

RESOLUTION NO. 2026-013

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF HICKORY KNOLL
PART TWO**

Whereas, MMS Consultants, Inc., on behalf of Timothy and Lori Kasperek, has filed with the City of Tiffin a preliminary plat for Hickory Knoll Part Two, legally described on the attached Exhibits "A"; and,

Whereas, The Tiffin Planning and Zoning Commission approved the preliminary plat at its February 11, 2026, meeting on a 3-0 vote; and,

WHEREAS, The City Staff has reviewed and given their recommendations for the preliminary plat; and,

WHEREAS, The City of Tiffin's Building Department and City Attorney has given their review and comments of said preliminary plat.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the Preliminary Plat for Hickory Knoll Part Two is hereby approved; and further that the Mayor Pro-Tem and City Clerk are hereby authorized and directed to execute any documents necessary at this time to approve the preliminary plat as submitted and as approved by the Building Department and City Attorney.

On the 17th day of February, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-013, A RESOLUTION APPROVING THE PRELIMINARY PLAT OF HICKORY KNOLL PART TWO**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Whereupon _____ Council members were present and voted approval and Mayor Pro-Tem Orris declared that **RESOLUTION NO. 2026-013, A RESOLUTION APPROVING THE PRELIMINARY PLAT OF HICKORY KNOLL PART TWO**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 17th day of February, 2026.

City of Tiffin

Tim Orris, Mayor Pro-Tem

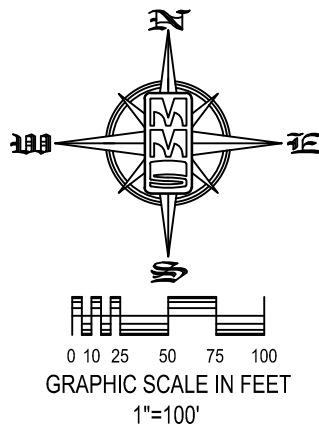
ATTEST: _____
Abigail Hora, City Clerk

PRELIMINARY PLAT
HICKORY KNOLL PART TWO
TIFFIN, JOHNSON COUNTY, IOWA

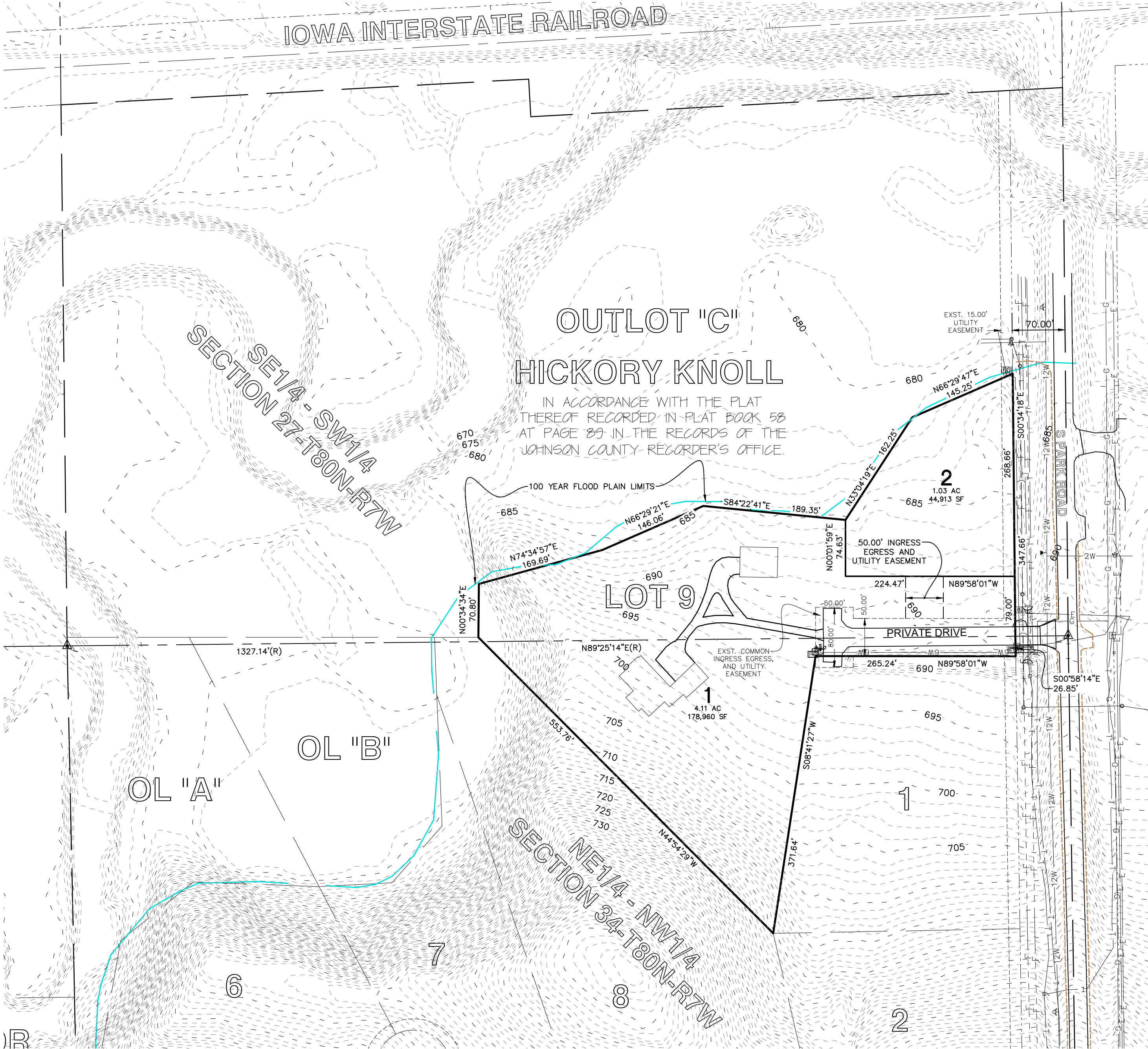
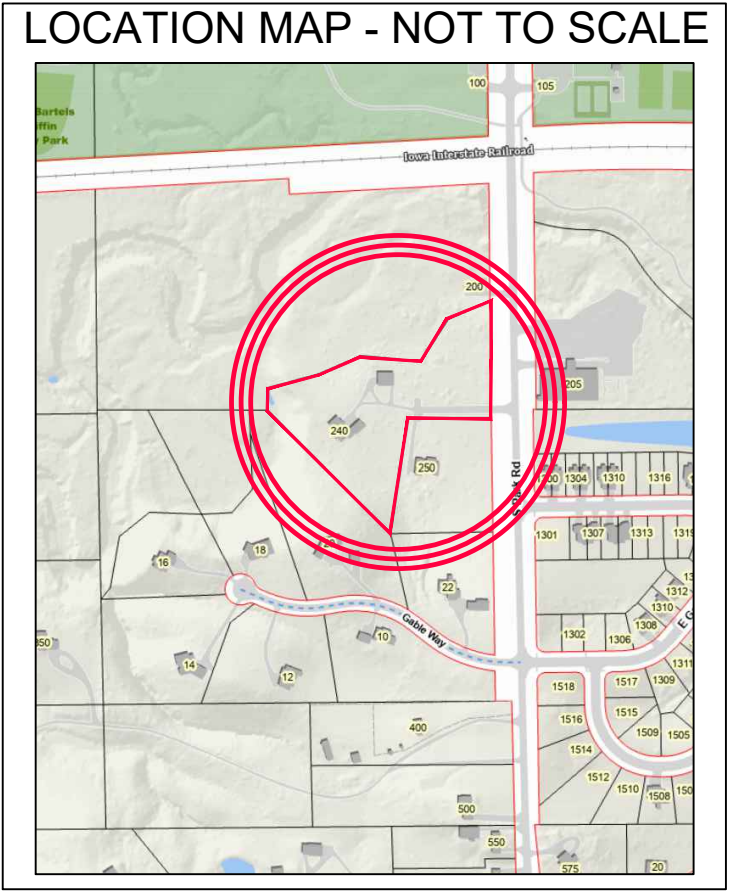
-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT/PLAN APPROVED by the City of Tiffin	
City Clerk	Date:

NOTES:
1) DIRECT ACCESS ON TO S PARK ROAD
FROM LOT 2 IS NOT PERMITTED.



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



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.

LEGEND AND NOTES	
	- 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	

PRELIMINARY PLAT

HICKORY KNOLL
SECOND

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