

RESOLUTION NO. 2025-062

**A RESOLUTION ACCEPTING CERTAIN PUBLIC IMPROVEMENTS FOR LOT 1 OF
TIFFIN WEST – PHASE ONE, TIFFIN, IOWA**

Whereas, The Tiffin City Council has previously approved the final plat of Tiffin West – Phase 1, a subdivision of Tiffin, Iowa, which is legally described on the attached Exhibit; and,

Whereas, as part of the approval process, the City and the Subdivider entered into a Developer's Agreement whereby the Subdivider agreed to construct certain municipal improvements, namely concrete streets, sidewalks, water mains, sanitary sewer mains, storm sewer mains and storm water detention (the "public improvements"); and,

Whereas, the City of Tiffin has received a request for approval and release of the public improvements for Lot 1 of Tiffin West – Phase; and,

Whereas, the City Engineer and City Staff have done a final examination of the public improvements and found them to be true and in conformance with the final plat and provided a recommendation of approval.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the City approves and accepts the aforementioned public improvements, except for sidewalks, and except for storm water detention facility ongoing maintenance obligations, only as to Lot 1 of Tiffin West – Phase 1.

On the 3rd day of June, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-062, A RESOLUTION ACCEPTING CERTAIN PUBLIC IMPROVEMENTS FOR LOT 1 OF TIFFIN WEST – PHASE 1**, Tiffin, 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. 2025-062, A RESOLUTION ACCEPTING CERTAIN PUBLIC IMPROVEMENTS FOR LOT 1 OF TIFFIN WEST – PHASE 1**, Tiffin, Iowa, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 3rd day of June, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

COUNTY: JOHNSON
SECTION 33, T 80 N, R 7 W
ALIQUOT PART:
SE 1/4 - NW 1/4, NE 1/4 - SW 1/4
CITY:
SURVEY: TIFFIN WEST - PHASE 1
BLOCK: LOTS: 1, 2, A, B, VILLAGE DRIVE
PROPRIETOR: LOT 1 - HONEY LANE DEVELOPMENT, LLC
TRUST U/W/O BESSIE S. HAGIST - JOYCE ROSSIE, AGENT
REQUESTED BY: RYAN FITZPATRICK-HONEY LANE DEVELOPMENT, LLC
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

C.C.
Doc ID: 032444920001 Type: PLA
Kind: PLAT
Recorded: 03/24/2025 at 12:59:43 PM
Fee Amt: \$12.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 68 PG 243

SUBDIVISION
PLAT

TIFFIN WEST - PHASE 1
PART OF THE SE 1/4 - NW 1/4 AND PART OF THE NE 1/4 - SW 1/4 OF SECTION 33,
T80N, R7W OF THE FIFTH P.M., CITY OF TIFFIN, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION:

TIFFIN WEST-PHASE 1, Part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 33, T80N, R7W of the Fifth P.M., City of Tiffin, Johnson County, Iowa, containing a total of 33.37 acres, divided into five (5) lots named Lot 1, Lot 2, Outlot A, Outlot B and Village Drive, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of the SE 1/4 of the NW 1/4 of Section 33, T80N, R7W of the Fifth P.M., Johnson County, Iowa;

THENCE along the northerly line of the SE 1/4 of the NW 1/4 of said Section 33, South 89° 19' 48" East, 1252.52 feet, to the west right of way line of Roberts Ferry Road;

THENCE along the west right of way line of Roberts Ferry Road, South 00° 21' 12" East, 891.51 feet to the northerly right of way line of U.S. Interstate 80;

THENCE along the northerly right of way line of U.S. Interstate 80, South 58° 40' 09" West, 113.14 feet;

THENCE continuing along the northerly right of way line of U.S. Interstate 80, South 66° 52' 57" West, 848.74 feet;

THENCE continuing along the northerly right of way line of U.S. Interstate 80, North 78° 47' 27" West, 104.53 feet;

THENCE continuing along the northerly right of way line of U.S. Interstate 80, South 69° 05' 20" West, 173.77 feet;

THENCE continuing along the northerly right of way line of U.S. Interstate 80, South 87° 50' 09" West, 102.00 feet, to the westerly line of the NE 1/4 of the SW 1/4 of said Section 33;

THENCE along the westerly line of the NE 1/4 of the SW 1/4 of said Section 33, North 00° 35' 35" West, 14.88 feet, to the Southwest Corner of the SE 1/4 of the NW 1/4 of said Section 33;

THENCE along the westerly line of the SE 1/4 of the NW 1/4 of said Section 33, North 00° 35' 35" West, 1328.95 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of Section 33, T80N, R7W of the Fifth P.M., Johnson County, Iowa is assumed to bear North 00° 48' 22" West.

PLAT/PLAN APPROVED
THE CITY OF TIFFIN

[Signature]
CITY MAYOR

UTILITY EASEMENTS, AS SHOWN HEREIN, 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 HEREIN, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

[Signature] 2/24/25
LINCOLN COUNTY REC Date:

[Signature] 2/21/25
MIDAMERICAN ENERGY CO Date:

[Signature] 2/24/25
SOUTH SLOPE CO-OP TELEPHONE Date:

[Signature] 2-24-25
MEDIACOM Date:

D:\Civ\3D_Projects\Johnson County\Tiffin\22-156 Honey Lane Dev\Tiffin\Boundary\22-156_Honey Lane Boundary.dwg
SURVEYED ON: 10/31/2022
SURVEY REQUESTED BY: RYAN FITZPATRICK - HONEY LANE DEVELOPMENT, LLC

	PROPRIETORS: TRUST U/W/O BESSIE S. HAGIST - JOYCE ROSSIE, AGENT LOT 1 - HONEY LANE DEVELOPMENT, LLC	PROJECT NO. 22-156
	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.	SCALE: 1" = 200'
	<i>[Signature]</i> 1/12/2025 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	DATE: 1/12/2025
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DRAWN BY: RLR CHECKED BY: JAW/DDK GPS BOX: TIFFIN SHEET 1 OF 2

Plat recorded in Book 68, Page 243.
Page 1 of 2.

