

RESOLUTION NO. 2025-070

A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF TIFFIN, IOWA

Whereas, the owners of multiple properties located on or around Highway 6 west of Tiffin have requested and submitted an application for voluntary annexation to the City of Tiffin, and;

Whereas, the Katherine Campbell 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Auditor's Parcel 2008057 in the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southwest Corner of Auditor's Parcel 2008057 and the point of beginning; thence S81°07'35"E along said northerly right of way, 507.52 feet; thence easterly 23.01 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S80°41'21"E, 23.01 feet to the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence N0°04'09"W along the west boundary of said Lot 1, 50.72 feet; thence westerly 15.12 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southerly, chord bears N80°50'54"W, 15.12 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 516.27 feet to the west line of said Parcel 2008057; thence S1°03'12"E along said west line, 50.76 feet to the point of beginning.

And

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 640.31 feet; thence easterly 198.15 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S77°21'38"E, 198.01 feet, to the Southeast Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa and the point beginning; thence southeasterly 183.70 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S70°06'13"E, 183.59 feet; thence S66°36'44"E along said northerly right of way, 356.45 feet to the Southeast Corner of said Parcel 2008057; thence N0°56'05"W along the east line of said Parcel 2008057, a distance of 54.87 feet; thence N66°36'44"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 333.85 feet; thence northwesterly 204.48 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N70°22'25"W, 204.33 feet, to the east line of said Lot 1, Blue Line Subdivision; thence S0°01'11"W, 52.04 feet to the point of beginning.

Said annexation parcel contains 1.23 acres, subject to easements and restrictions of record.

Whereas, the Miller 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Lot 1, Blue Line Subdivision, Johnson County, Iowa, described as follows:

Beginning at the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence 175.14 feet along the northerly right of way of U.S. Highway 6 and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S76°55'23"E, 175.05 feet, to the Southeast Corner of said Lot 1; thence

N0°01'11"E along the east line of said Lot 1, a distance of 52.04 feet; thence northwesterly 174.92 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N77°21'09"W, 174.83 feet, to the west line of said Lot 1; thence S0°04'09"E, 50.72 feet to the point of beginning.

Said annexation parcel contains 0.20 acre, subject to easements and restrictions of record.

Whereas, the Doug Campbell 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Auditor's Parcel 2008055 in the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all located in Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the East Quarter Corner of Section 30, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the east line of the Northeast Quarter of said Section 30, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6 and the point of beginning; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southeast Corner of Auditor's Parcel 2008055; thence N1°03'12"W along the east line of said Auditor's Parcel 2008055, 50.76 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 547.76 feet; thence northwesterly 319.62 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1307.39 foot radius curve, concave northeasterly, chord bears N74°07'22"W, 318.83 feet; thence N67°07'09"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 617.88 feet to said northerly right of way; thence S22°16'24"E along said northerly right of way, 70.90 feet; thence S67°07'09"E along said northerly right of way, 567.61 feet; thence southeasterly 331.84 feet along said northerly right of way and the arc of a 1357.39 foot radius curve, concave northeasterly, chord bears S74°07'22"E, 331.02 feet; thence S81°07'35"E along said northerly right of way, 423.72 feet to the point of beginning.

Said annexation parcel contains 1.69 acres, subject to easements and restrictions of record.

Whereas, the Carew Enterprises Parcel to be annexed as legally described below and included in the attached Exhibit,

All that part of the south half of the northeast quarter lying South of the Iowa City and Marengo Road, and all that part of the northwest quarter of the northeast quarter lying, South of the Iowa City and Marengo Road, all In Section 30, Township 80 North, Range 7 West of the 5th P.M., excepting 12/100 acre described as follows: Beginning at a point In the southerly line of

Iowa City and Marengo Road, said point being on the east line of said Section 30, thence south along the section line 427 feet, thence west 12 feet, thence north 427 feet, thence east 12 feet to the place of beginning; also excepting tract conveyed to the State of Iowa by deed recorded In Book 245, page 23, deed records of Johnson County, Iowa, and excepting the tract conveyed to the Clear Creek Township, Johnson County, Iowa, by deed recorded in Book 206, page 392, deed records of Johnson County, Iowa; Subject to easements as shown of record; Also excepting the following: Commencing at the east quarter corner of Section 30, Township 80 North, Range 7 West of the 5th P.M., thence north 0 degrees 00 minutes west 753.7 feet along the east line of said Section 30, thence north 80 degrees 04 minutes west 167.50 feet along the southerly right of way line of U.S. Highway #6 to an iron rail which is the point of beginning; thence south 0 degrees 00 minutes west 294.3 feet, thence south 90 degrees 00 minutes west 1277.5 feet, thence north 2 degrees 32 minutes east 266.30 feet, thence south 89 degrees 58 minutes east 372.30 feet, thence north 49 degrees 45 minutes east 306.40 feet, thence south 66 degrees 04 minutes east 31.40 feet along the southerly right of way line of U.S. Highway #6, thence southeasterly along a curve concave northerly with a radius of 1507.50 feet and with a chord bearing a distance of south 73 degrees 04 minutes east 367.00 feet, thence South 80 degrees 04 Minutes east 283.90 feet to the point of beginning.

containing 59.75 acres more or less

Whereas, the Meade Parcel to be annexed as legally described below and included in the attached Exhibit,

The east 233 feet of the east half of the north half of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 30, Township 80 North, Range 7 West of the 5th P.M.

containing 3.52 acres more or less

Whereas, it is in the best interest of the City of Tiffin that said properties be annexed to the City at this time.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa to approve the annexation request of the properties referred to herein and shown on the attached Exhibits shall hereafter become a part of the City of Tiffin, Iowa.

Be it further resolved that the City Administrator or City Clerk is hereby directed to file the appropriate documentation with the City Development Board in order to proceed with the finalization of these annexations.

On the 1st day of July, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-070, A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF 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 the **RESOLUTION NO. 2025-070, A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF**

TIFFIN, IOWA, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

Tim Kasperek, Mayor

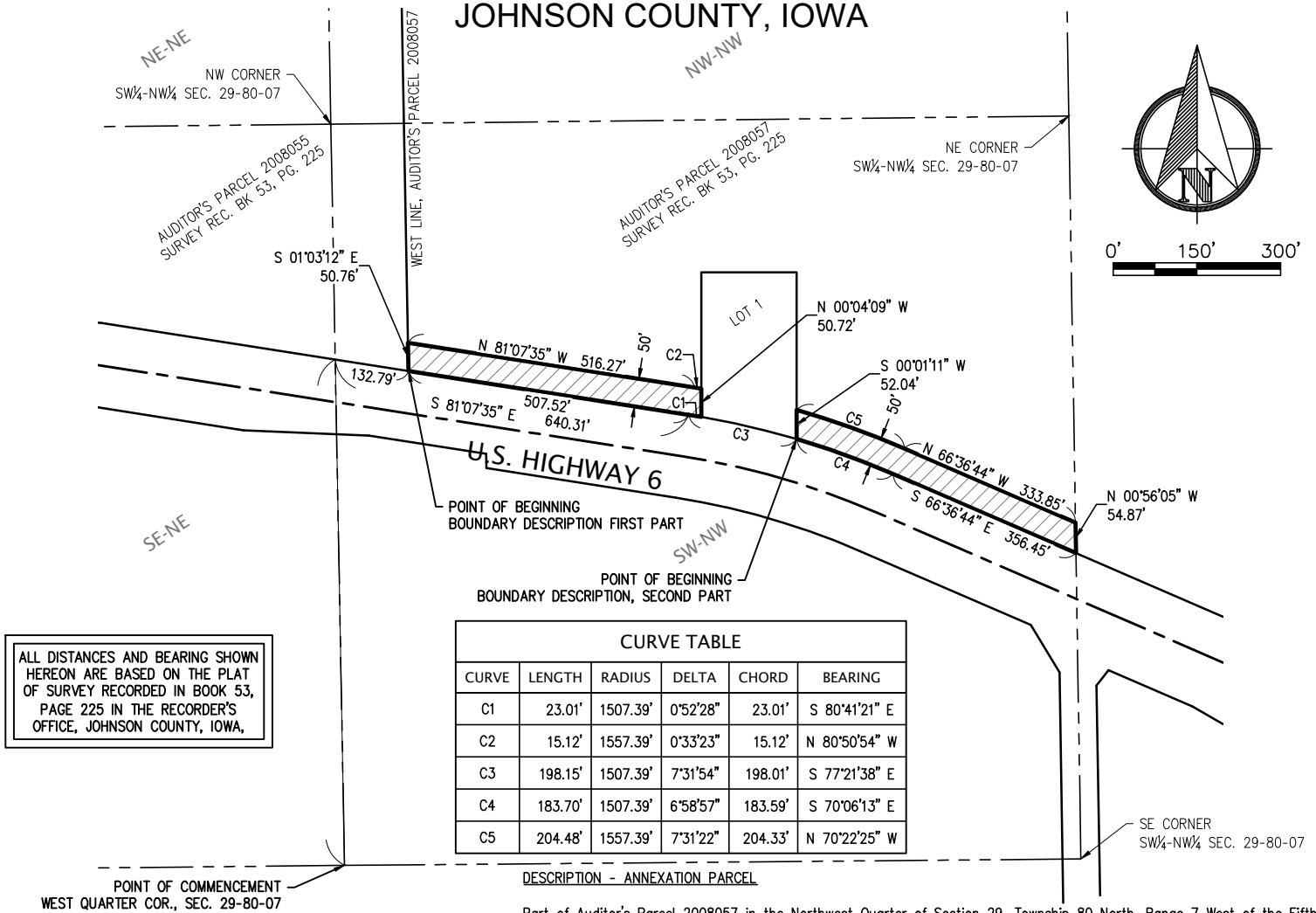
ATTEST: _____
Abigail Hora, City Clerk

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF AUDITOR'S PARCEL 2008057 IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN

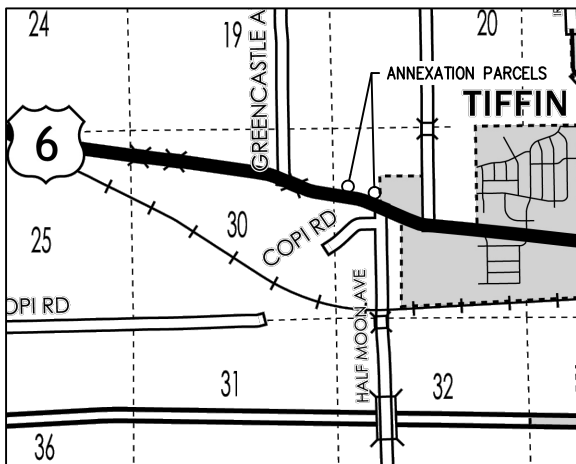
JOHNSON COUNTY, IOWA



ALL DISTANCES AND BEARING SHOWN
HEREON ARE BASED ON THE PLAT
OF SURVEY RECORDED IN BOOK 53,
PAGE 225 IN THE RECORDER'S
OFFICE, JOHNSON COUNTY, IOWA,

LEGEND

- ANNEXATION AREA
- LOT LINES, PLATTED OR BY DEED
- SECTION LINES



LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

Part of Auditor's Parcel 2008057 in the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southwest Corner of Auditor's Parcel 2008057 and the point of beginning; thence S81°07'35"E along said northerly right of way, 507.52 feet; thence easterly 23.01 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S80°41'21"E, 23.01 feet to the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence N0°04'09"W along the west boundary of said Lot 1, 50.72 feet; thence westerly 15.12 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southerly, chord bears N80°50'54"W, 15.12 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 516.27 feet to the west line of said Parcel 2008057; thence S1°03'12"E along said west line, 50.76 feet to the point of beginning.

And

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 640.31 feet; thence easterly 198.15 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S77°21'38"E, 198.01 feet, to the Southeast Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa and the point beginning; thence southeasterly 183.70 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S70°06'13"E, 183.59 feet; thence S66°36'44"E along said northerly right of way, 356.45 feet to the Southeast Corner of said Parcel 2008057; thence N0°56'05"W along the east line of said Parcel 2008057, a distance of 54.87 feet; thence N66°36'44"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 333.85 feet; thence northwesterly 204.48 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N70°22'25"W, 204.33 feet, to the east line of said Lot 1, Blue Line Subdivision; thence S0°01'11"W, 52.04 feet to the point of beginning.

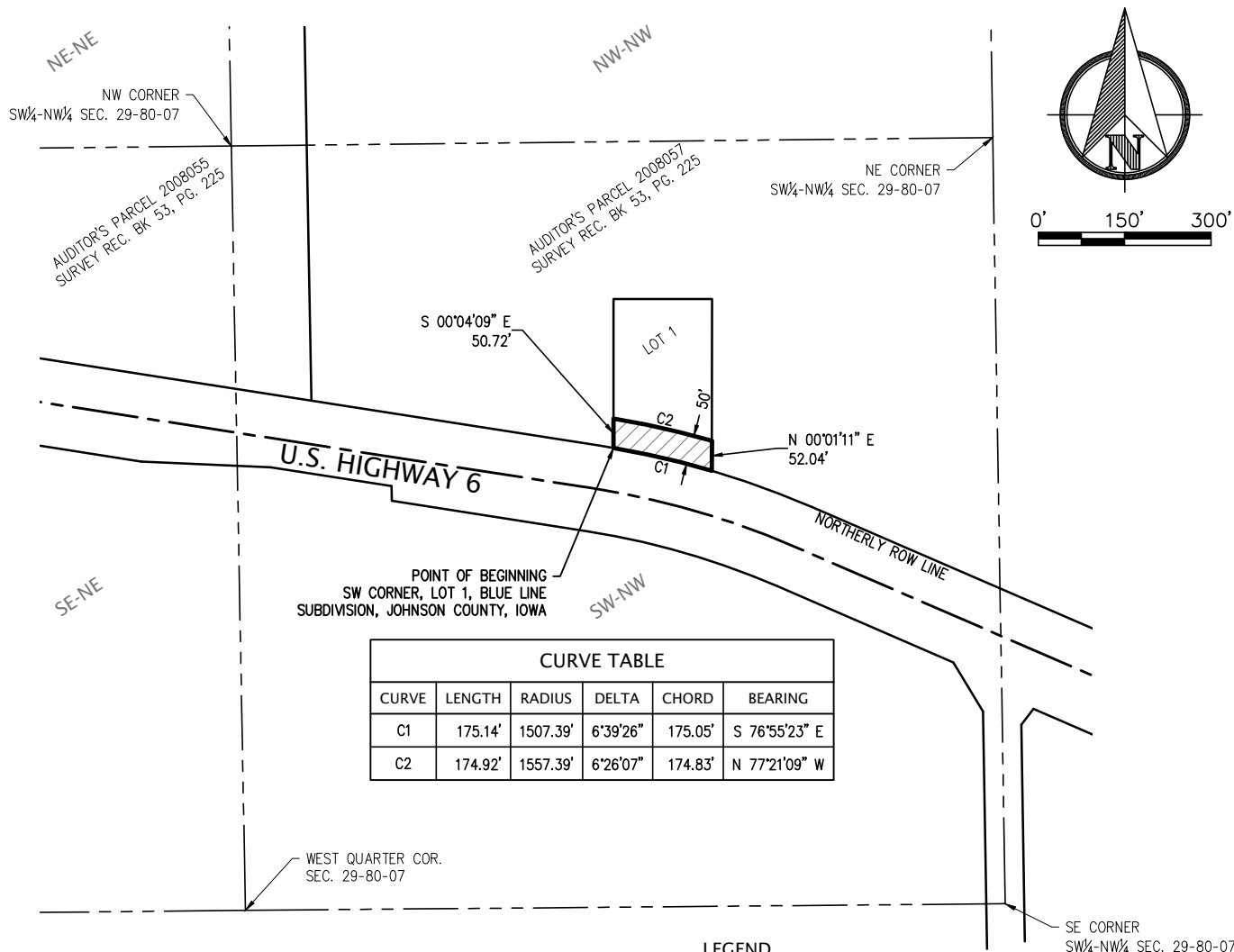
Said annexation parcel contains 1.23 acres, subject to easements and restrictions of record.

YTT DESIGN SOLUTIONS
CIVIL ENGINEERING SOLUTIONS FOR
YESTERDAY. TODAY. TOMORROW.

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF LOT 1, BLUE LINE SUBDIVISION,
JOHNSON COUNTY, IOWA
JOHNSON COUNTY, IOWA

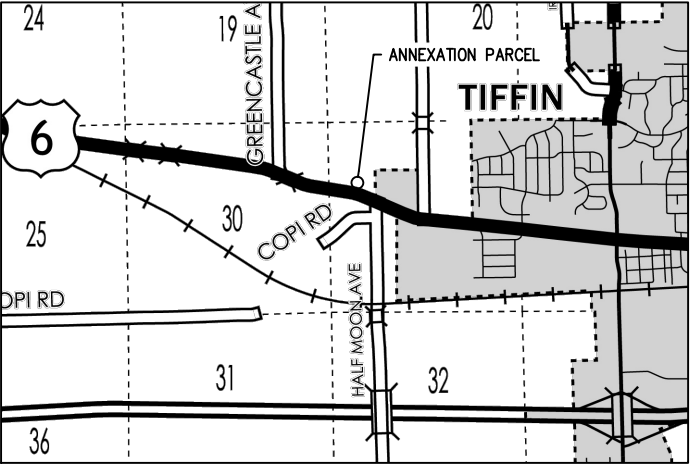


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	175.14'	1507.39'	6°39'26"	175.05'	S 76°55'23" E
C2	174.92'	1557.39'	6°26'07"	174.83'	N 77°21'09" W

ALL DISTANCES AND BEARING SHOWN HEREON ARE BASED
ON THE PLAT OF SURVEY RECORDED IN BOOK 53, PAGE 225
IN THE RECORDER'S OFFICE, JOHNSON COUNTY, IOWA,

LEGEND

- ANNEXATION AREA
- LOT LINES, PLATTED OR BY DEED
- SECTION LINES



LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

DESCRIPTION - ANNEXATION PARCEL

Part of Lot 1, Blue Line Subdivision, Johnson County, Iowa, described as follows:

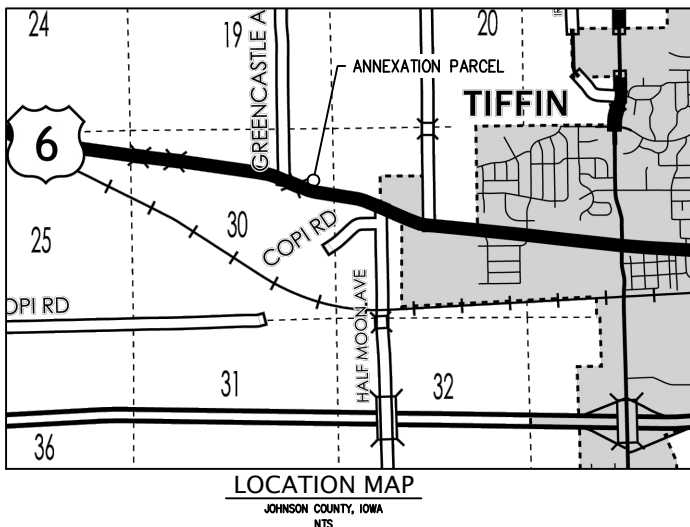
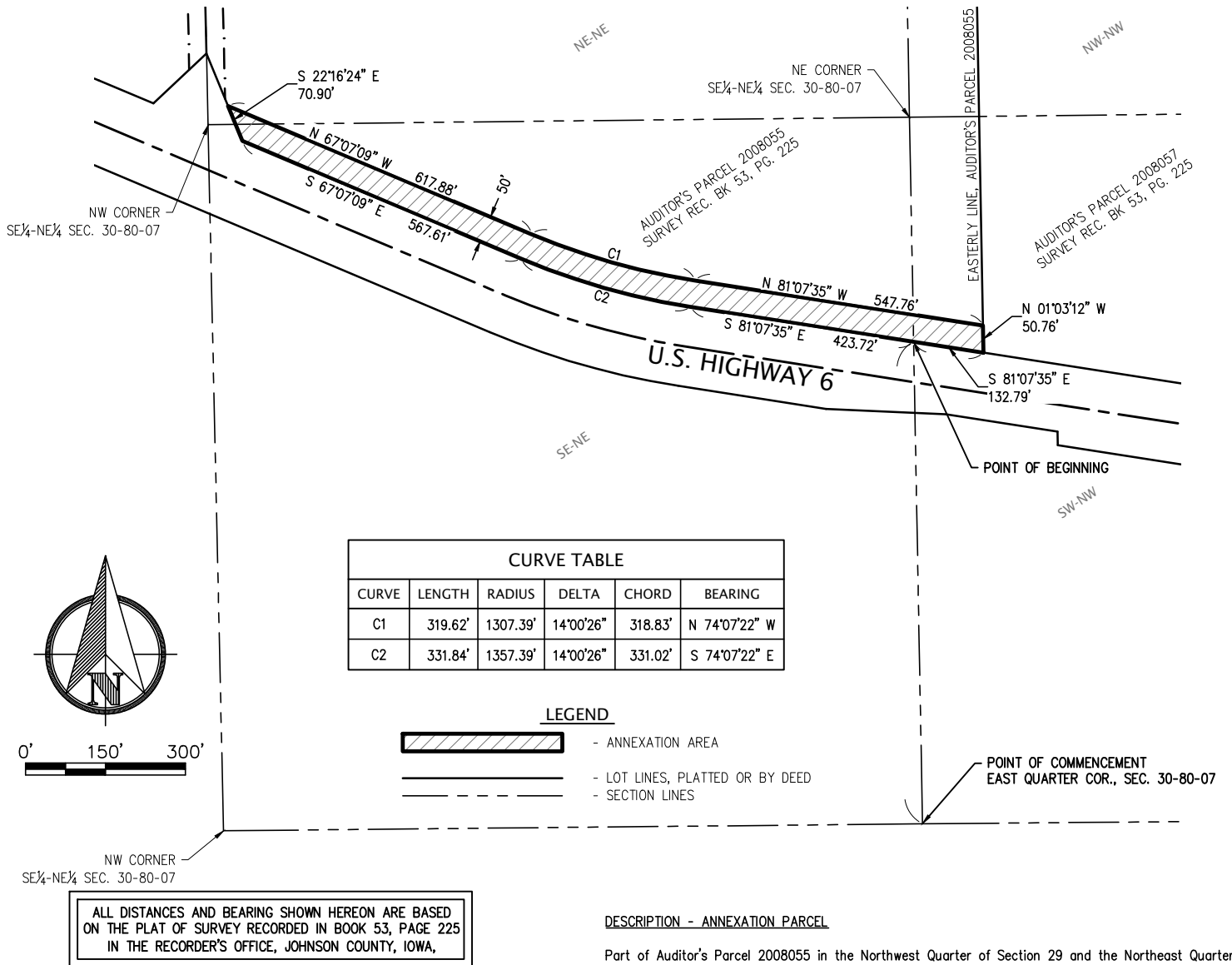
Beginning at the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence 175.14 feet along the northerly right of way of U.S. Highway 6 and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S76°55'23"E, 175.05 feet, to the Southeast Corner of said Lot 1; thence N0°01'11"E along the east line of said Lot 1, a distance of 52.04 feet; thence northwesterly 174.92 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N77°21'09"W, 174.83 feet, to the west line of said Lot 1; thence S0°04'09"E, 50.72 feet to the point of beginning.

Said annexation parcel contains 0.20 acre, subject to easements and restrictions of record.

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF AUDITOR'S PARCEL 2008055 IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, ALL LOCATED IN TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN JOHNSON COUNTY, IOWA



DESCRIPTION - ANNEXATION PARCEL

Part of Auditor's Parcel 2008055 in the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all located in Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

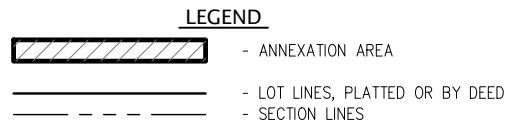
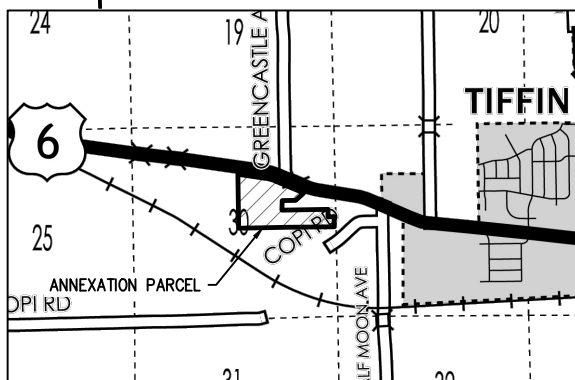
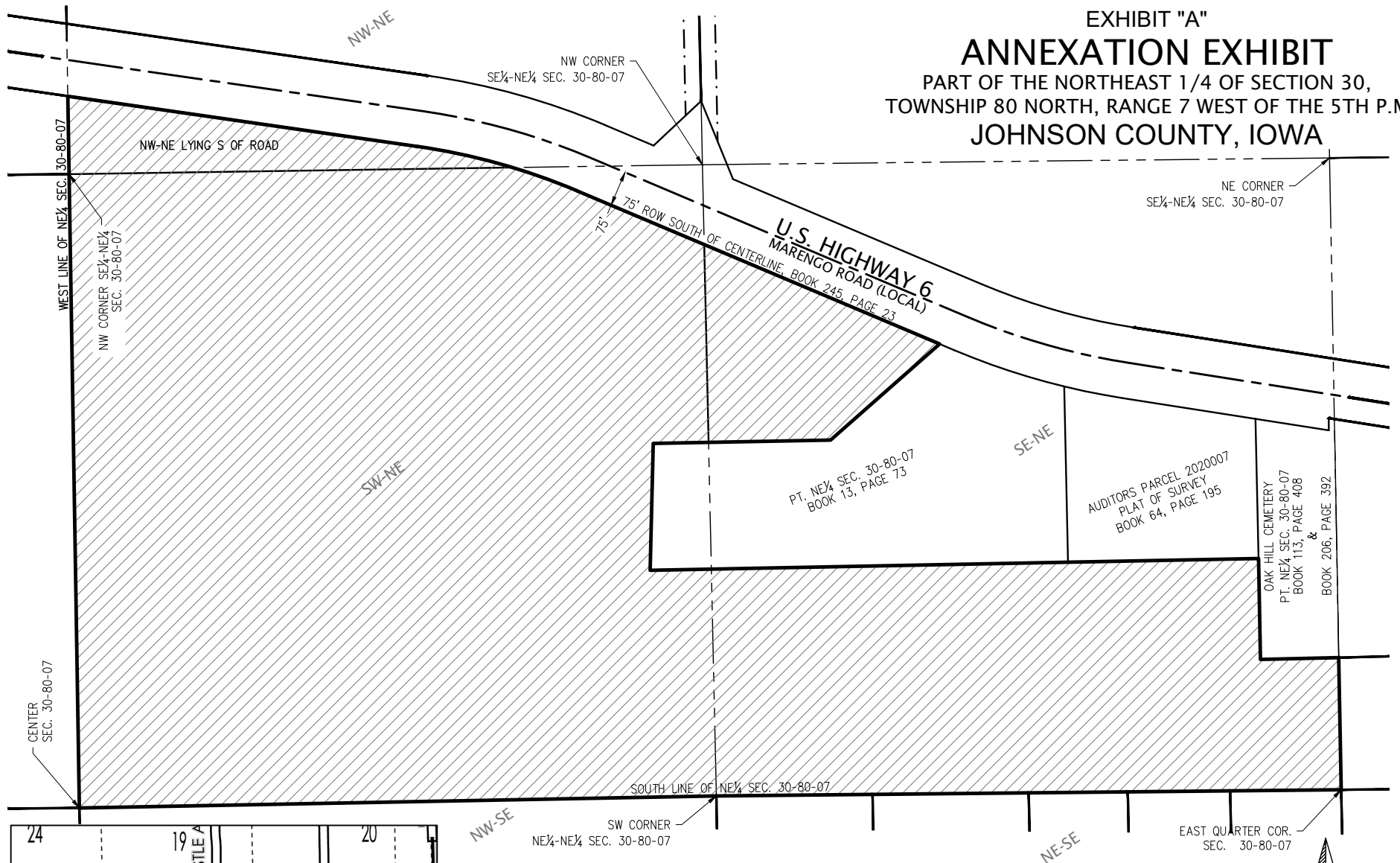
Commencing at the East Quarter Corner of Section 30, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the east line of the Northeast Quarter of said Section 30, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6 and the point of beginning; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southeast Corner of Auditor's Parcel 2008055; thence N1°03'12"W along the east line of said Auditor's Parcel 2008055, 50.76 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 547.76 feet; thence northwesterly 319.62 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1307.39 foot radius curve, concave northeasterly, chord bears N74°07'22"W, 318.83 feet; thence N67°07'09"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 617.88 feet to said northerly right of way; thence S22°16'24"E along said northerly right of way, 70.90 feet; thence S67°07'09"E along said northerly right of way, 567.61 feet; thence southeasterly 331.84 feet along said northerly right of way and the arc of a 1357.39 foot radius curve, concave northeasterly, chord bears S74°07'22"E, 331.02 feet; thence S81°07'35"E along said northerly right of way, 423.72 feet to the point of beginning.

Said annexation parcel contains 1.69 acres, subject to easements and restrictions of record.

EXHIBIT "A"

ANNEXATION EXHIBIT

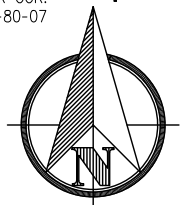
PART OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M
JOHNSON COUNTY, IOWA



DESCRIPTION - ANNEXATION PARCEL

SEE EXHIBIT 'B'

LINEWORK SHOWN HEREON IS BASED ON THE JOHNSON COUNTY, IOWA GIS DATA. ANY DISTANCES OR DIMENSIONS NOTED ARE BASED ON RECORDS, PLAT OR DEED.



0' 150' 300'

YTT DESIGN SOLUTIONS

CIVIL ENGINEERING SOLUTIONS FOR
YESTERDAY. TODAY. TOMORROW.

EXHIBIT "B"

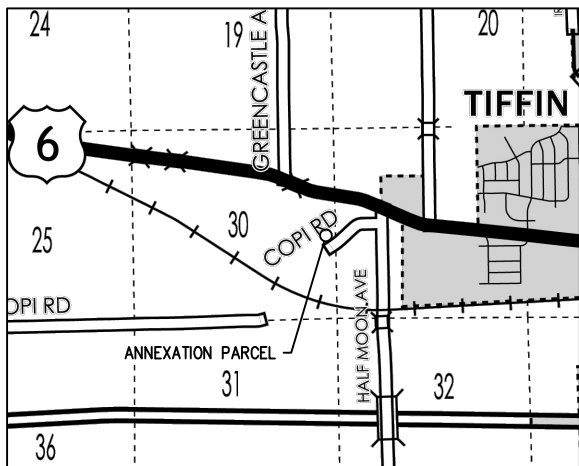
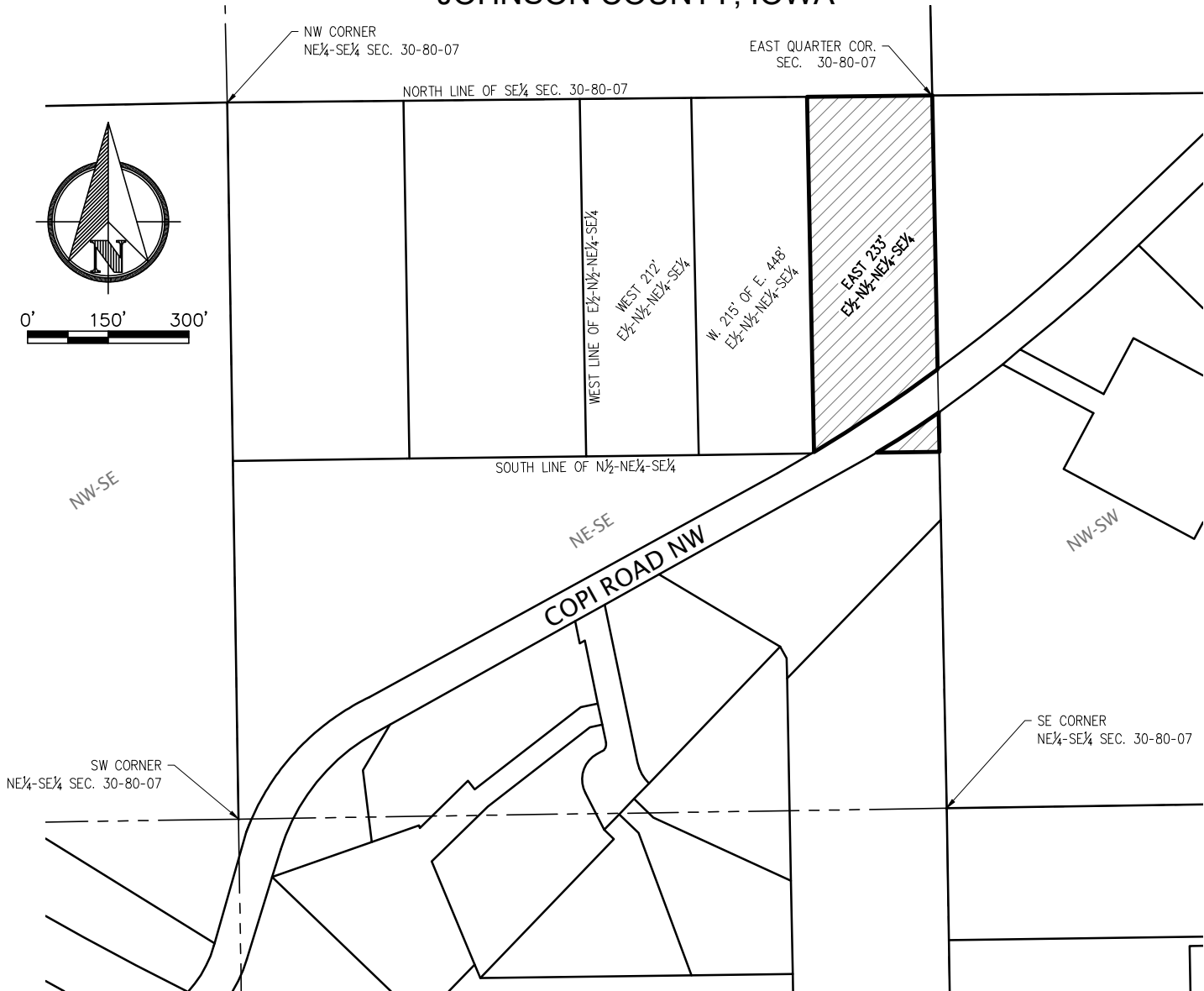
DESCRIPTION - ANNEXATION PARCEL

All that part of the south half of the northeast quarter lying South of the Iowa City and Marengo Road, and all that part of the northwest quarter of the northeast quarter lying, South of the Iowa City and Marengo Road, all in Section 30, Township 80 North, Range 7 West of the 5th P.M., excepting 12/100 acre described as follows: Beginning at a point in the southerly line of Iowa City and Marengo Road, said point being on the east line of said Section 30, thence south along the section line 427 feet, thence west 12 feet, thence north 427 feet, thence east 12 feet to the place of beginning; also excepting tract conveyed to the State of Iowa by deed recorded in Book 245, page 23, deed records of Johnson County, Iowa, and excepting the tract conveyed to the Clear Creek Township, Johnson County, Iowa, by deed recorded in Book 206, page 392, deed records of Johnson County, Iowa; Subject to easements as shown of record; Also excepting the following: Commencing at the east quarter corner of Section 30, Township 80 North, Range 7 West of the 5th P.M., thence north 0 degrees 00 minutes west 753.7 feet along the east line of said Section 30, thence north 80 degrees 04 minutes west 167.50 feet along the southerly right of way line of U.S. Highway #6 to an iron rail which is the point of beginning; thence south 0 degrees 00 minutes west 294.3 feet, thence south 90 degrees 00 minutes west 1277.5 feet, thence north 2 degrees 32 minutes east 266.30 feet, thence south 89 degrees 58 minutes east 372.30 feet, thence north 49 degrees 45 minutes east 306.40 feet, thence south 66 degrees 04 minutes east 31.40 feet along the southerly right of way line of U.S. Highway #6, thence southeasterly along a curve concave northerly with a radius of 1507.50 feet and with a chord bearing a distance of south 73 degrees 04 minutes east 367.00 feet, thence South 80 degrees 04 Minutes east 283.90 feet to the point of beginning.

EXHIBIT "A"

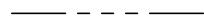
ANNEXATION EXHIBIT

THE EAST 233 FEET OF THE EAST HALF OF THE NORTH HALF OF
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M
JOHNSON COUNTY, IOWA



LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

LEGEND

-  - ANNEXATION AREA
-  - LOT LINES, PLATTED OR BY DEED
-  - SECTION LINES

DESCRIPTION - ANNEXATION PARCEL

The east 233 feet of the east half of the north half of the northeast 1/4 of the southeast 1/4 of Section 30, Township 80 North, Range 7 West of the 5th P.M. (containing 3.52 acres more or less)

LINEWORK SHOWN HEREON IS BASED ON
THE JOHNSON COUNTY, IOWA GIS DATA.
ANY DISTANCES OR DIMENSIONS NOTED
ARE BASED ON RECORDS, PLAT OR DEED.