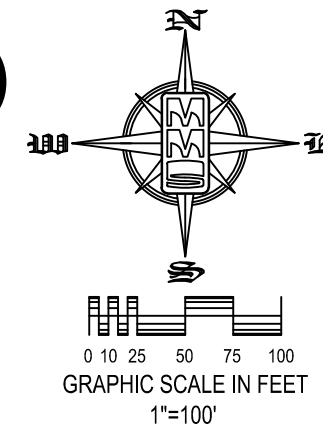


FINAL PLAT HICKORY KNOLL PART TWO

TIFFIN, JOHNSON COUNTY, IOWA



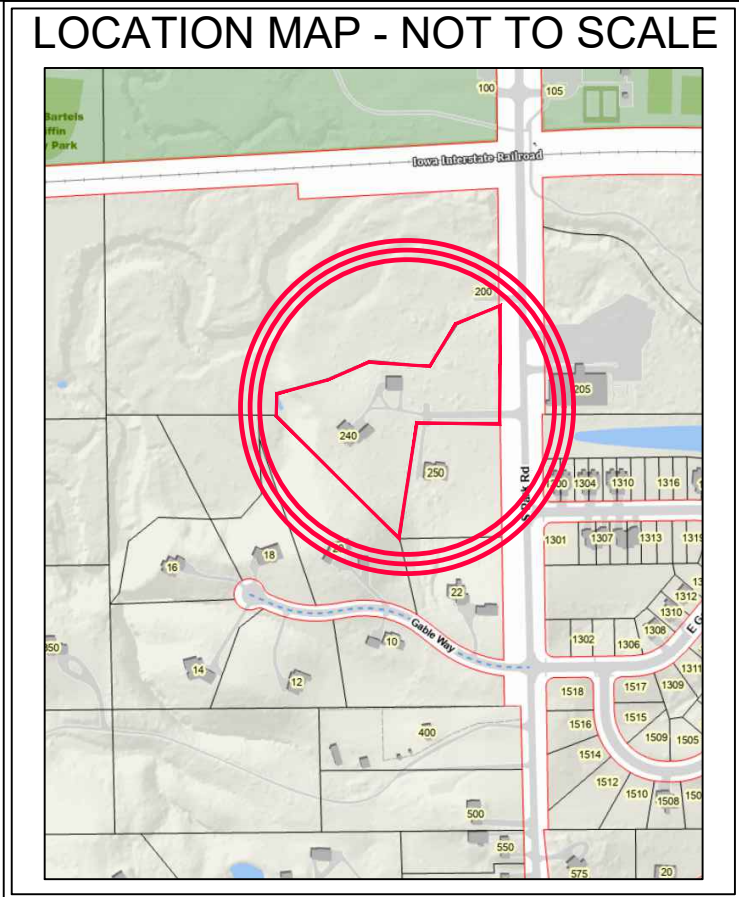
NOTE:
ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165 UNLESS OTHERWISE NOTED.

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

LOCATION: A RESUBDIVISION OF LOT 9 OF HICKORY KNOLL, TIFFIN, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 27 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, ALL OF TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: TIMOTHY AND LORI KASPAREK 240 S PARK ROAD TIFFIN, IOWA 52340
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MICHAEL J. PUGH 425 E. OAKDALE BLVD, SUITE 201 CORALVILLE, IA 52241
DATE OF SURVEY: 06-05-2025	PROPRIETOR OR OWNER: TIMOTHY AND LORI KASPAREK 240 S PARK ROAD TIFFIN, IOWA 52340
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

PLAT/PLAN APPROVED by the City of Tiffin	
City Clerk	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 CO.	Date:
LINN COUNTY REC	Date:
SOUTH SLOPE CO-COP	Date:
MEDIACOM	Date:

LINE	BEARING	LENGTH
L1	S0°00'06"W	55.90'
L2	N89°59'54"W	50.00'
L3	N0°00'06"E	55.90'
L4	S89°59'54"E	50.00'



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net

Date	Revision
6/21/2025	PER RRN REVIEW - LSS

DESCRIPTION - HICKORY KNOLL PART TWO

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 27 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL OF TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RESUBDIVISION OF LOT 9, HICKORY KNOLL, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 58 AT PAGE 89 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID HICKORY KNOLL PART TWO CONTAINS 5.14 ACRES (223,873 SF), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

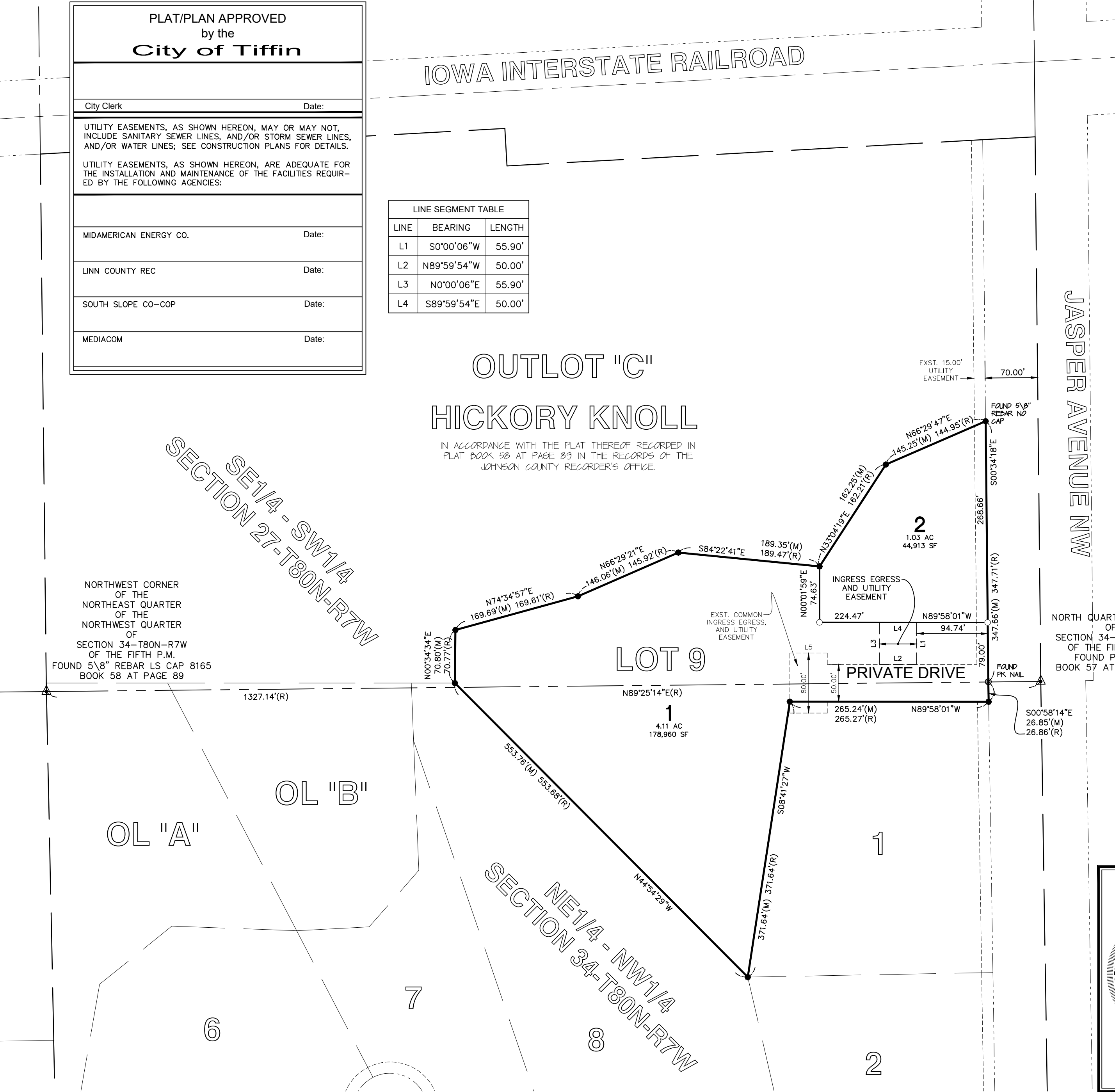
Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

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.

RICHARD R. NOWOTNY
 P.L.S. Iowa Lic. No. 17916
 My license renewal date is December 31, 20____.

Pages of sheets covered by this seal: _____ of _____



FINAL PLAT

HICKORY KNOLL PART TWO

TIFFIN
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	6/10/2025
Surveyed by:	JRD Field Book No: 1415
Drawn by:	LSS Scale: 1"=100'
Checked by:	RRN Sheet No: 1
Project No:	10292-002 of: 1