

RESOLUTION NO. 2026-032

**A RESOLUTION APPROVING THE AMENDED PRELIMINARY PLAT OF
ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**

Whereas, MMS Consultants Inc., on behalf of Hightower Development, Inc., has filed with the City of Tiffin an amended preliminary plat for Andersen Addition – Part Three, a subdivision to the City of Tiffin, Iowa, legally described on the attached Exhibit; and,

Whereas, the Tiffin Planning & Zoning Commission has reviewed and recommended for approval on a 3-0 vote the preliminary plat at its March 2026 meeting; and,

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

Whereas, MSA Professional Services has given their review and comments of said preliminary plat and subject to certain revisions, provided however that no improvements shall be constructed or installed without their written approval, which may be withheld until such time as all necessary permits have been issued from the state and federal agencies.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the Amended Preliminary Plat for Andersen Addition – Part Three is hereby approved; and further that the Mayor 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 City Engineer and City Attorney.

On the 5th day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-032, A RESOLUTION APPROVING THE AMENDED PRELIMINARY PLAT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that **RESOLUTION NO. 2026-032, A RESOLUTION APPROVING THE AMENDED PRELIMINARY PLAT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 5th day of May, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

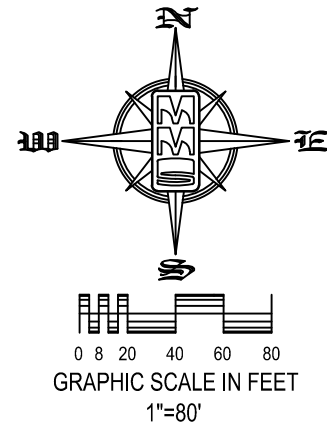
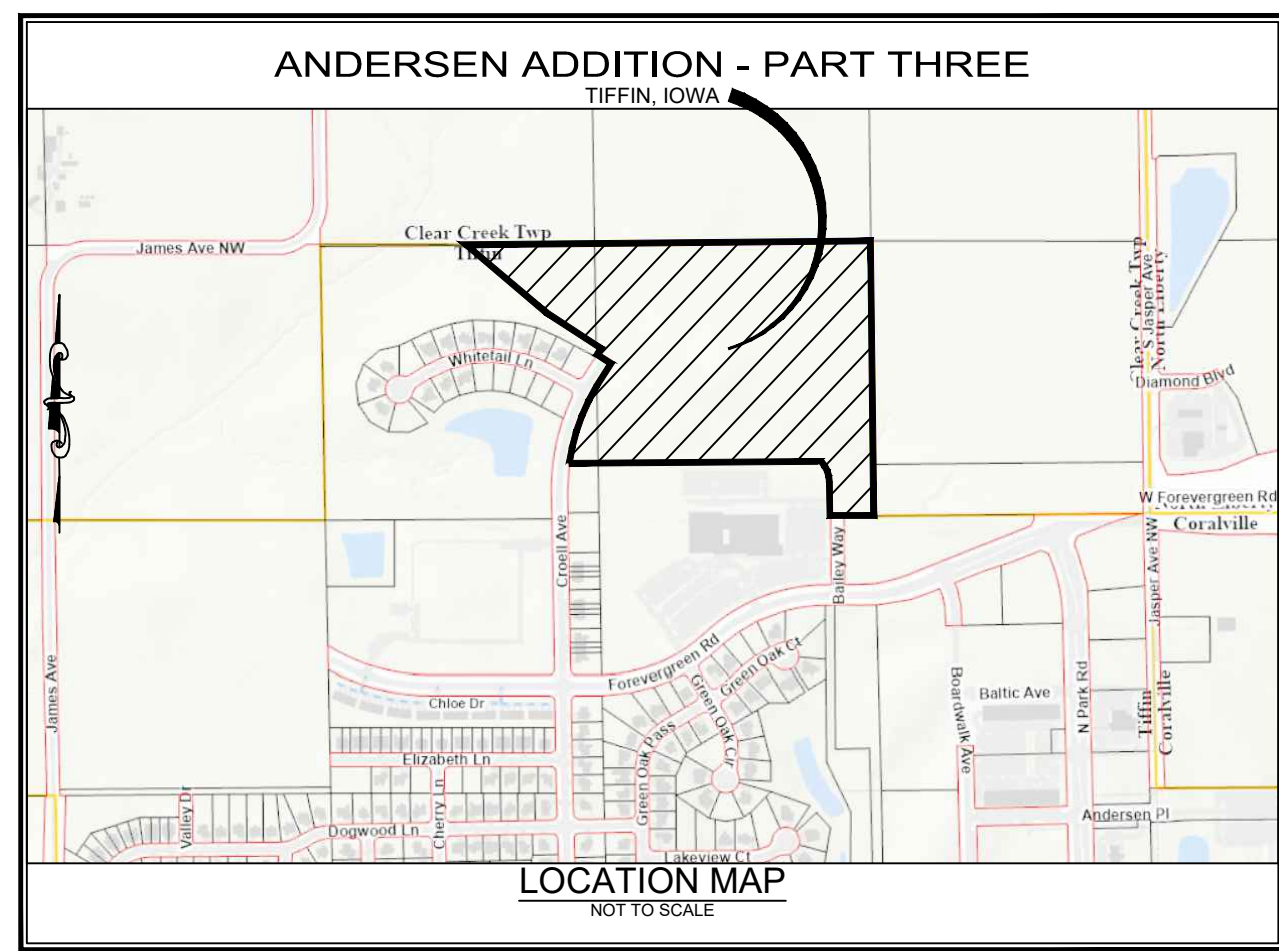
Date	Revision
03-13-26	FOR CHANGE TO LOTS AND STREET WIDTH TAIRAN
04-27-26	PER CITY REVIEW COMMENTS KJBRAN

AMENDED PRELIMINARY PLAT ANDERSEN ADDITION - PART THREE TIFFIN, IOWA

PLAT/PLAN APPROVED by the City of Tiffin	
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.	

PRELIMINARY PLAT DESCRIPTION - ANDERSEN ADDITION PART THREE

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence S89°30'03"W, along the North Line of Park Place City Center - Part Three, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 337 of the Records of the Johnson County Recorder's Office, 147.17 feet, to the Northwest Corner thereof; Thence N00°30'16"W, along the East Right-of-Way Line of Bailey Way, 155.96 feet; Thence Northwest, 135.76 feet, along said East Right-of-Way Line, on a 233.00 foot radius curve, concave Southwesterly, whose 333.85 foot chord bears N171°148'W; Thence Northwesterly, 97.30 feet, along said East Right-of-Way Line, on a 167.00 foot radius curve, concave Northeasterly, whose 95.93 foot chord bears N171°148'W; Thence N00°30'16"W, along said East Right-of-Way Line, 34.14 feet; Thence S89°30'03"W, along the North Line of said Bailey Way, 155.96 feet; Thence Northwesterly, 114.61 feet, along said West Right-of-Way Line, on a 233.00 foot radius curve, concave Northeasterly, whose 113.46 foot chord bears S34°35'47"E, to the Northeast Corner of Veritas Church Addition, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 257 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along the North Line of said Veritas Church Addition, 1080.38 feet, to the Northwest Corner thereof, and a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along said East Line, 140.03 feet; Thence Northeasterly, 431.90 feet, along said East Line, on a 960.00 foot radius curve, concave Southeasterly, whose 428.26 foot chord bears N20°13'44"E; Thence N33°07'03"E, along said East Line, 97.62 feet; Thence N56°52'57"W, along said East Line, 80.00 feet; Thence N33°07'03"E, along said East Line, 35.00 feet; Thence N56°52'57"W, along said East Line, 319.03 feet; Thence S50°12'12"W, along said East Line, 500.70 feet, to the Northeast Corner of said Andersen Addition - Part Two, and a Point on the North Line of the Southeast Quarter of the Northeast Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°34'17"E, along the North Line of said Southwest Quarter of the Northwest Quarter, 1332.18 feet, to the Northeast Corner of said Southwest Quarter of the Northwest Quarter; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northwest Quarter, 1319.40 feet, to the POINT OF BEGINNING. Said ANDERSEN ADDITION PART THREE contains 37.16 Acres, and is subject to easements and restrictions of record.



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

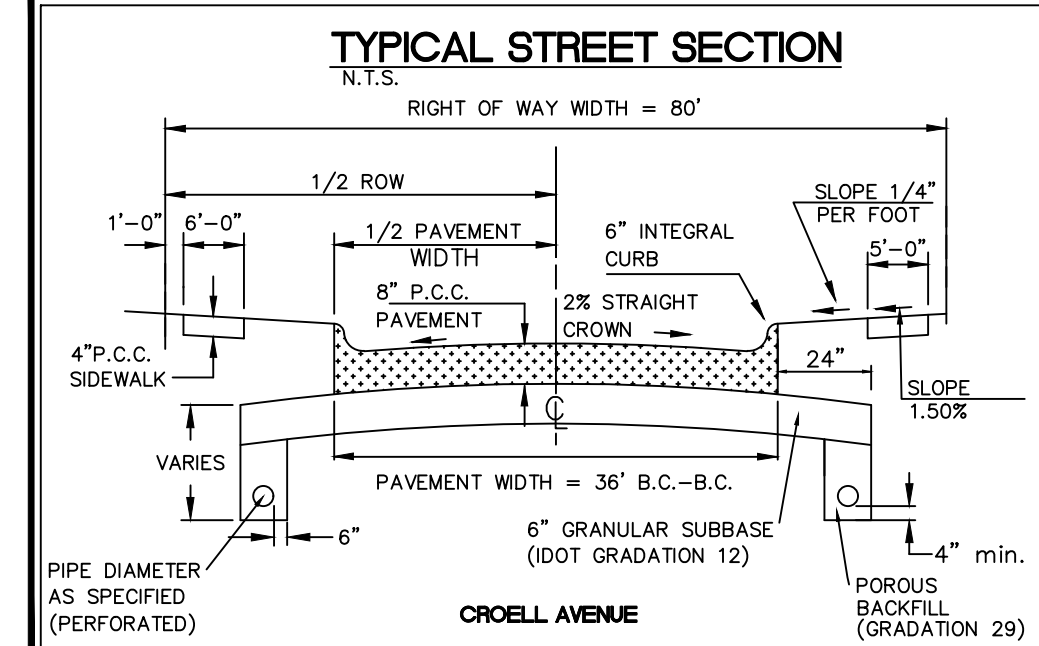
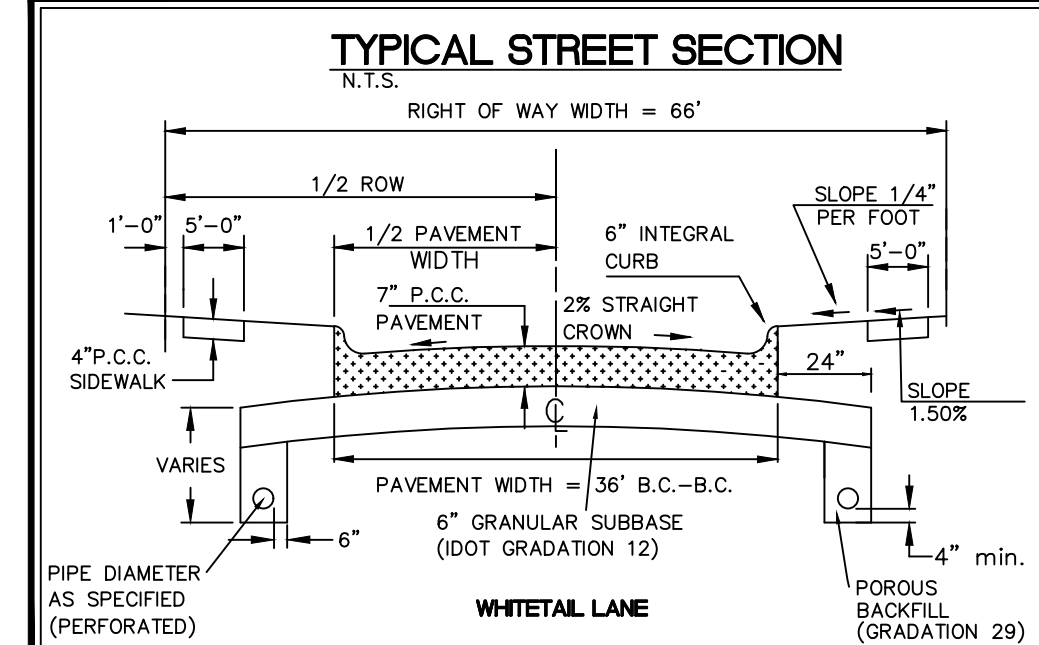
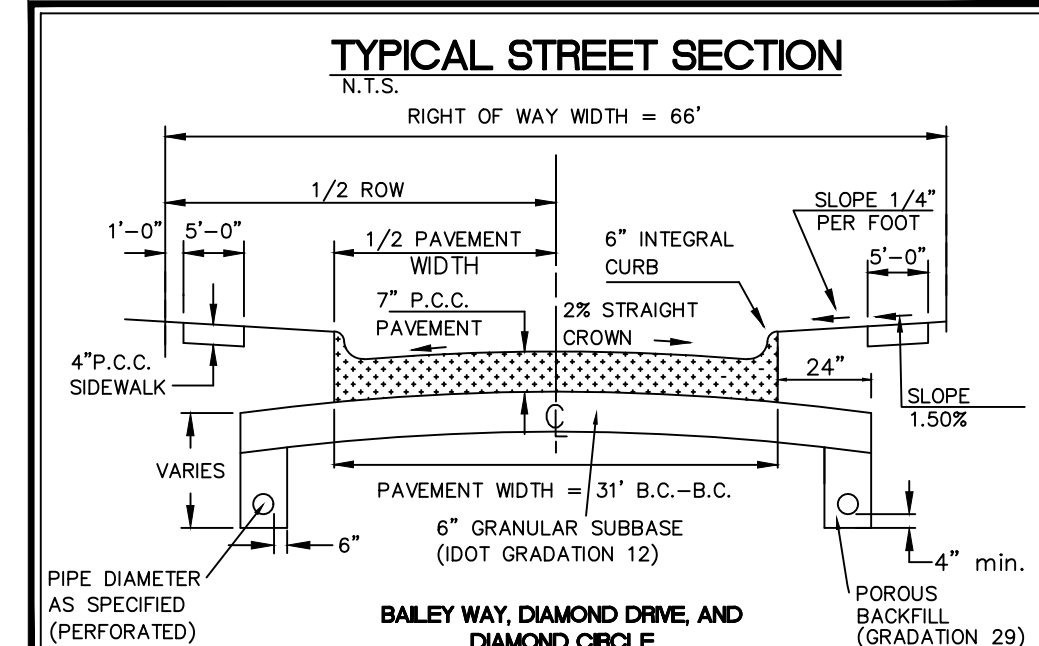
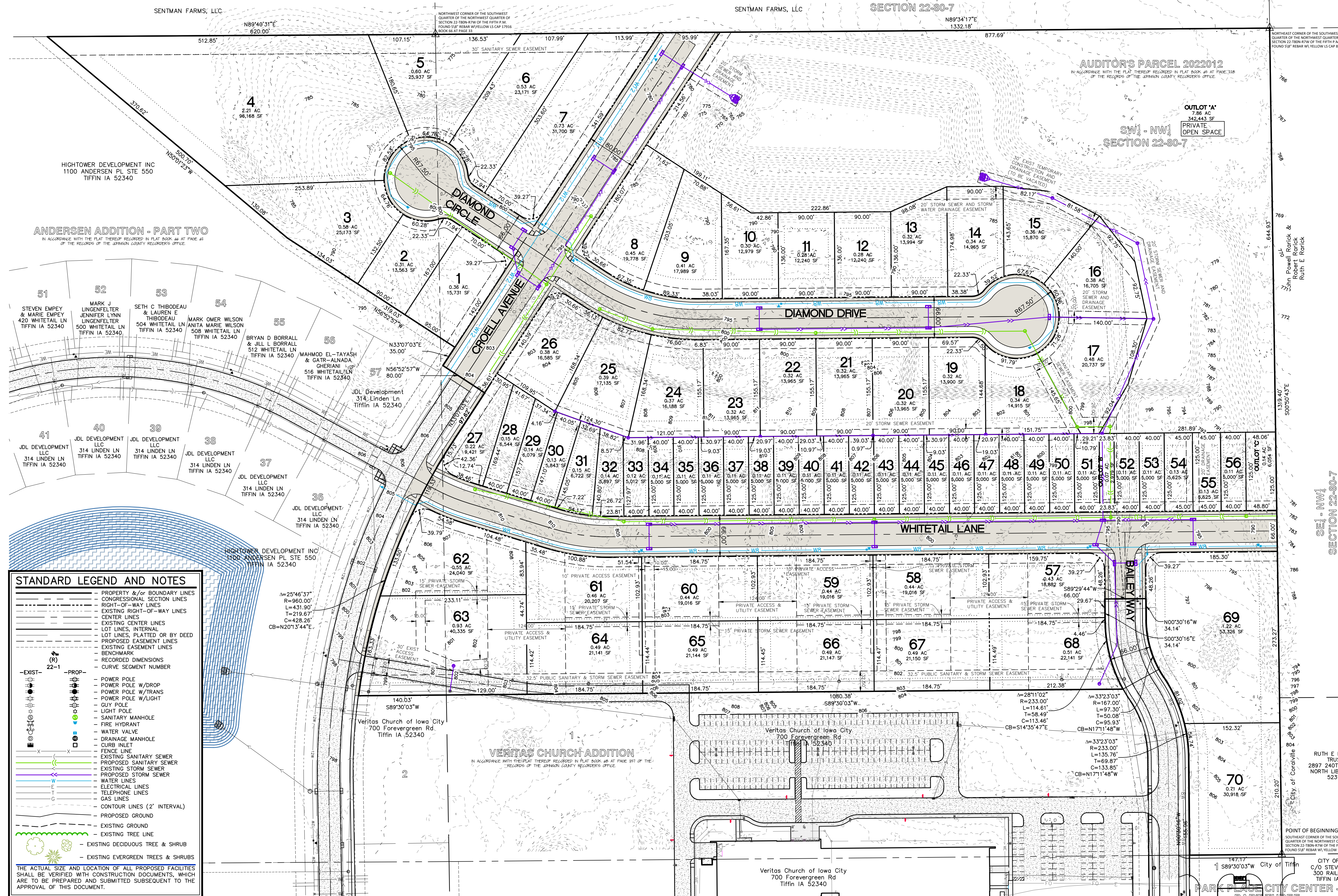
OWNER:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATTHEW J. HEKTOEN
SIMMONS PERRINE MOYER BERGMAN PLC
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

- NOTES:
- ALL EASEMENTS ARE 15 FOOT UTILITY EASEMENTS UNLESS NOTED OTHERWISE. EASEMENTS SHOWN ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL INCLUDE UTILITY SERVICE BY COMMERCIAL PROVIDERS.
 - THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.
 - NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM LOTS ADJACENT TO CROELL AVENUE EXCEPT THE SHARED ACCESS ON LOT 63.

LOTS	ZONING	SETBACKS (VARIANCES PER USE)
1-26	RTC	FRONT - 30 FEET REAR - 10 FEET SIDE (STREET CORNER) - 15 FEET
27-56	OPD	FRONT - 20 FEET REAR - 20 FEET SIDE (STREET CORNER) - 5 FEET SIDE (STREET CORNER) - 15 FEET
57-68	OPD	FRONT - 20 FEET REAR - 30 FEET SIDE (STREET CORNER) - 5 FEET SIDE (STREET CORNER) - 15 FEET
69-70	R-12	FRONT - 20 FEET REAR - 30 FEET SIDE - 12 FEET SIDE (STREET CORNER) - 15 FEET



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXIST-

- 22-1

PROP-

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- EXISTING GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

AMENDED PRELIMINARY PLAT

ANDERSEN ADDITION - PART THREE TIFFIN JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 02-13-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=80'

Checked by: RAN Sheet No:

Project No: 6385-084 of: 1