

RESOLUTION NO. 2025-073

A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3, PHASE 4, TIFFIN, IOWA

Whereas, McClure Engineering, has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Prairie Village Part 3, Phase 4, a subdivision of Tiffin, Iowa, which is legally described on the attached Exhibit; and,

Whereas, the Engineer and City Staff have done a final examination of the final plat and has provided recommendations on the approval of the final plat to the Council; and,

Whereas, the final plat is found to conform with all of the requirements of the City's Ordinances and Subdivision Agreement; and,

Whereas, this final plat does not have the pedestrian trail, certain amenities for the detention/retention facility and the connection to Kimberlite as outlined in the Developer's Agreement. Those items will be constructed/completed and be a part of approval of Prairie Village Part 3, Phase 5.

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) execution of the escrow agreement, 3) the final plat may not be recorded and no lots may be transferred until this contingency have been completed. The recording of the plat and this resolution will indicate this contingency has 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 1st day of July, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-073, A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3, PHASE 4, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2025-073, A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3, PHASE 4, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, 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: _____
Brianna Wilkerson, Deputy City Clerk

FINAL PLAT
PRAIRIE VILLAGE PART 3, PHASE 4

INDEX LEGEND
CITY: TIFFIN
COUNTY : JOHNSON COUNTY
T.R.S. SECTION 27, T 89 N, R 07 W
LOCATION: AUDITORS PARCEL 2018012,
AUDITORS PARCEL 2021044,
OUTLOT E-PRAIRIE VILLAGE PART 2
OUTLOT Z -PRAIRIE VILLAGE COMMERCIAL
DEVELOPMENT PART 2
PROPRIETOR: IOWA DEVELOPMENT GROUP, INC.
REQUESTED BY: IOWA DEVELOPMENT GROUP, INC.
SUBVENDOR: ALEC FULLER
COMPANY: MCCLURE
PREPARED BY & RETURN TO: ALEC FULLER
2229 E GRANTVIEW LANE, SUITE 2
CORALVILLE, IOWA 52241 / 319-626-9090

ENGINEER:
MCCLURE
2229 E GRANTVIEW LANE, SUITE 2
CORALVILLE, IA 52241
(319) 626-9090
BACHEN@MCCLUREVISION.COM
BRYCE ACHEN

OWNERS:
IOWA DEVELOPMENT GROUP, INC.
2916 HIGHWAY 1 NE
IOWA CITY, IOWA 52240

ZONING:
R1-A
C2-B

SETBACK SUMMARY: R1-A (LOTS 1-53, OUTLOT Z)
SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK: 38 FEET FROM PROPERTY LINE
20 FEET FROM EDGE OF PRIVATE DRIVE
SIDE YARD SETBACK: 8 FEET, (15 FEET STREET SIDE CORNER)
REAR YARD SETBACK: 20 FEET

SETBACK SUMMARY: C2-B (LOTS 54 AND 55)
COMMERCIAL
FRONT YARD SETBACK: 30 FEET
HIGHWAY 6 SETBACK: 20 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 30 FEET

UTILITY COMPANY APPROVALS	
WINDSTREAM	
MIDAMERICAN ENERGY	
ALLIANT ENERGY	
MEDIACOM	
SOUTH SLOPE	

PLAT/PLAN APPROVED BY THE
CITY OF TIFFIN

MAYOR DATE

GENERAL LEGEND

	SURVEY BOUNDARY
—	PROPOSED LOT
- - -	EXIST PROPERTY LINE
—	SECTION LINE
—	PROPOSED EASEMENT
- - -	EXIST EASEMENT
—	15' P.U.E.

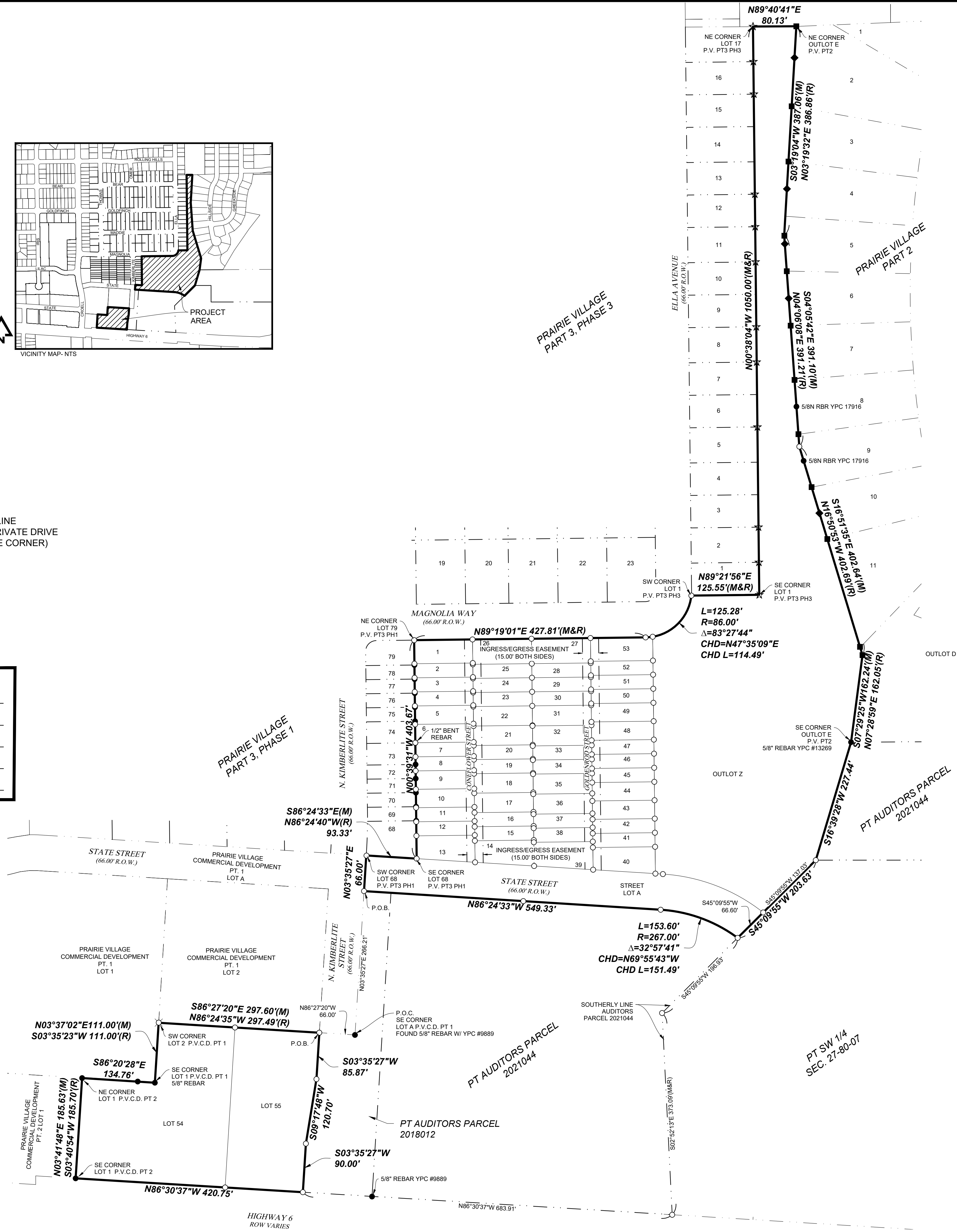
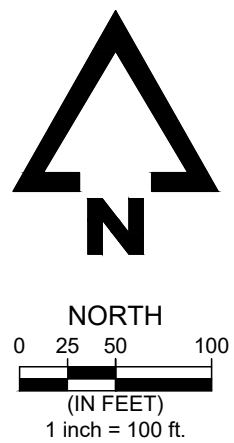
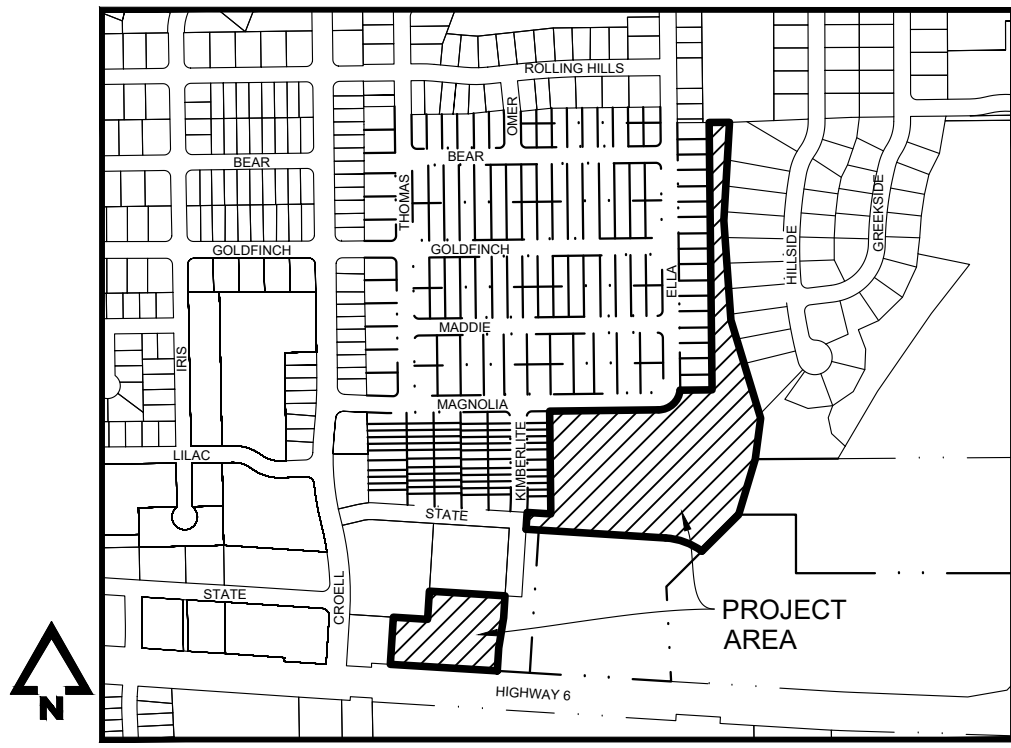
MONUMENTS FOUND:

- ▲ SECTION CORNER
(TYPE AS NOTED)
- ◆ 5/8" REBAR W/PCP # 8165
- ◆ 5/8" REBAR W/PCP # 13287
- ◆ 1/2" REBAR W/PCP # 22776
- 1/2" REBAR W/PCP #23265
(UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- ▲ SECTION CORNER
- ◆ 1/2" REBAR PCP #27827
- 1/2" REBAR W/PCP # 27827
- ⊗ CUT X

FND. FOUND BLK. PG. BOOK AND PAGE M. (R) MEASURED, RECORDED R.O.W. RIGHT-OF-WAY P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT YPC YELLOW PLASTIC CAP PKP PINK PLASTIC CAP OPC ORANGE CAP	MEAS. MEASURED R.O.W. RIGHT-OF-WAY P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT YPC YELLOW PLASTIC CAP PKP PINK PLASTIC CAP OPC ORANGE CAP
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A TRACT OF LAND BEING PART OF AUDITOR'S PARCEL 2018012 OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 61, PAGE 396 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, A PART OF AUDITOR'S PARCEL 2021044 OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 65, PAGE 69, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, ALL OF OUTLOT Z IN PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 2, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 65, PAGE 349 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, AND A PART OF OUTLOT "E" IN PRAIRIE VILLAGE - PART 2, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 64, PAGES 280 & 281 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER, ALL BEING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT A, PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 1, AN OFFICIAL PLAT IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA; THENCE N03° 35' 27"E ALONG THE EAST LINE OF SAID LOT A, 266.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03° 35' 27"E ALONG THE EAST LINE OF SAID LOT A, 66.00 FEET TO THE NORTHEAST CORNER OF SAID LOT A, ALSO BEING THE SOUTHWEST CORNER OF LOT 68, PRAIRIE VILLAGE PART 3 PHASE 1, AN OFFICIAL PLAT IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA; THENCE S86° 24' 33"E ALONG THE SOUTH LINE OF SAID LOT 68, 93.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 68; THENCE N00° 39' 31"W ALONG THE EAST LINE OF LOTS 68-79, PRAIRIE VILLAGE PART 3 PHASE 1, 403.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 79; THENCE N89° 19' 01"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MAGNOLIA WAY, 427.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON A CURVE CONCAVE NORTHWESTERLY, WITH A RADIUS OF 86.00 FEET, AN ARC LENGTH OF 125.28 FEET AND A CHORD OF 114.49 FEET BEARING N47° 35' 09"E TO THE SOUTHWEST CORNER OF LOT 1, PRAIRIE VILLAGE PART 3 PHASE 3. AN OFFICIAL PLAT IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA; THENCE N89° 21' 56"E ALONG THE SOUTH LINE OF SAID LOT 1, 125.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N00° 38' 04"W ALONG THE EAST LINE OF LOTS 1-17, PRAIRIE VILLAGE PART 3 PHASE 3, 1050.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING THE NORTH LINE OF SAID OUTLOT "E", PRAIRIE VILLAGE - PART 2; THENCE N89° 40' 41"E ALONG SAID NORTH LINE, 80.13 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT E; THENCE S03° 19' 04"W ALONG THE EASTERLY LINE OF SAID OUTLOT E, 387.06 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S04° 05' 42"E, 391.10 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S16° 51' 35"E, 402.64 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S07° 29' 25"W, 162.24 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "E"; THENCE S16° 39' 28"W, 227.44 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID AUDITOR'S PARCEL 2021044; THENCE S45° 09' 55"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 203.63 FEET; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 267.00 FEET, AN ARC LENGTH OF 153.60 FEET AND A CHORD OF 151.49 FEET BEARING N69° 55' 43"W; THENCE N86° 24' 13"W, 549.33 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 11.49 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

AND

COMMENCING AT THE SOUTHEAST CORNER OF LOT A, PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 1, AN OFFICIAL PLAT IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA; THENCE N86° 27' 20"W ALONG THE SOUTH LINE OF SAID LOT A, 66.00 FEET TO THE POINT OF BEGINNING; THENCE S03° 35' 27"W, 85.87 FEET; THENCE S09° 17' 48"W, 120.70 FEET; THENCE S03° 35' 27"W, 90.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 6, ALSO KNOWN AS EAST MARENGO ROAD; THENCE N86° 30' 37"W ALONG SAID RIGHT OF WAY LINE, 420.75 FEET TO THE SOUTHEAST CORNER OF LOT 1, PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 2, AN OFFICIAL PLAT IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA; THENCE N03° 41' 48"E ALONG THE EAST LINE OF SAID LOT 1, 185.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTH LINE OF LOT 1, SAID PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 1; THENCE S86° 20' 28"E ALONG SAID SOUTH LINE, 134.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N03° 37' 02"E ALONG THE EASTERLY LINE OF SAID LOT 1, 111.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT PART 1; THENCE S86° 27' 20"E ALONG THE SOUTH LINE OF SAID LOT 2, 297.60 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 2.56 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

1. BASIS OF BEARINGS FOR THIS SURVEY RELATIVE TO GNSS OBSERVATIONS UTILIZING NAD83(2011) IOWA STATE PLANE SOUTH ZONE 1402
2. FIELD SURVEY WAS COMPLETED ON 5/22/2025
3. STREET LOT A CONTAINS 47,976 SQUARE FEET TO BE DEDICATED TO THE CITY OF TIFFIN FOR PUBLIC RIGHT OF WAY FOR STATE STREET
4. ALL SUBDIVISION MONUMENTS SHOWN AS SET SHALL BE SET WITHIN ONE YEAR OF THE DATE OF SIGNATURE ON THE FINAL PLAT.

P.V.C.D. PT 1	PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT-PART 1
P.V.C.D. PT 2	PRAIRIE VILLAGE COMMERCIAL DEVELOPMENT-PART 2
P.V. PT3 PH1	PRAIRIE VILLAGE-PART 3-PHASE 1
P.V. PT3 PH3	PRAIRIE VILLAGE-PART 3-PHASE 3
P.V. PT 2	PRAIRIE VILLAGE-PART 2

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

ALEC FULLER
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-5
DATE SURVEYED: 5/22/2025

**PRAIRIE VILLAGE PART 3 PHASE 4
FINAL PLAT**

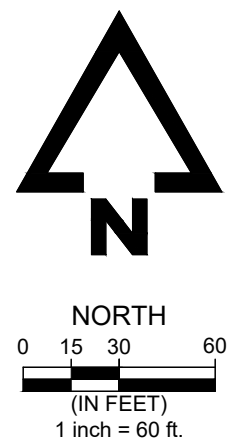
ENGINEER B. ACHEN	DRAWN BY K. HART	REVISIONS 6/17/2025 6/25/2025	TIFFIN, IA JOHNSON COUNTY SEC. 27-80-07 200641 6/1/2025
SURVEYOR A. FULLER	CREW CHIEF -	-	

SHEET NO.
01/05



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319-626-9090

DRAWING PATH: P:\200641-05-County\Survey\200641-FP-PT-SHA.dwg PLOT DATE: 05/25/2025 2:27 PM PLOTTED BY: A.E.C.HULLER



PRAIRIE VILLAGE PART 3 PHASE 4 FINAL PLAT			
ENGINEER B.ACHEN	DRAWN BY K.HART	REVISIONS 6/17/2025	TIFFIN, IA
SURVEYOR A.FULLER	CREW CHIEF	6/25/2025	JOHNSON COUNTY
			SEC. 27-80-07
			200641
			6/1/2025
SHEET NO. 02/05			

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PRAIRIE VILLAGE
PART 3, PHASE 3

MAGNOLIA WAY
(66.00' R.O.W.)

L=13.15'
R=86.00'
Δ=8°45'44"
CHD=N84°56'00"E
CHD L=13.14'

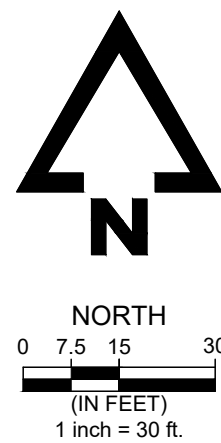
N. KIMBERLITE STREET
(66.00' R.O.W.)

PRAIRIE VILLAGE
PART 3, PHASE 1

OUTLOT Z

STREET LOT A

STATE STREET
(66.00' R.O.W.)



PRAIRIE VILLAGE PART 3 PHASE 4
FINAL PLAT

ENGINEER
B.ACHEN
SURVEYOR
A.FULLER

DRAWN BY
K.HART
CREW CHIEF

REVISIONS
6/17/2025
6/25/2025

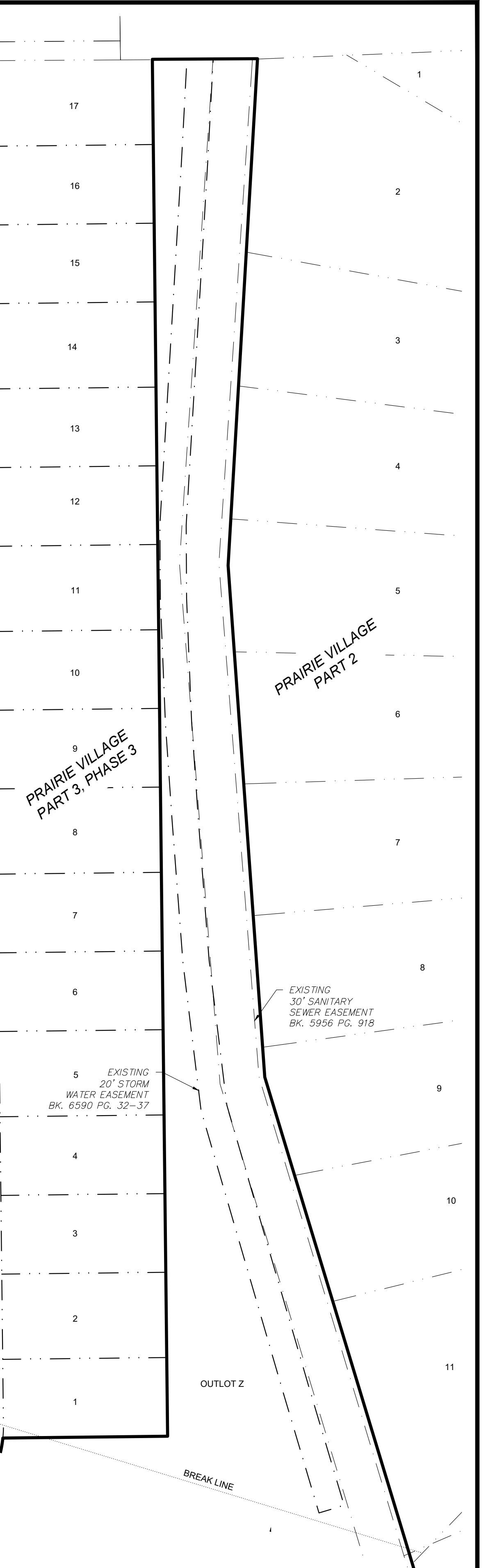
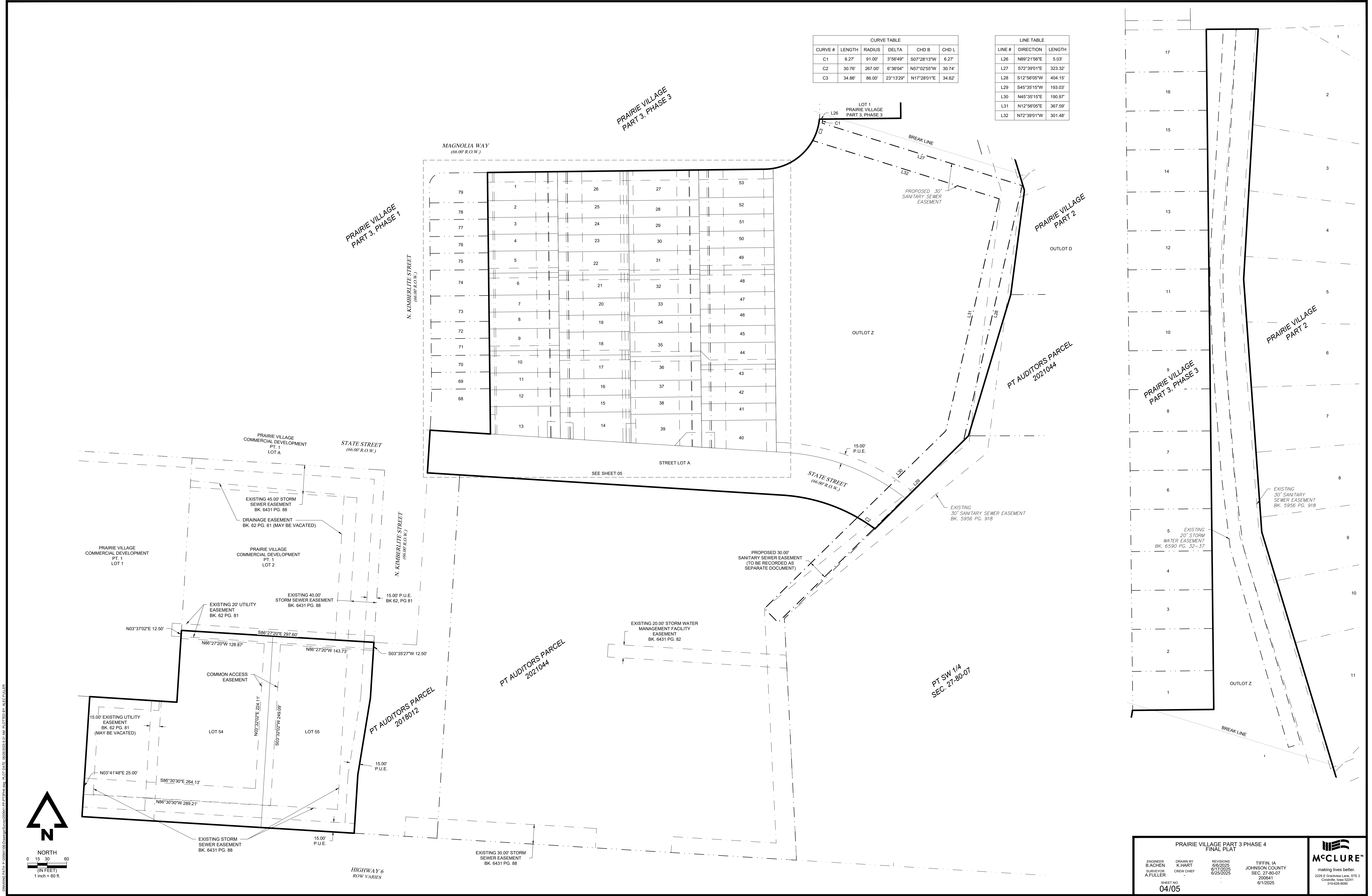
TIFFIN, IA
JOHNSON COUNTY
SEC. 27-80-07
200641
6/1/2025

SHEET NO.
03/05

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	6.27'	91.00'	3°56'49"	S07°28'13"W	6.27'
C2	30.76'	267.00'	6°36'04"	N57°02'55"W	30.74'
C3	34.86'	86.00'	23°13'29"	N17°28'01"E	34.62'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	N89°21'56"E	5.03'
L27	S72°39'01"E	323.32'
L28	S12°56'05"W	404.15'
L29	S45°35'15"W	193.03'
L30	N45°35'15"E	190.97'
L31	N12°56'05"E	367.59'
L32	N72°39'01"W	301.48'



PRAIRIE VILLAGE PART 3 PHASE 4 FINAL PLAT			
ENGINEER B. ACHEN	DRAWN BY K. HART	REVISIONS 6/6/2025 6/17/2025 6/25/2025	TIFFIN, IA JOHNSON COUNTY SEC. 27-80-07 200641 6/1/2025
SHEET NO. 04/05			

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PRAIRIE VILLAGE
PART 3, PHASE 3

MAGNOLIA WAY
(66.00' R.O.W.)

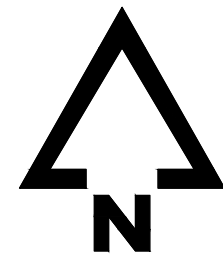
N. KIMBERLITE STREET
(66.00' R.O.W.)

PRAIRIE VILLAGE
PART 3, PHASE 1

OUTLOT Z

STREET LOT A

STATE STREET
(66.00' R.O.W.)



NORTH
0 7.5 15 30
(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°39'31"W	30.06'
L2	N89°20'29"E	7.50'
L3	S00°39'31"E	30.61'
L4	N86°24'33"W	7.52'
L5	N86°24'33"W	20.06'
L6	N00°39'31"W	25.07'
L7	S86°24'33"E	40.11'
L8	S00°39'31"E	25.07'
L9	N86°24'33"W	20.05'
L10	N86°24'33"W	7.52'
L11	N00°39'31"W	29.50'
L12	N89°20'29"E	15.00'
L13	S00°39'31"E	30.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N86°24'33"W	7.52'
L15	N86°24'33"W	41.79'
L16	N42°06'59"E	26.89'
L17	N89°20'29"E	43.41'
L18	S00°39'31"E	24.32'
L19	N86°24'33"W	20.05'
L20	N00°39'31"W	7.50'
L21	S89°20'29"W	101.41'
L22	N45°00'00"W	19.44'
L23	S00°39'31"E	28.91'
L24	N89°20'29"E	115.00'
L25	N00°39'31"W	7.50'

PRAIRIE VILLAGE PART 3 PHASE 4
FINAL PLAT

ENGINEER
B. ACHEN
SURVEYOR
A. FULLER

DRAWN BY
K. HART
CREW CHIEF

REVISIONS
6/6/2025
6/17/2025
6/25/2025

TIFFIN, IA
JOHNSON COUNTY
SEC. 27-80-07

SHEET NO.
05/05

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