

**RESOLUTION NO. 2026-010**

**A RESOLUTION APPROVING THE FINAL PLAT OF GROVE PARK ROWHOMES, TIFFIN, IOWA**

**Whereas**, Shoemaker Haaland, on behalf of Grove Park Row Homes, LLC, has filed with the City of Tiffin a final plat for Grove Park, a Planned Development Overlay District subdivision to the City of Tiffin, Iowa, legally described on the attached Exhibit; and,

**Whereas**, The City Engineer, City Attorney and City Staff have done a final examination of the final plat and provide his recommendation on approval of the final plat to the Council; and,

**Whereas**, The final plat is found to conform with all of the requirements of the City's Ordinances and Subdivision Agreement.

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the Engineer, City Staff and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) execution of all necessary easement agreements and final plat documents, 2) the final plat may not be recorded and no lots may be constructed upon or transferred until these contingencies have been completed. The recording of the plat and this resolution will indicate these contingencies have been completed.

**Be it further resolved**, the Subdivider of this property will bear the cost to record this resolution and subsequent legal documents with the Office of the Johnson County Recorder.

On the 17<sup>th</sup> day of February, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-010, A RESOLUTION APPROVING THE FINAL PLAT OF GROVE PARK ROWHOMES, 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 **RESOLUTION NO. 2026-010, A RESOLUTION APPROVING THE FINAL PLAT OF GROVE PARK ROWHOMES, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 17<sup>th</sup> day of February, 2026.

City of Tiffin

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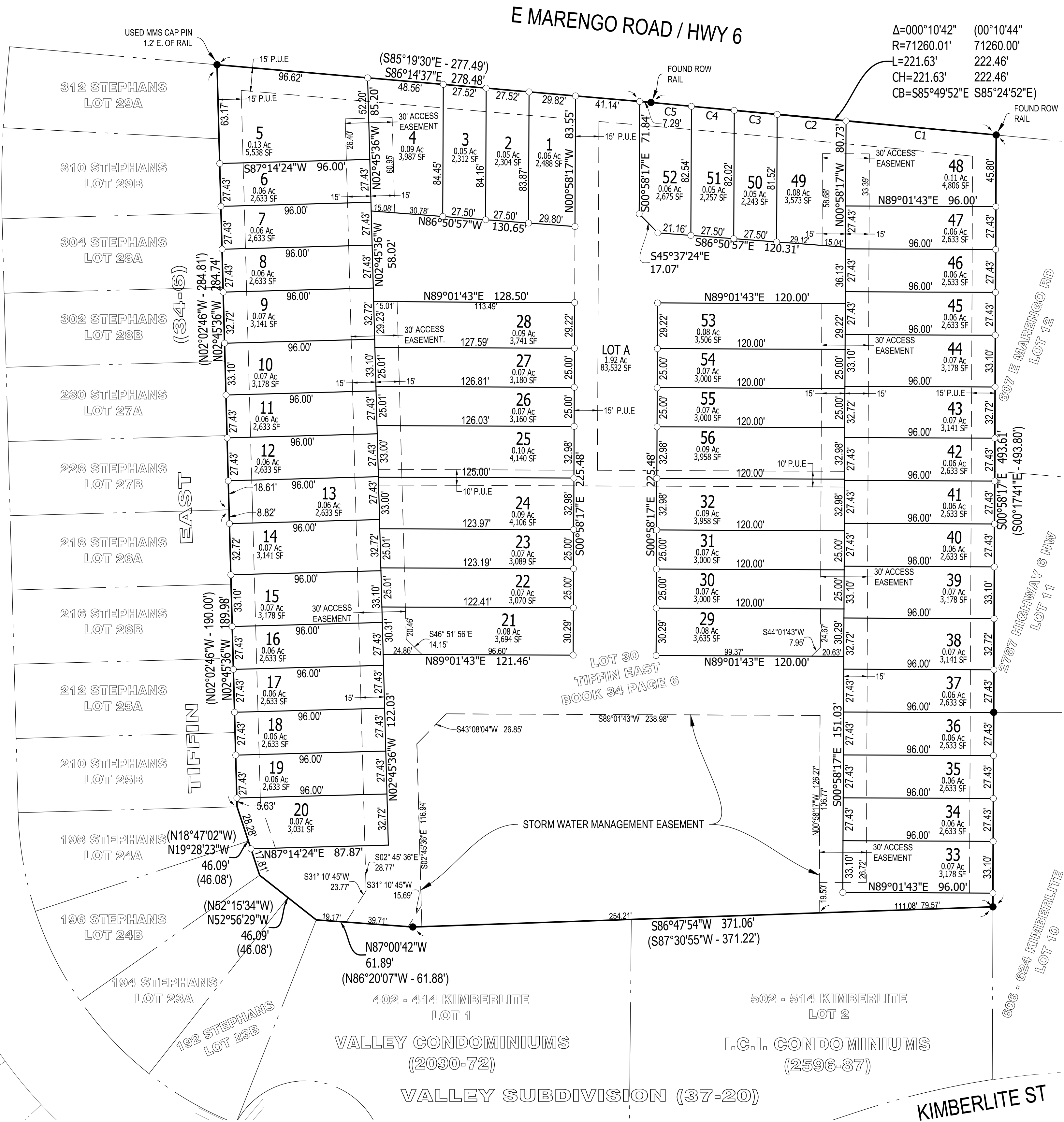
Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

FINAL PLAT  
GROVE PARK ROWHOMES  
CITY OF TIFFIN, IOWA  
(SHEET 1 OF 2)

Index Legend  
Location: PORTIONS OF THE NE 1/4 SE 1/4, AND SE 1/4 SE 1/4, SECTION 28, T. 80 N., R. 7W., TIFFIN, IA.  
Requestor: PACE CONSTRUCTION, LLC  
Proprietor: 442 MARENGO, LC (5545-48)  
Surveyor: Thomas Anthony, L.L.S. 8295  
Surveyor Company: Shoemaker & Haaland, P.E.  
Return To: 160 Holiday Road, Coralville, IA 52241 (319) 351-7150

FOR RECORDER'S USE ONLY



LEGAL DESCRIPTION:  
LOT 30, TIFFIN EAST, TIFFIN, IOWA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 6, PLAT OF RECORDS OF JOHNSON COUNTY, IOWA.

- NOTES:
- REFER TO SHEET 2 OF 2 FOR INFORMATION PERTAINING TO EASEMENTS FOR CITY WATER MAIN AND SANITARY SEWER EASEMENTS.
  - LOT A IS FOR ACCESS FOR THE LOT OWNERS AND THE CITY OF TIFFIN VIA PRIVATE STREETS.
  - STORM WATER MANAGEMENT BASIN SHALL BE CONTAINED WITHIN THE STORM WATER MANAGEMENT EASEMENT SHOWN ON THE PLAT.
  - ALL HOMES AND GARAGES SHALL HAVE A MINIMUM LOW OPENING (MLO) OF AT LEAST 694.0.
  - LOT CORNERS THAT FALL WITHIN ROADWAY PAVEMENT WILL BE MARKED WITH A CUT "X".

OWNER:  
442 MARENGO, LC

DEVELOPER:  
PACE CONSTRUCTION, LLC  
1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

ATTORNEY:  
KIRSTEN FREY  
SHUTTLEWORTH & INGERSOLL, P.L.C.  
327 2ND STREET, SUITE 300  
CORALVILLE, IA 52241

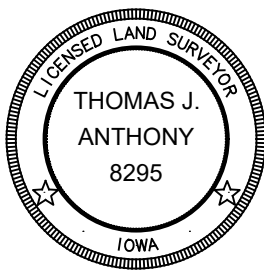
PLAT PREPARED BY:  
THOMAS ANTHONY  
SHOEMAKER-HAALAND PROFESSIONAL ENGINEERS  
160 HOLIDAY RD.  
CORALVILLE, IA 52241  
319.351.7150  
TANTHONY@SHOEMAKER-HAALAND.COM

CITY APPROVAL

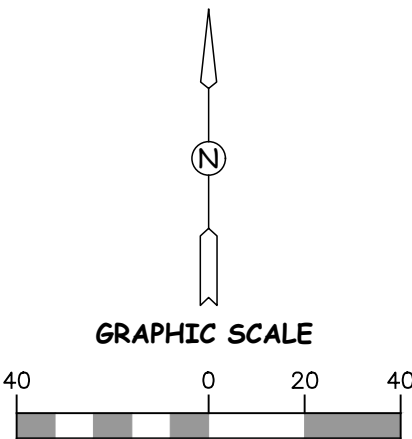
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY EASEMENTS SHOWN HEREON ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES REQUIRED BY THE FOLLOWING ENTITIES.

|                           |            |
|---------------------------|------------|
| MIDAMERICAN ENERGY        | DATE _____ |
| ALLIANT ENERGY            | DATE _____ |
| MEDIACOM                  | DATE _____ |
| SOUTH SLOPE               | DATE _____ |
| WINDSTREAM COMMUNICATIONS | DATE _____ |



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 Land Surveyor under the laws of the State of Iowa.  
Thomas J. Anthony Date  
My license renewal date is December 31, 2026  
Pages or sheets covered by this seal: Sheet 1 of 2 and 2 of 2.



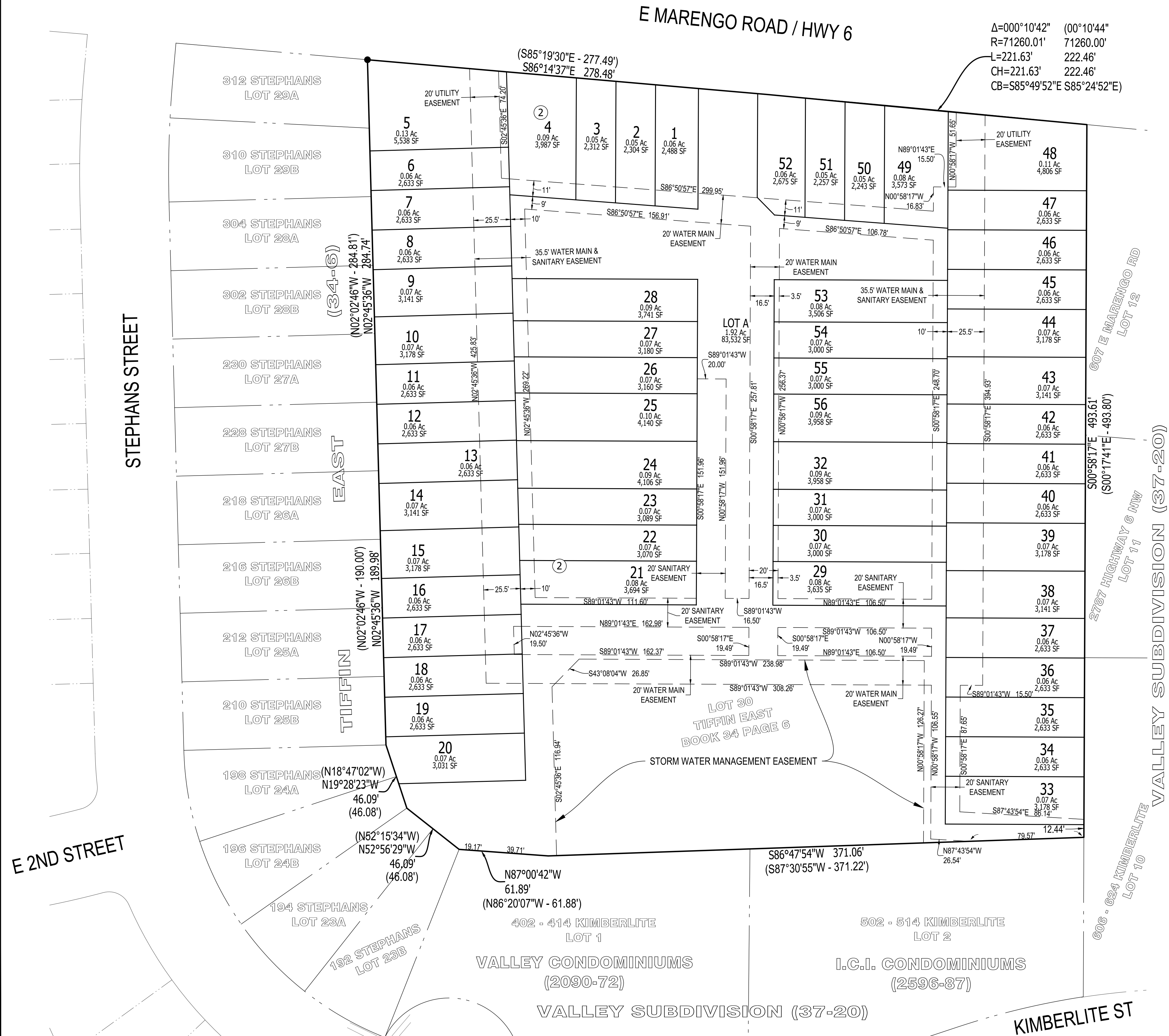
- LEGEND
- FND. 5/8" REBAR UNLESS NOTED
  - SET 5/8" REBAR W/CAP 8295
  - P.U.E. PUBLIC UTILITY EASEMENT
  - EX. PROPERTY LINE
  - PLAT LINE



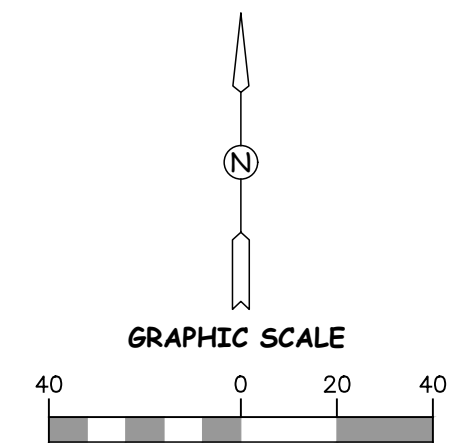
LOTS LAYOUT

DWN: MJW SURVEY DATE(S): 2024  
CHK: TJA PLAT DATE: 1/16/2026  
SCALE: SEE PLAN REV. DATE: 1/27/2026  
FIELD BK: \_\_\_\_\_

FINAL PLAT  
GROVE PARK ROWHOMES  
CITY OF TIFFIN, IOWA  
(SHEET 2 OF 2)



$\Delta=000^{\circ}10'42''$  (00°10'44")  
 $R=71260.01'$  71260.00'  
 $L=221.63'$  222.46'  
 $CH=221.63'$  222.46'  
 $CB=S85^{\circ}49'52''E$   $S85^{\circ}24'52''E$



- LEGEND**
- FND. 5/8" REBAR UNLESS NOTED
  - SET 5/8" REBAR W/CAP 8295
  - P.U.E. PUBLIC UTILITY EASEMENT
  - EX. PROPERTY LINE
  - PLAT LINE

**Shoemaker Haaland**

**EASEMENTS SHEET**

DWN: MJW SURVEY DATE(S): 2024  
CHK: TJA PLAT DATE: 1/16/2026  
SCALE: SEE PLAN REV. DATE: 1/27/2026  
FIELD BK:

SHPE JOB # 24317 SHEET 2 OF 2