FINAL PLAT
PARK PLACE CITY CENTER - PART ONE, PHASE SIX
AUDITOR'S PARCEL 2024070 AND AUDITOR'S PARCEL 2024077
TIFFIN, JOHNSON COUNTY, IOWA

LOCATION:	SUBDIVIDER:
AUDITOR'S PARCEL 2024070 AND AUDITOR'S PARCEL 2024077, LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SECTION 22. TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.	ANDERSEN DEVELOPMENT, INC. PO BOX 5198 CORALVILLE, IOWA 52241 SUBDIVIDER'S ATTORNEY: MATTHEW J. HEKTOEN 115 3RD STREET, SUITE 1200 CEDAR RAPIDS, IOWA 52401
LAND SURVEYOR:	PROPRIETOR OR OWNER: DERS LLC 1100 ANDERSEN PLACE, SUITE 550 TIFFIN, IOWA 52340
RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: TAT LLC 1100 ANDERSEN PLACE, SUITE 550 TIFFIN, IOWA 52340

FOR COUNTY RECORDER'S USE

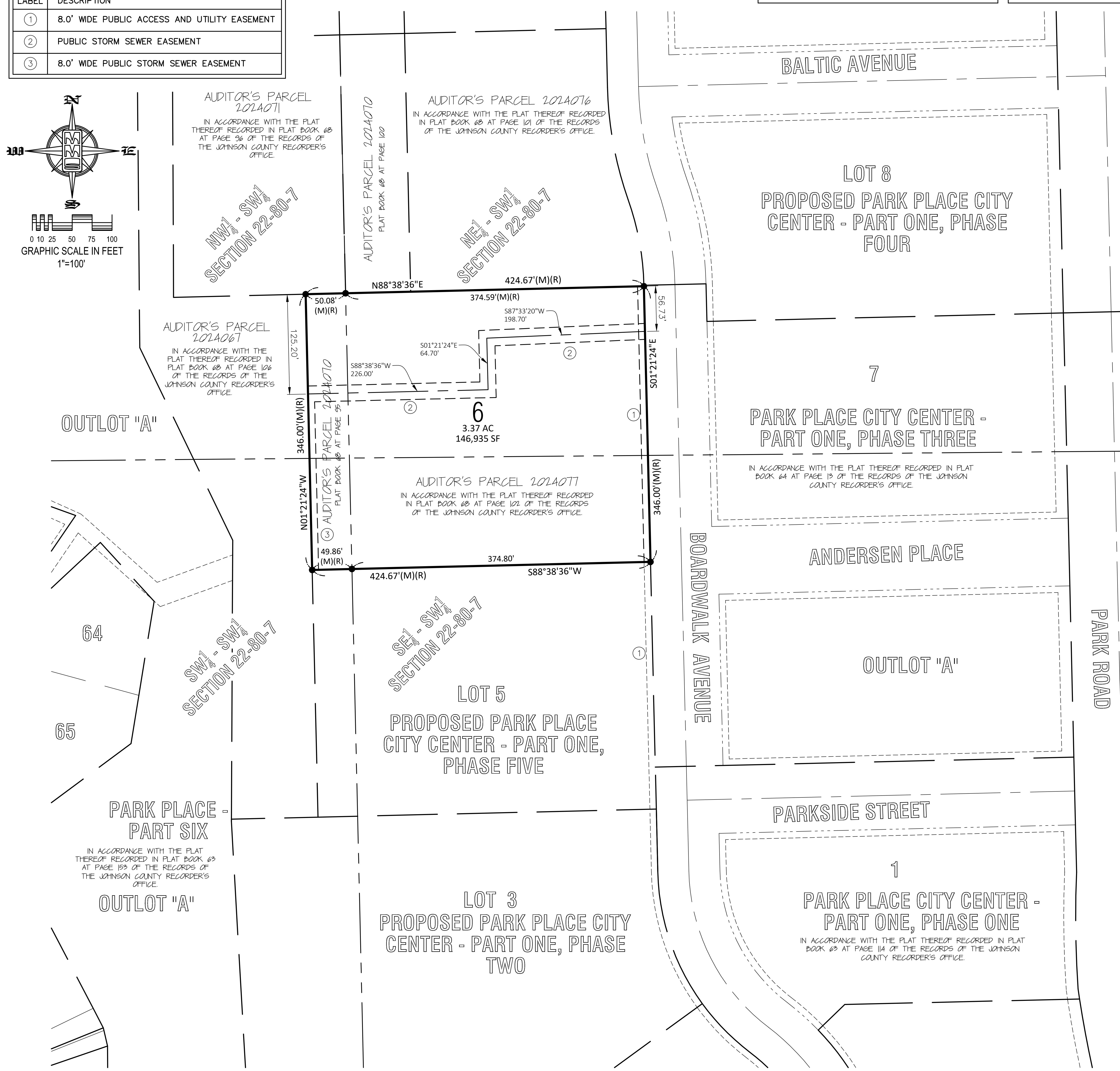
EASEMENT LABEL TABLE	
LABEL	DESCRIPTION
(1)	8.0' WIDE PUBLIC ACCESS AND UTILITY EASEMENT
(2)	PUBLIC STORM SEWER EASEMENT
(3)	8.0' WIDE PUBLIC STORM SEWER EASEMENT

NOTE:

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

NOTE:

ALL PROPERTY CORNERS FOUND ARE 5\8" REBAR W\ YELLOW PLASTIC LS CAP 17916



AREA SUMMARY TABLE	
1\4 – 1\4	AREA
NE – SW	1.80 ACRES
SE – SW	1.17 ACRES
NW –SW	0.24 ACRE
SW – SW	0.16 ACRE
TOTAL	3.37 ACRES

LEGEND AND NOTES

- – CONGRESSIONAL CORNER, FOUND
- – 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
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS
- C22–1 – CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION PARK PLACE CITY CENTER, PART ONE, PHASE SIX

Auditor's Parcel 2024070, to Tiffin, Iowa, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 95 of the Records of the Johnson County Recorder's Office.

And

Auditor's Parcel 2024077, to Tiffin, Iowa, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 102 of the Records of the Johnson County Recorder's Office.

Said Park Place City Center, Part One, Phase Six contains 3.37 Acres, and is subject of easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD R. NOWOTNY 17916
IOWA

SEAL

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.

______________________________ 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

DRAFT

Signed before me this ______ day of __________ ,20___ .

____
Notary Public, in and for the State of Iowa.

PLAT/PLAN APPROVED
by the
City of Tiffin

City Mayor 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:

CORRIDOR ENERGY COOPERATIVE Date:

SOUTH SLOPE CO–COP Date:

MEDIACOM Date:

3.37 ACRES

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

FINAL PLAT

PARK PLACE CITY CENTER - PART ONE, PHASE SIX

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 03-18-2026	
Designed by: KJB	Field Book No: 1396
Drawn by: RLW	Scale: 1"=100'
Checked by: RRN	Sheet No: 1
Project No: IOWA CITY 6385-064	of: 1

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