUYER'S APPROVAL	
Recommended by (Sign in ink): X	(Date)
(Printed Name): Project Agent Jessica Birchmier	
Approved by (Sign in ink): X	(Date)
(Printed Name): Right of Way Director Brad Hofer	
BUYER'S ACKNOWLEDGEMENT	
STATE OF IOWA }	
COUNTY OF STORY }	ss:
On this _____ day of _____, before me, the undersigned, personally appeared ROW Director, Brad Hofer known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.	
(NOTARIAL SEAL)	Notary Public in and for the State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 1 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 303 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



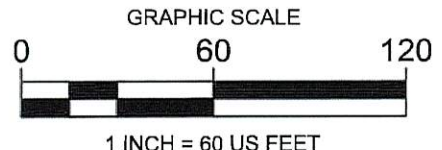
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT "A" OF REEVE'S ADDITION PART ONE, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M.; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, S00°19'23"W, 710.39 FEET; THENCE S89°40'37"E, 1397.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF US HIGHWAY 6, ALSO BEING THE SOUTH LINE OF SAID LOT "A", ALSO BEING THE POINT OF BEGINNING; THENCE N04°32'37"E, 14.49 FEET; THENCE N78°09'15"E, 17.69 FEET; THENCE ALONG THE EAST LINE OF SAID LOT "A" S00°06'38"W, 19.58 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY, ALSO BEING ALSO BEING THE SOUTH LINE OF SAID LOT "A"; THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND SAID SOUTH LINE 18.48 FEET ON A 41355.04 FOOT RADIUS CURVE CONCAVE SOUTH, HAVING A LONG CHORD BEARING N85°21'09"W, 18.48 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 303 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



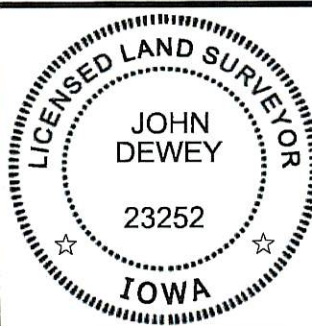
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

PROJECT NO.: 13803014 F.B.: FILE
PROJECT DATE: PLOT DATE: 05/02/25
DRAWN BY: JGD CHECKED BY: JGD



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 DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE
6/16/25

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 2 OF 5

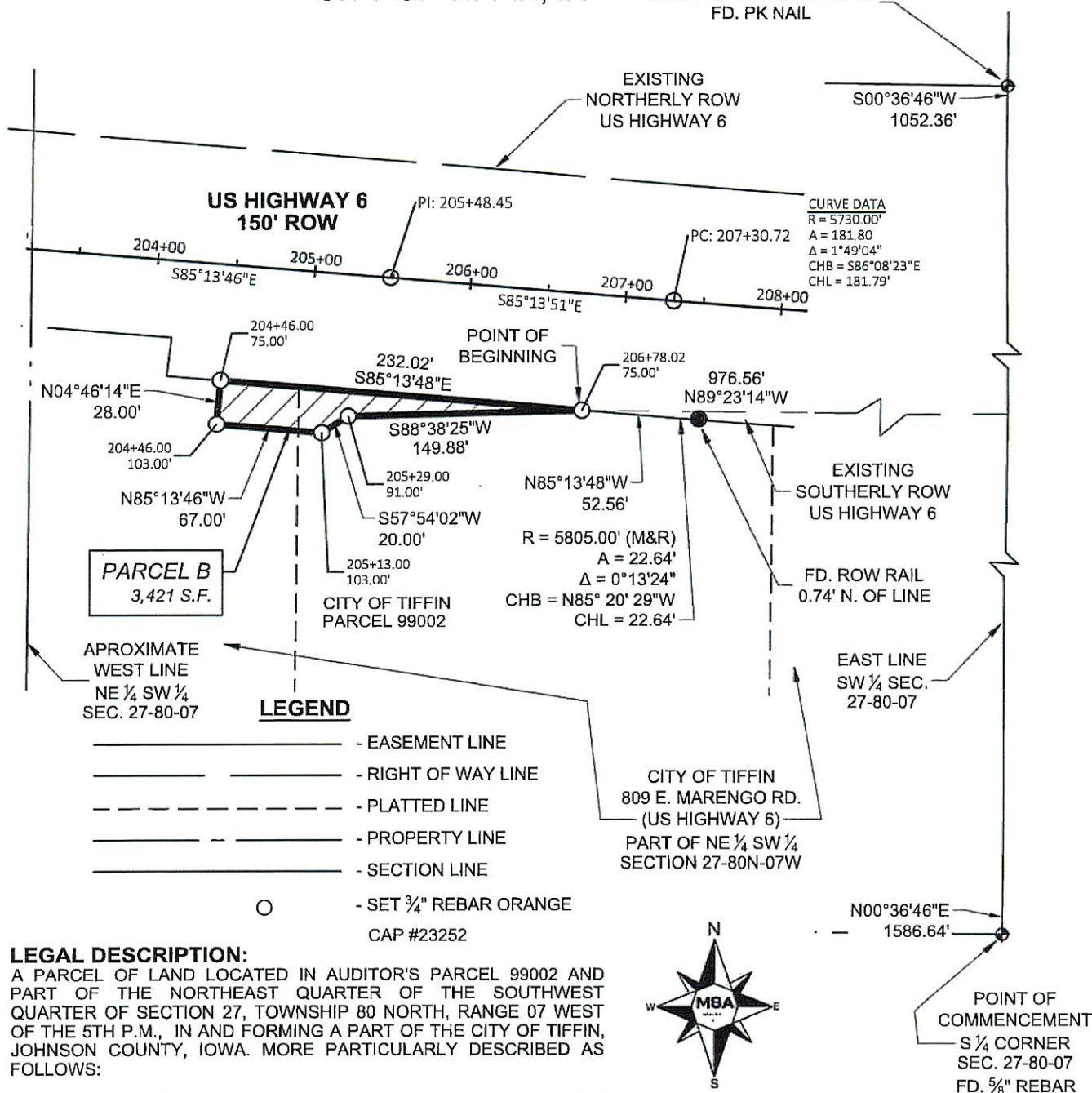
COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)--2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 3,421 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

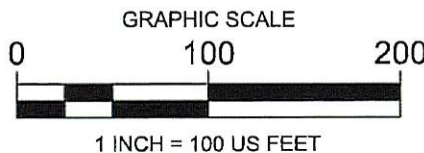
CITY OF TIFFIN, IA

CENTER OF SEC. 27-80-07
FD. PK NAIL

FEE - 4



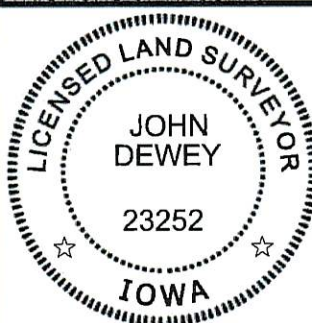
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO.: 13603014 F.B.: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



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 DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
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6/11/25

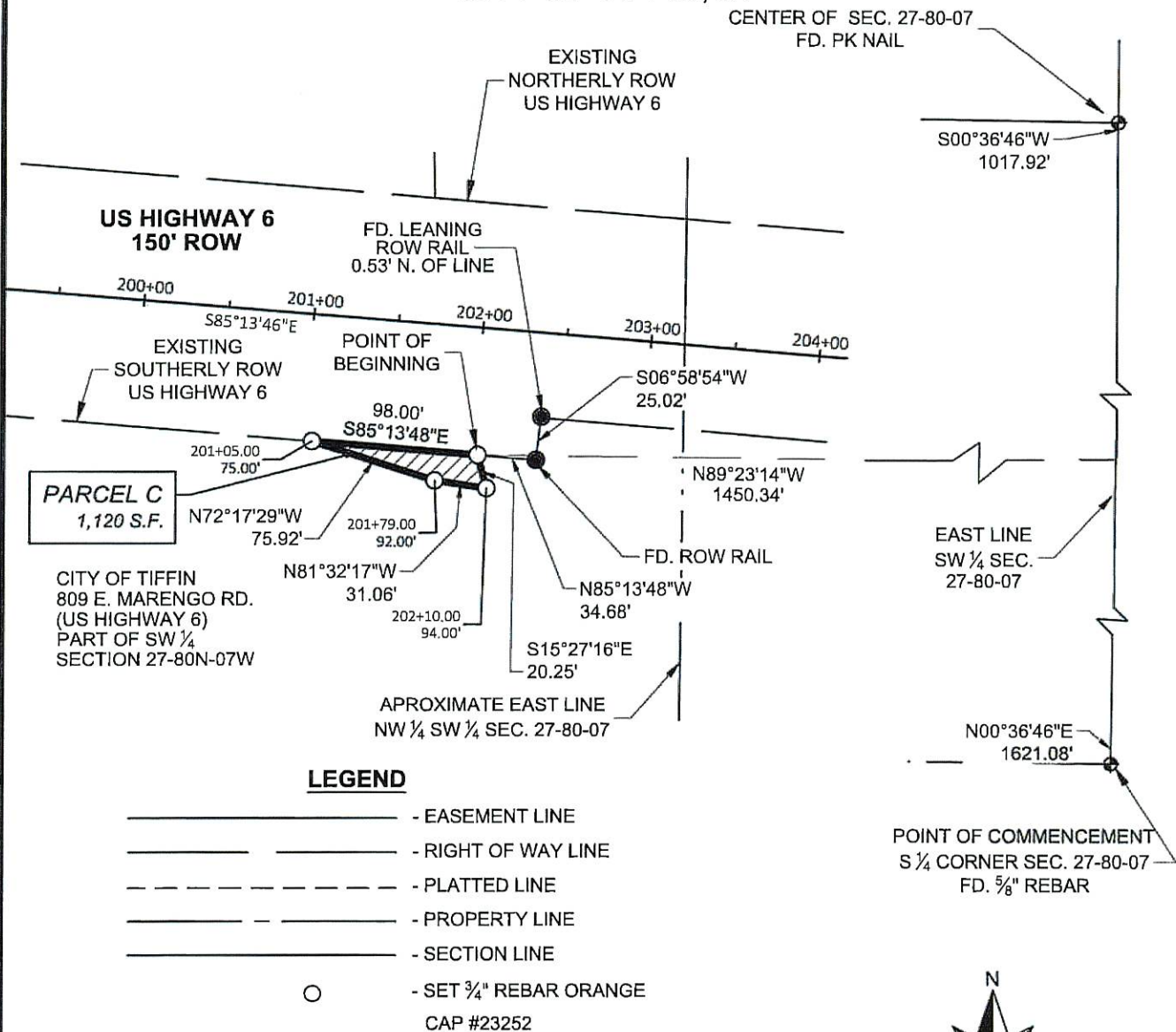
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 3 OF 5

COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)--2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 1,120 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



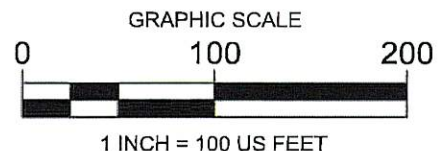
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N00°36'46"E, 1621.08 FEET; THENCE N89°23'14"W, 1450.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S15°27'16"E, 20.25 FEET; THENCE N81°32'17"W, 31.06 FEET; THENCE N72°17'29"W, 75.92 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY, S85°13'48"E, 98.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 1,120 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



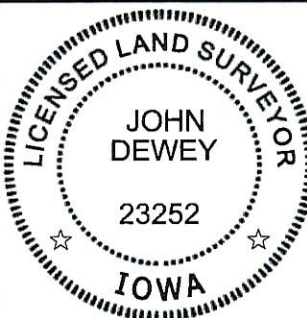
BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
LICENSE NO 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE
6/16/25

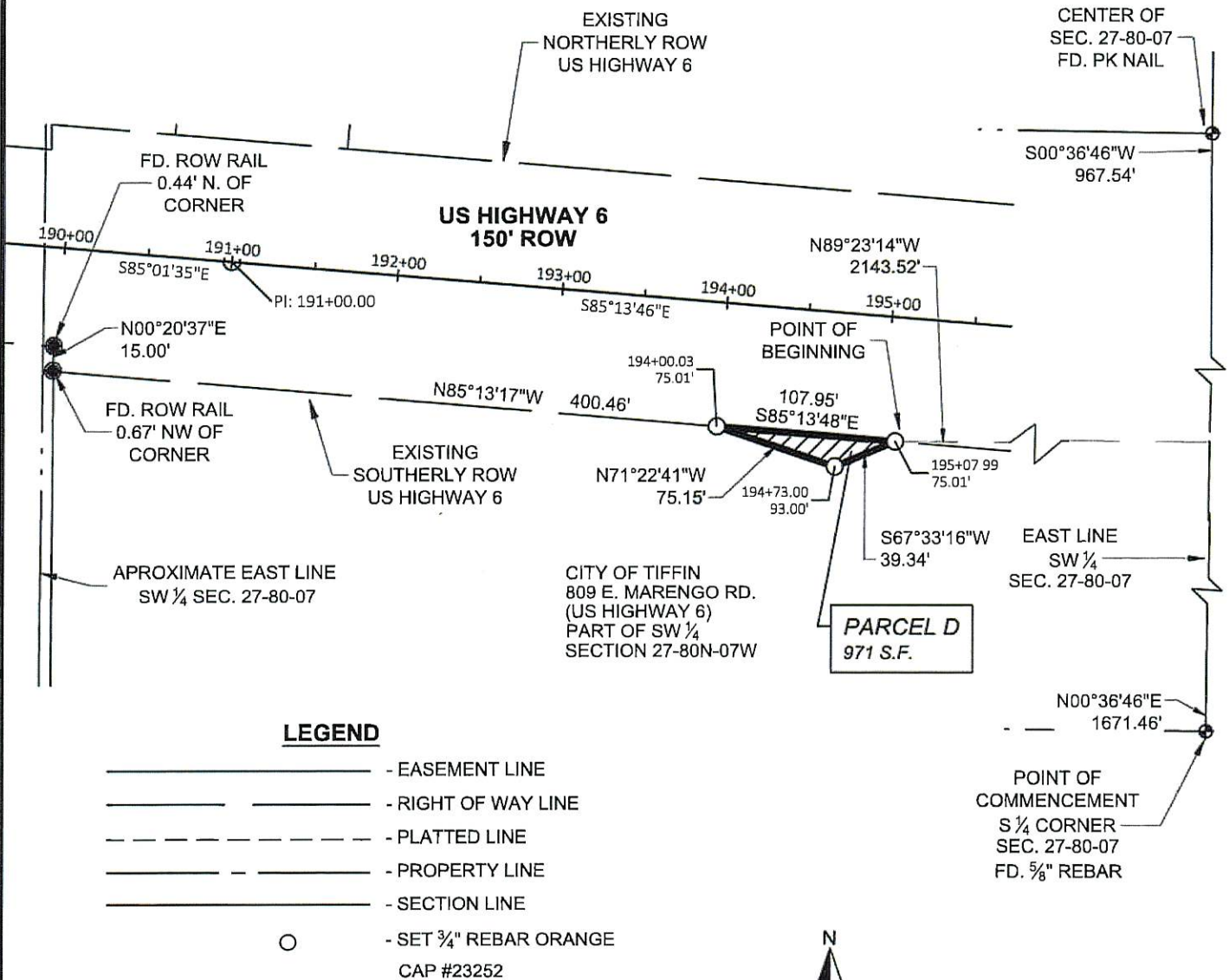
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 4 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 971 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



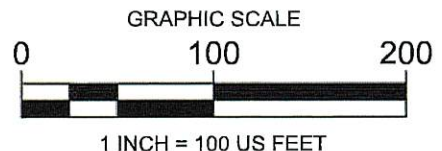
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N00°36'46"E, 1671.46 FEET; THENCE N89°23'14"W, 2143.52 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S67°33'16"W, 39.34 FEET; THENCE N71°22'41"W, 75.15 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY, S85°13'48"E, 107.95 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 971 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



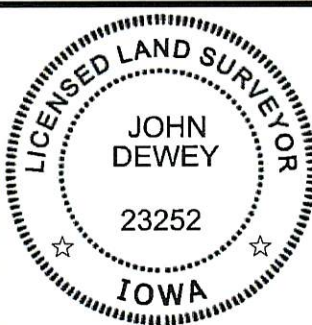
BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE 6/16/25

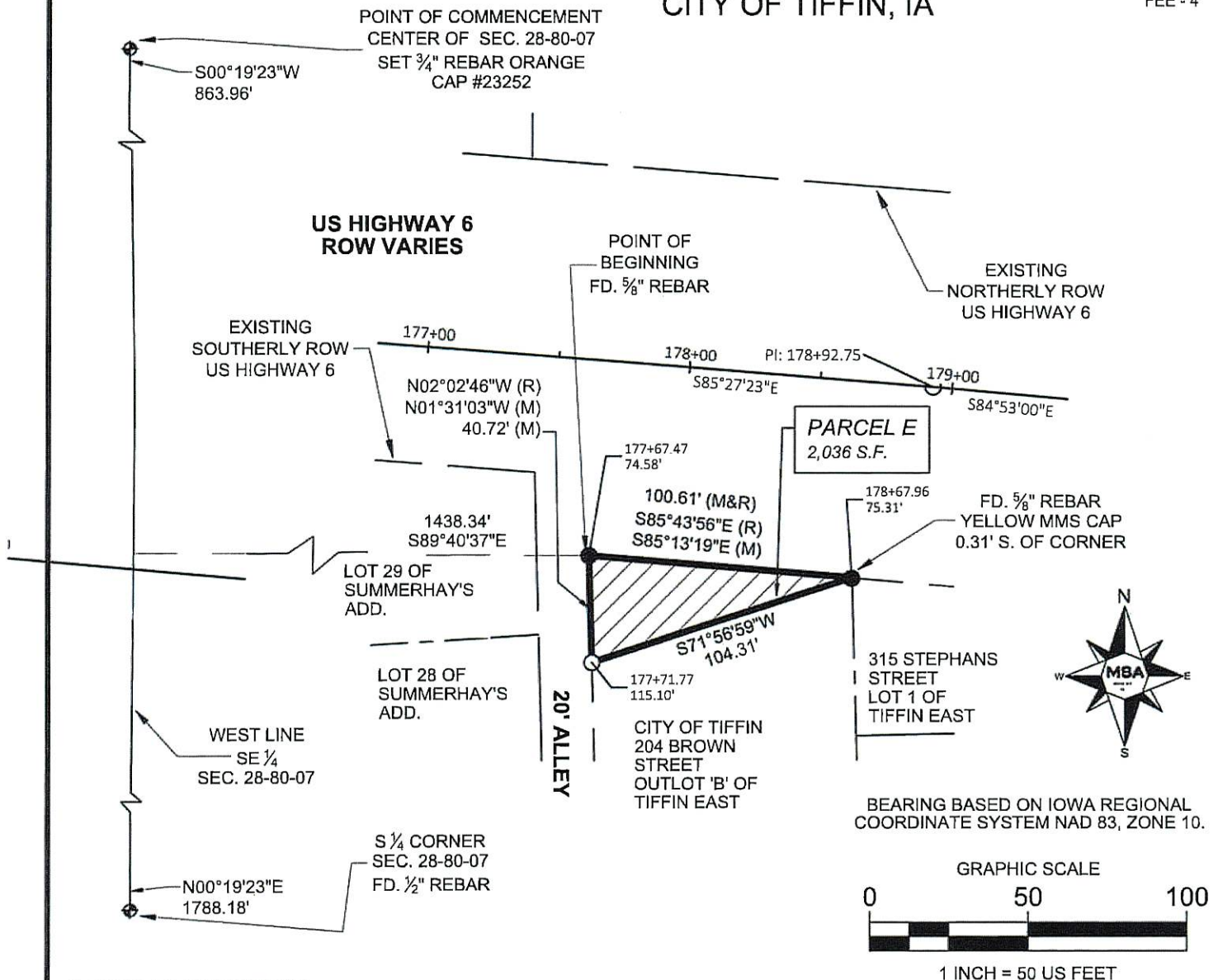
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 5 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 04
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 2,036 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN OUTLOT 'B' OF TIFFIN EAST AN
OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 80
NORTH RANGE 07 WEST OF THE 5TH P.M.; THENCE ALONG THE
WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28,
S00°19'23"W, 863.96 FEET; THENCE S89°40'37"E, 1438.34 FEET TO THE
NORTHWEST CORNER OF SAID OUTLOT 'B', A POINT ON THE
SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE
POINT OF BEGINNING; THENCE S85°13'19"E, 100.61 FEET ALONG THE
NORTH LINE OF SAID OUTLOT 'B' AND SAID SOUTHERLY RIGHT OF
WAY TO THE NORTHEAST CORNER OF SAID OUTLOT 'B'; THENCE
S71°56'59"W, 104.31 FEET TO THE WEST LINE OF SAID OUTLOT 'B';
THENCE ALONG SAID WEST LINE, N01°31'03"W, 40.72 FEET TO THE
POINT OF BEGINNING. DESCRIBED AREA CONTAINS 2,036 SQUARE
FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD.

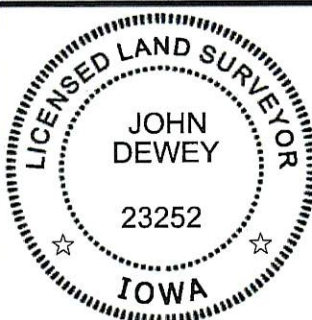
LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- - SET 3/4" REBAR ORANGE
CAP #23252

ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 08/30/23 PLOT DATE: 08/30/23
DRAWN BY: JGD CHECKED BY: JGD



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 DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

6/16/25
DATE

IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN

PARCEL NO.: 4

OWNER: City of Tiffin

SECTION: 27 T 80 N-R 7 W.

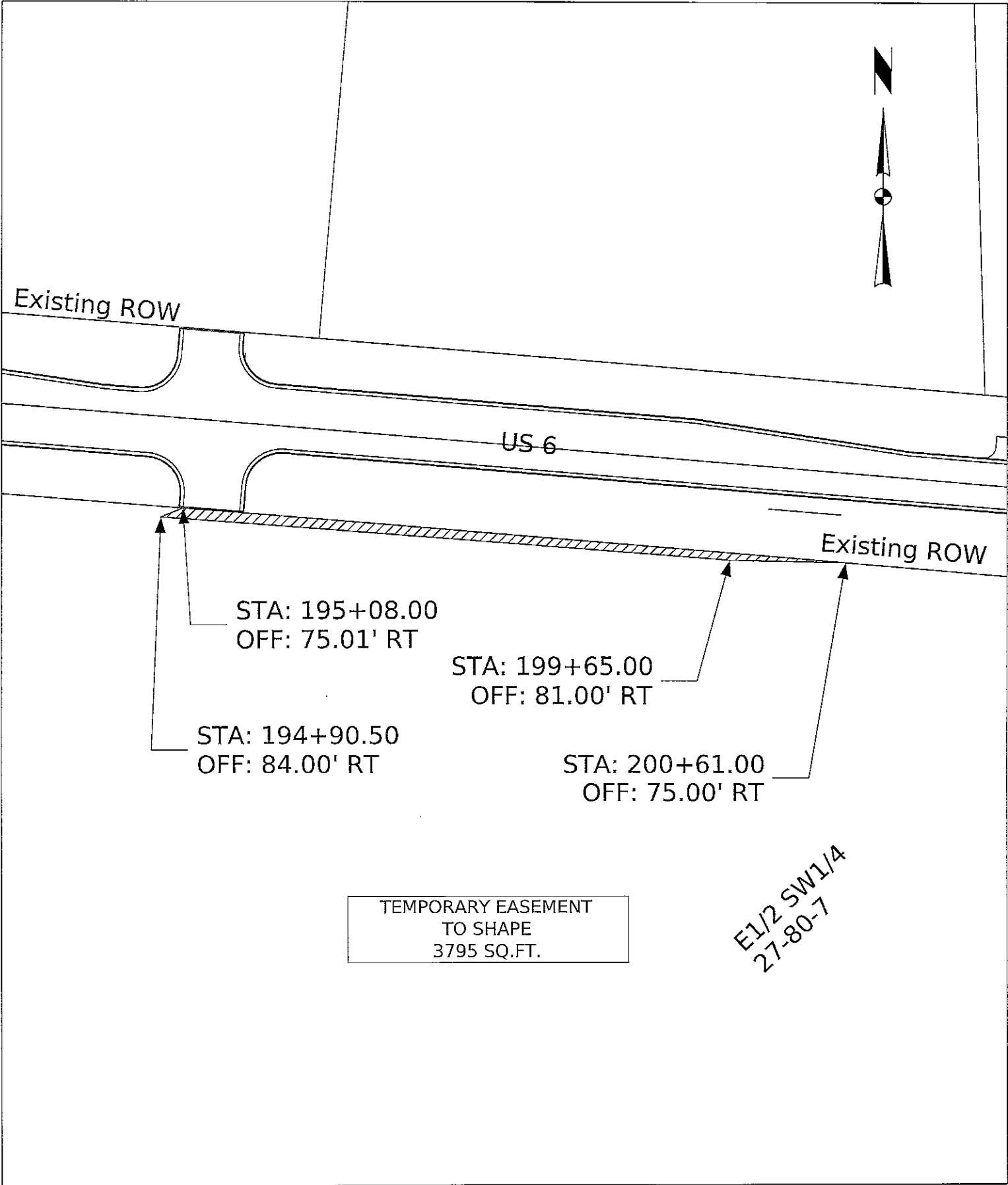
SCALE: 1"= 100'

LEGEND

W.D. OR EASEMENT LINE:

ACCESS LOCATION POINT:

PROPERTY LINE:



IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN

PARCEL NO.: 4

OWNER: City of Tiffin

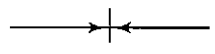
SECTION: 27 T 80 N-R 7 W.

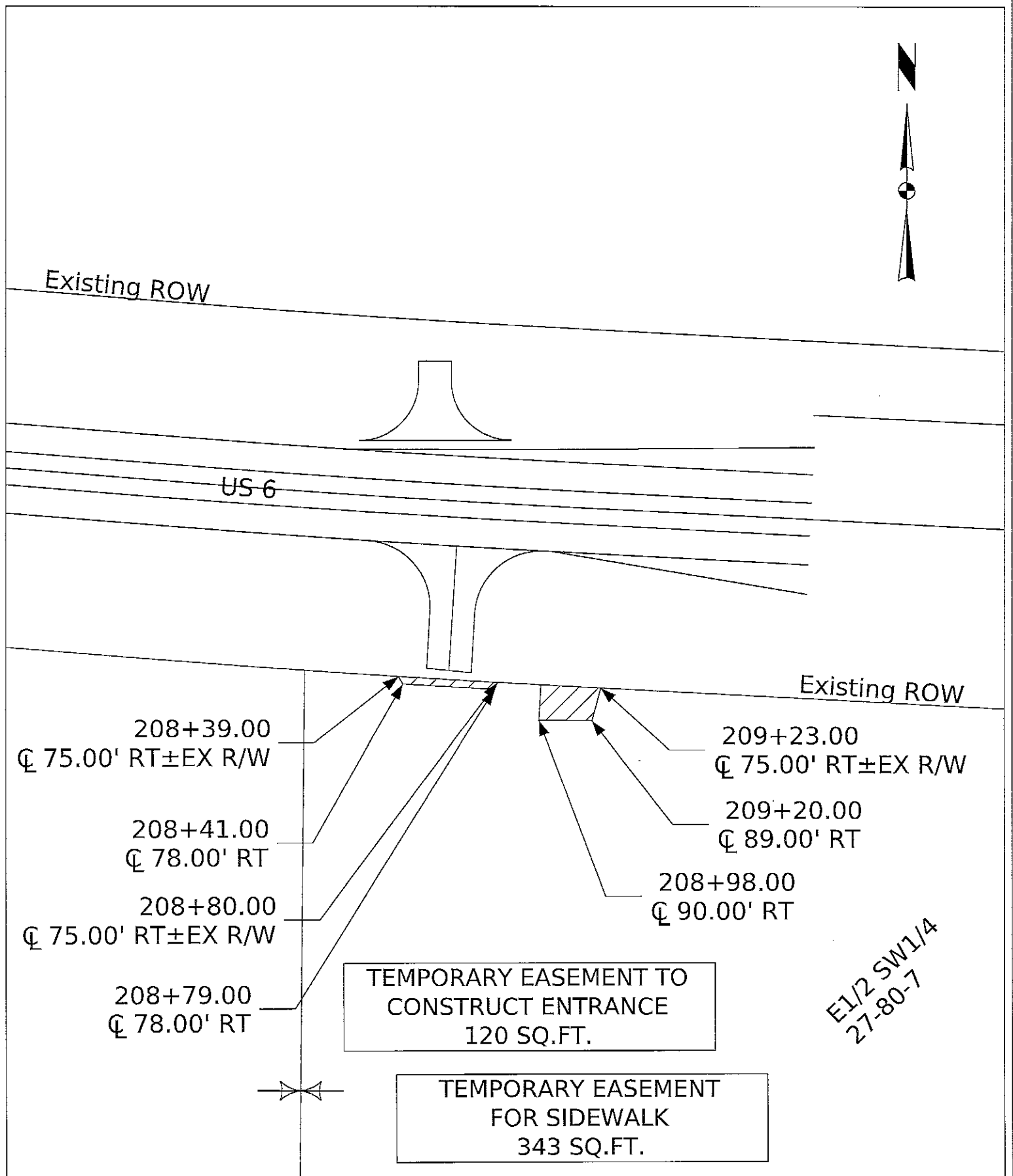
SCALE: 1" = 50'

LEGEND

W.D. OR EASEMENT LINE: ————

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: Johnson

PROJECT NO.: STPN-006-7(100)--2J-52

IOWA | DOT

Prepared by & Return To: Danielle Minde, Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1566
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** Iowa DOT, ROW-Property Management,
800 Lincoln Way, Ames, IA 50010

QUITCLAIM DEED

For the consideration of \$ 4,860.00 AND
NO/100—(\$)—DOLLARS and other valuable consideration in
hand paid by Iowa Department of Transportation, the **CITY OF TIFFIN, IOWA**, a
municipal corporation organized and existing under the laws of the State of Iowa, does
hereby convey to the **STATE OF IOWA** the following described real estate in Johnson
County, Iowa:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Five parcels of land located in Lot "A" of Reeve's Addition Part One, an
official plat in and forming a part of the City of Tiffin; Auditor's Parcel 99002
and part of the NE¼ of the SW¼; part of the SW¼; and part of Outlot 'B' of
Tiffin East an official plat in and forming a part of the City of Tiffin, all in
Section 27, Township 80 North, Range 07 West of the 5th P.M., City of
Tiffin, Johnson County, Iowa as shown on Acquisition Plat Exhibit "A" Plat
1 of 5, Plat 2 of 5, Plat 3 of 5, Plat 4 of 5, and Plat 5 of 5, attached hereto
and by reference made a part hereof and more particularly described as
follows:

Parcel A Plat 1 of 5: Commencing at the center of Section 28, Township 80
North, Range 07 West of the 5th P.M.; thence along the West line of the
SE¼ of said Section 28, S00°19'23"W, 710.39 feet; thence S89°40'37"E,
1397.06 feet to a point on the Northerly right of way of Primary Road U.S.
6, also being the South line of said Lot "A", also being the Point of
Beginning; thence N04°32'37"E, 14.49 feet; thence N78°09'15"E, 17.69
FEET; thence along the East line of said Lot "A" S00°06'38"W, 19.58 feet
to a point on said Northerly right of way, also being also being the South
line of said Lot "A"; thence along said Northerly right of way and said South
line 18.48 feet on a 41355.04 foot radius curve concave South, having a
long chord bearing N85°21'09"W, 18.48 feet to the Point of Beginning.
described area contains 303 square feet more or less and is subject to
easements and restrictions of record.

AND

Parcel B Plat 2 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1586.64 feet; thence N89°23'14"W, 976.56 feet to a point on the North line of said Parcel 99002 also being the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S88°38'25"W, 149.88 feet; thence S57°54'02"W, 20.00 feet; thence N85°13'46"W, 67.00 feet; thence N04°46'14"E, 28.00 feet to a point on said existing Southerly right of way; thence along said existing Southerly right of way, S85°13'48"E, 232.02 feet to the Point of Beginning. Described area contains 3,421 square feet more or less and is subject to easements and restrictions of record.

AND

Parcel C Plat 3 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1621.08 feet; thence N89°23'14"W, 1450.34 feet to a point on the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S15°27'16"E, 20.25 feet; thence N81°32'17"W, 31.06 feet; thence N72°17'29"W, 75.92 feet to said existing Southerly right of way; thence along said existing Southerly right of way, S85°13'48"E, 98.00 feet to the Point of Beginning. Described area contains 1,120 square feet more or less and is subject to easements and restrictions of record.

AND

Parcel D Plat 4 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1671.46 feet; thence N89°23'14"W, 2143.52 feet to a point on the existing Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S67°33'16"W, 39.34 feet; thence N71°22'41"W, 75.15 feet to said existing Southerly right of way; thence along said existing Southerly right of way, S85°13'48"E, 107.95 feet to the point of beginning. Described area contains 971 square feet more or less and is subject to easements and restrictions of record.

AND

Plat E Plat 5 of 5: Commencing at the center of Section 28, Township 80 North Range 07 West of the 5th P.M.; thence along the West line of the SE $\frac{1}{4}$ of said Section 28, S00°19'23"W, 863.96 feet; thence S89°40'37"E, 1438.34 feet to the NW Corner of said Outlot 'B', a point on the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S85°13'19"E, 100.61 feet along the North line of said Outlot 'B' and said Southerly right of way to the NE Corner of said Outlot 'B'; thence S71°56'59"W, 104.31 feet to the West line of said Outlot 'B'; thence along said West line, N01°31'03"W, 40.72 feet to the Point of Beginning. Described area contains 2,036 square feet more or less and is subject to easements and restrictions of record.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20____, and signed by the grantee on _____, 20____, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

The additional amount of \$ 1,265.00, as agreed to by the aforesaid Agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

This deed and transfer is exempt from transfer tax as the grantor is a political subdivision of the State of Iowa. Iowa Code Sec. 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20__

CITY OF TIFFIN, IOWA

By: _____ (Sign in Ink)
Tim Kasperek, Mayor

(AFFIX CITY SEAL ABOVE) By: _____ (Sign in Ink)
Abigail Hora, City Clerk

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Kasperek and Abigail Hora, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa; that the seal affixed to the foregoing instrument is the seal of the city, and that the instrument was signed and sealed on behalf of the city, by authority of its City Council, as contained in the Resolution No. _____, adopted by the City Council on the _____ day of _____, 20__, and that Tim Kasperek and Abigail Hora acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it voluntarily executed.

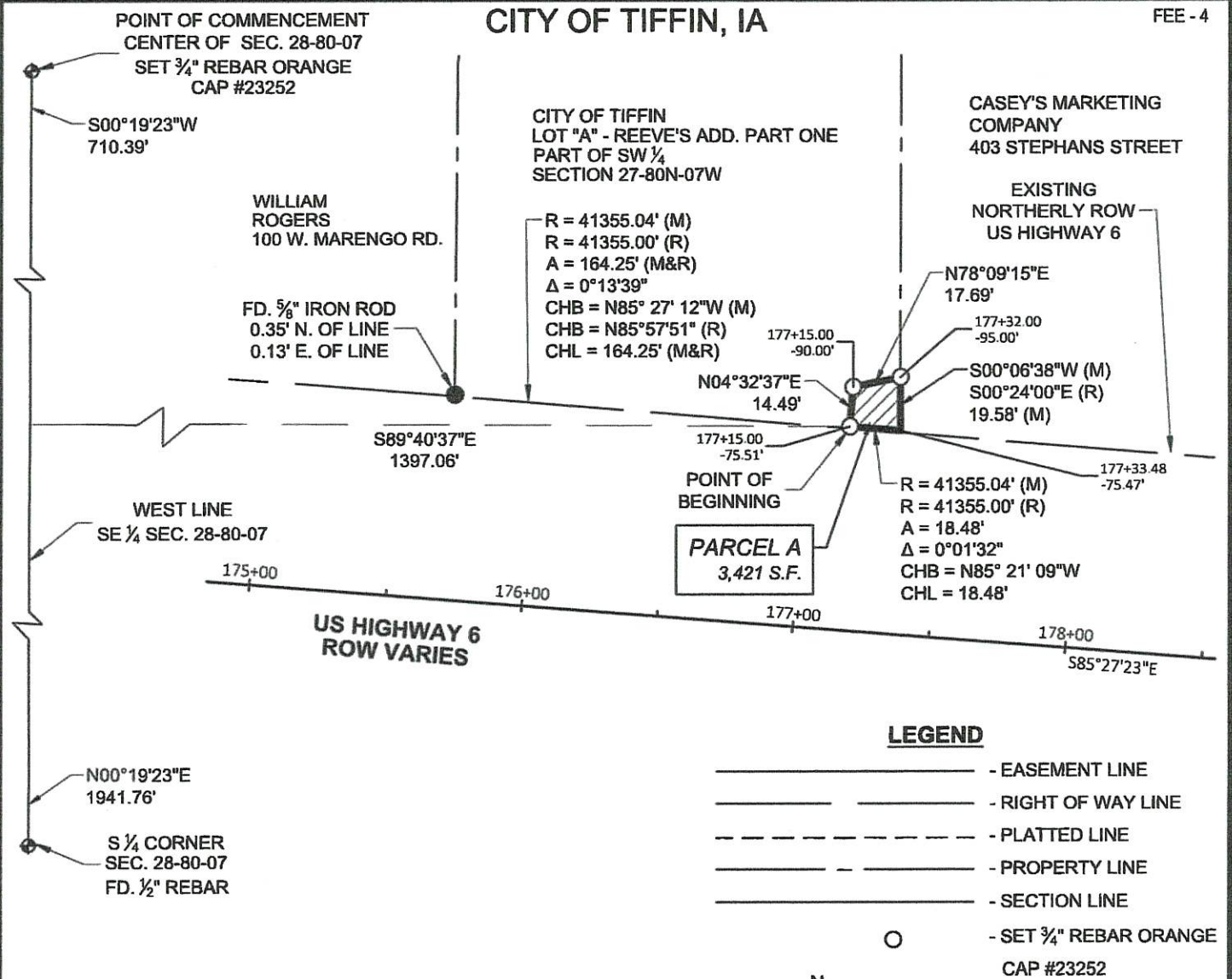
Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 1 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 303 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



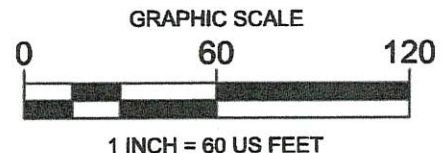
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT "A" OF REEVE'S ADDITION PART ONE, AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M.; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, S00°19'23"W, 710.39 FEET; THENCE S89°40'37"E, 1397.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF US HIGHWAY 6, ALSO BEING THE SOUTH LINE OF SAID LOT "A", ALSO BEING THE POINT OF BEGINNING; THENCE N04°32'37"E, 14.49 FEET; THENCE N78°09'15"E, 17.69 FEET; THENCE ALONG THE EAST LINE OF SAID LOT "A" S00°06'38"W, 19.58 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY, ALSO BEING ALSO BEING THE SOUTH LINE OF SAID LOT "A"; THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND SAID SOUTH LINE 18.48 FEET ON A 41355.04 FOOT RADIUS CURVE CONCAVE SOUTH, HAVING A LONG CHORD BEARING N85°21'09"W, 18.48 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 303 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



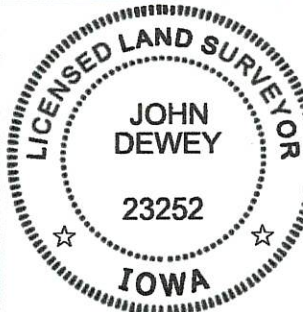
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13803014 F.B: FILE
PROJECT DATE: PLOT DATE: 05/02/25
DRAWN BY: JGD CHECKED BY: JGD



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 DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 2 OF 5

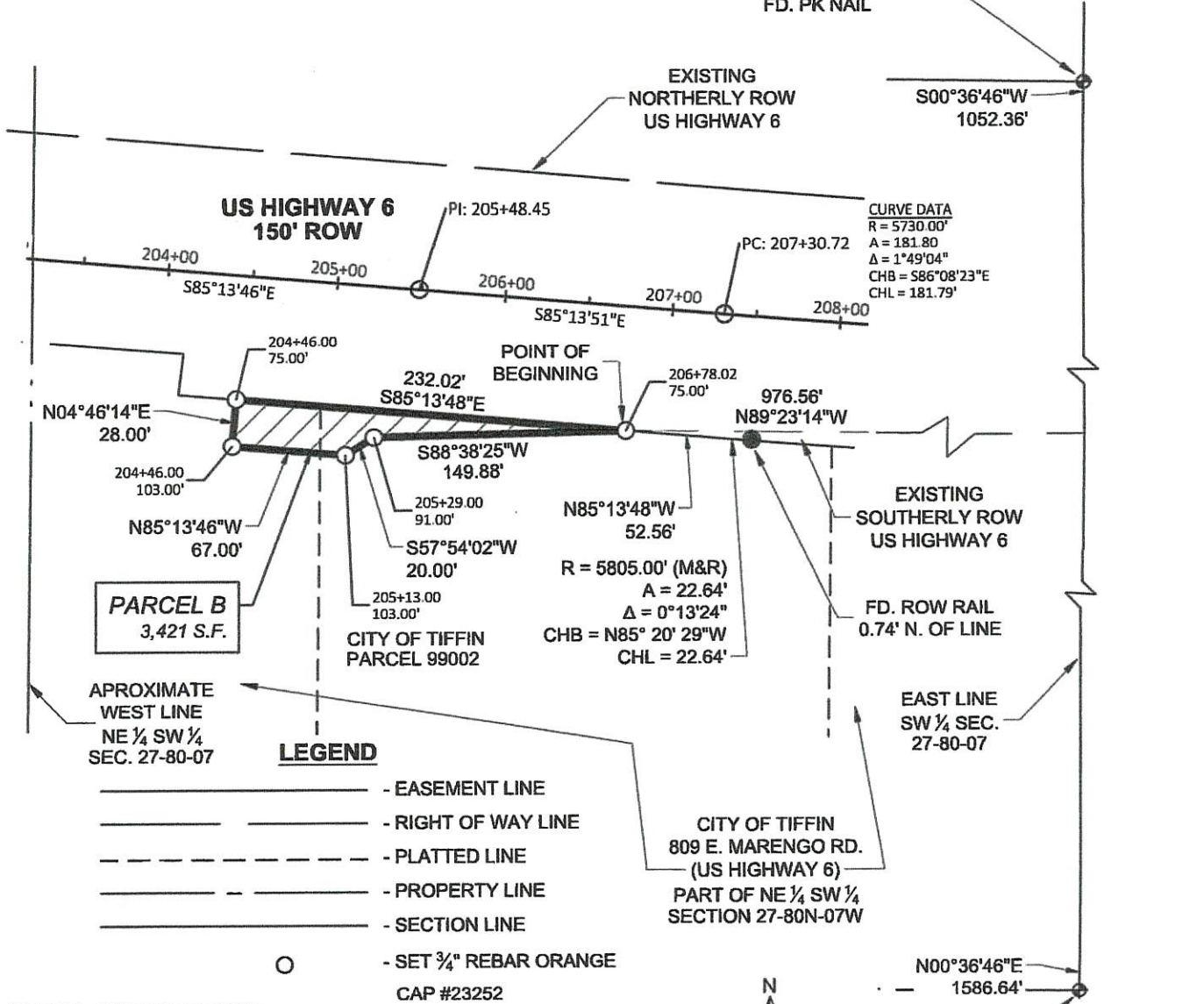
COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 3,421 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

CENTER OF SEC. 27-80-07
FD. PK NAIL

FEE - 4

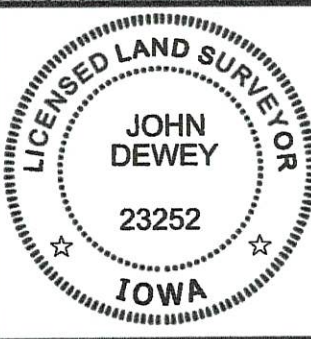


LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN AUDITOR'S PARCEL 99002 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N00°36'46"E, 1586.64 FEET; THENCE N89°23'14"W, 976.56 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 99002 ALSO BEING THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S88°38'25"W, 149.88 FEET; THENCE S57°54'02"W, 20.00 FEET; THENCE N85°13'46"W, 67.00 FEET; THENCE N04°46'14"E, 28.00 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT OF WAY, S85°13'48"E, 232.02 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 3,421 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACQUISITION PLAT			
US HIGHWAY 6 RECONSTRUCTION TIFFIN, IOWA			
1 OF 1 SHEET	PROJECT NO: 13603014	F.B: FILE	
	PROJECT DATE: 05/02/25	PLOT DATE: 6/10/25	
	DRAWN BY: JGD	CHECKED BY: JGD	

MSA



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

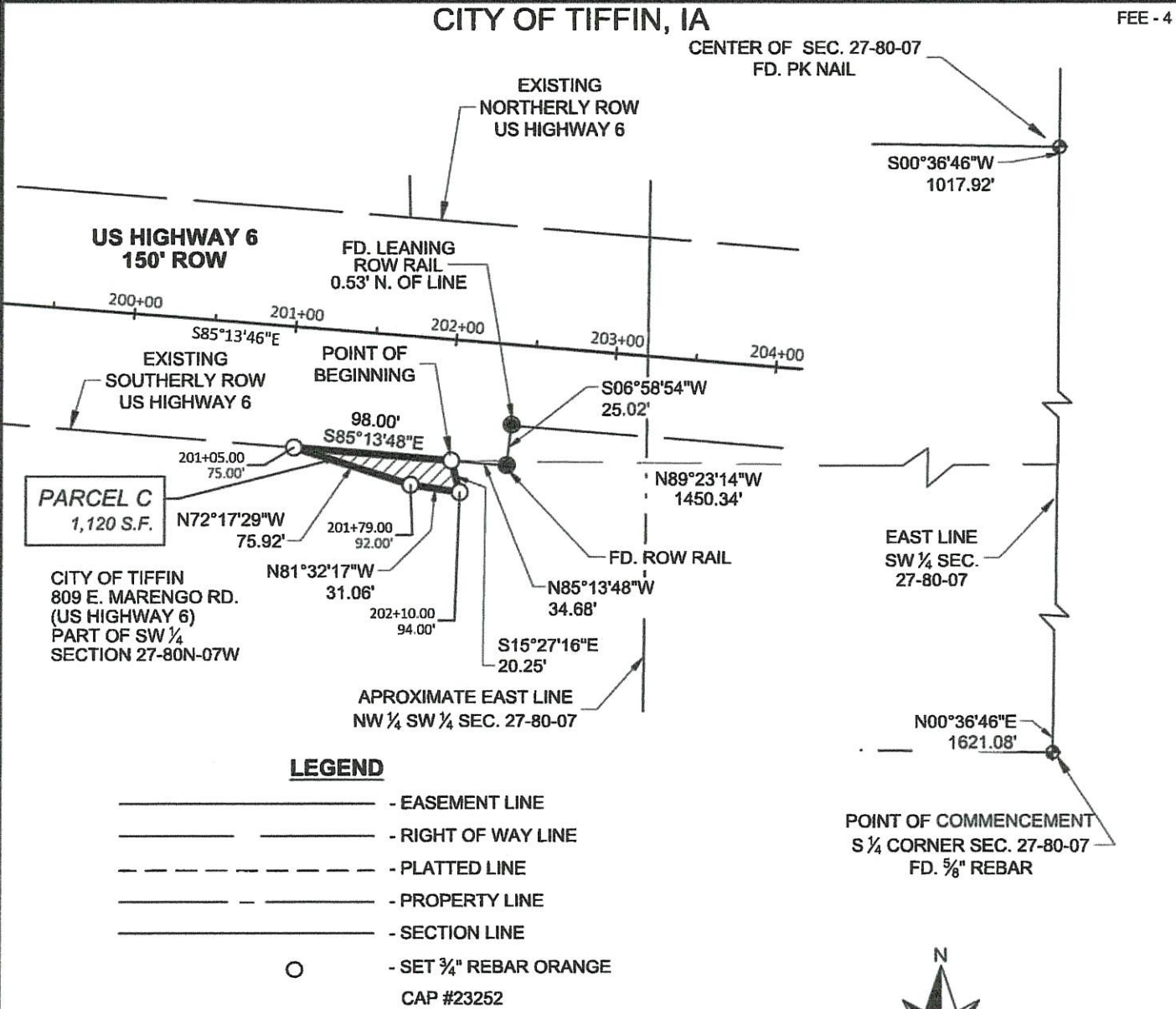
JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE: 6/16/25

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 3 OF 5

COUNTY: JOHNSON	STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52	PARCEL # 4
SECTION: 27	TOWNSHIP: 80N
ROW - FEE: 1,120	RANGE: 07W
ACQUIRED ACCESS RIGHTS FROM STA. TO STA.	SQ. FT., EASE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA.	SQ. FT., EXCESS - FEE:
ACQUIRED FROM:	MAIN LINE SIDE
	SIDE ROAD SIDE

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N00°36'46"E, 1621.08 FEET; THENCE N89°23'14"W, 1450.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S15°27'16"E, 20.25 FEET; THENCE N81°32'17"W, 31.06 FEET; THENCE N72°17'29"W, 75.92 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY, S85°13'48"E, 98.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 1,120 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACQUISITION PLAT	
US HIGHWAY 6 RECONSTRUCTION TIFFIN, IOWA	
PROJECT NO: 13603014	F.B.: FILE
PROJECT DATE: 05/02/25	PLOT DATE: 6/10/25
DRAWN BY: JGD	CHECKED BY: JGD

1 OF 1

MSA



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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
LICENSE NO 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE 6/16/25

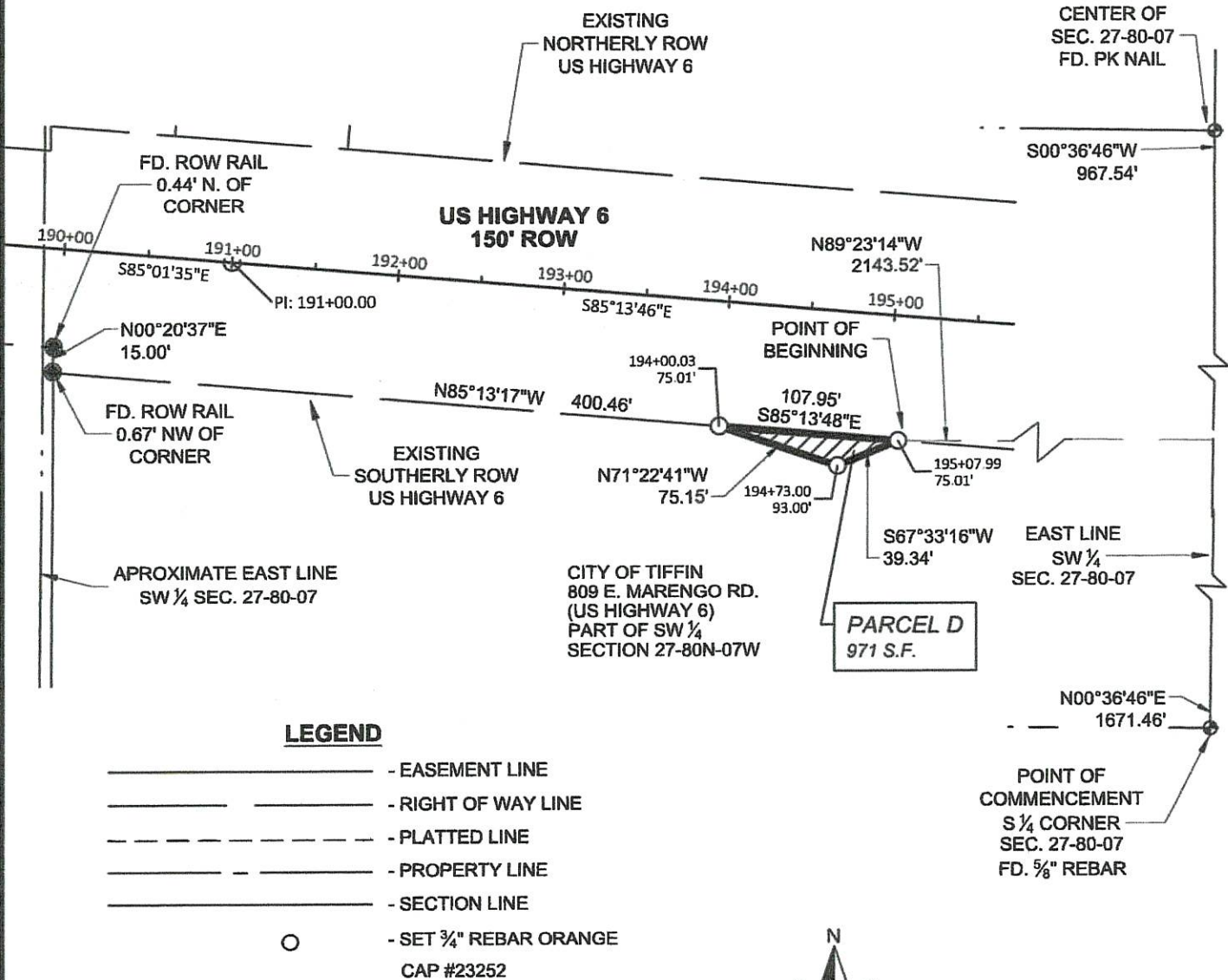
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 4 OF 5

COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 971 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



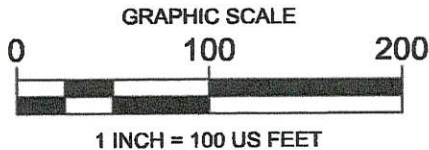
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N00°36'46"E, 1671.46 FEET; THENCE N89°23'14"W, 2143.52 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S67°33'16"W, 39.34 FEET; THENCE N71°22'41"W, 75.15 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY, S85°13'48"E, 107.95 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 971 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



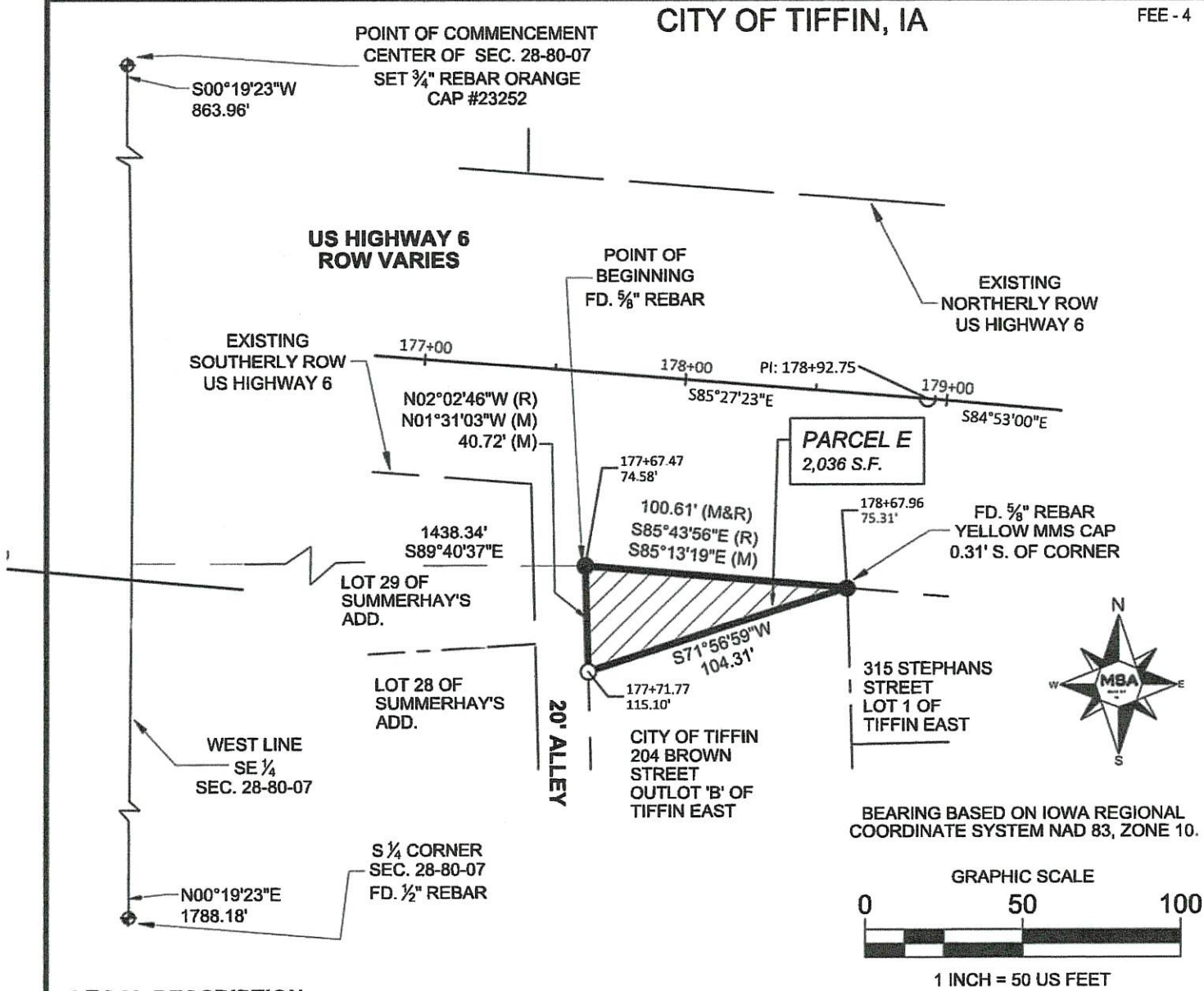
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY DATE 6/16/25
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 5 OF 5

COUNTY: JOHNSON	STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52	PARCEL # 04
SECTION: 28	TOWNSHIP: 80N
ROW - FEE: 2,036	RANGE: 07W
ACQUIRED ACCESS RIGHTS FROM STA.	SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA.	TO STA.
ACQUIRED FROM:	MAIN LINE
	SIDE ROAD
	SIDE

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA 50021, JDEWEY@MSA-PS.COM, 515-216-0197



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN OUTLOT 'B' OF TIFFIN EAST AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 80 NORTH RANGE 07 WEST OF THE 5TH P.M.; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, S00°19'23"W, 863.96 FEET; THENCE S89°40'37"E, 1438.34 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'B', A POINT ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 6 ALSO BEING THE POINT OF BEGINNING; THENCE S85°13'19"E, 100.61 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'B' AND SAID SOUTHERLY RIGHT OF WAY TO THE NORTHEAST CORNER OF SAID OUTLOT 'B'; THENCE S71°56'59"W, 104.31 FEET TO THE WEST LINE OF SAID OUTLOT 'B'; THENCE ALONG SAID WEST LINE, N01°31'03"W, 40.72 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 2,036 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- - SET 3/4" REBAR ORANGE CAP #23252

ACQUISITION PLAT			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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JOHN DEWEY LICENSE NO. 23252 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1
US HIGHWAY 6 RECONSTRUCTION TIFFIN, IOWA			
PROJECT NO: 13603014	F.B: FILE		
PROJECT DATE: 08/30/23	PLOT DATE: 08/30/23		
DRAWN BY: JGD	CHECKED BY: JGD		

