

RESOLUTION NO. 2026-044

A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART TWO, PHASE TEN

Whereas, Andersen Development, INC., as Subdivider has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Park Place City Center – Part Two, Phase Ten, a subdivision of Tiffin, Johnson County, Iowa, which is legally described as follows:

See attached Exhibit that is incorporated into this agreement:

Whereas, The City Engineer, City Attorney and City Staff has done a final examination of the final plat and provided recommendations on approval of the final plat to the Council; and,

Whereas, the City and the Subdivider, their successors and assigns, have reduced to terms a Subdivision Agreement that will be recorded with Johnson County; 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 City Engineer and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) Execution by the Subdivider and other necessary parties of all other documents required by the Subdivision Ordinance or Subdivision Agreement, including easement agreements; 2) the final plat may not be recorded and no lots may be transferred until this contingency have been completed. The recording of the plat and this resolution will indicate this contingency has been completed.

Be it further resolved, that 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 21st day of July, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ___ introduced **RESOLUTION NO. 2026-044, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART TWO, PHASE TEN, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, 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. 2026-044, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART TWO, PHASE TEN, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 21st day of July, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

Exhibit – Plat and Legal Description

LOCATION: LOTS 20 AND 21 OF PARK PLACE CITY CENTER - PART TWO, PHASE FOUR, BEING PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: ANDERSEN DEVELOPMENT, INC. PO BOX 5198 CORALVILLE, IOWA 52241
	SUBDIVIDER'S ATTORNEY: MATTHEW J. HEKTOEN 115 3RD STREET SUITE 1000 CEDAR RAPIDS, IOWA 52401
LAND SURVEYOR: RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	PROPRIETOR: DERS INVESTMENTS LLC 1100 ANDERSEN PLACE, SUITE 550 TIFFIN, IOWA 52340

FINAL PLAT

PARK PLACE CITY CENTER - PART TWO, PHASE TEN

A RESUBDIVISION OF LOTS 20 AND 21 OF PARK PLACE CITY CENTER - PART TWO, PHASE FOUR

TIFFIN, JOHNSON COUNTY, IOWA



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
06-11-2026	PER CITY REVIEW - RLW

FINAL PLAT

PARK PLACE CITY
CENTER - PART TWO,
PHASE TEN

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	04-09-2026
Designed by:	KJB
Field Book No:	1156
Drawn by:	RLW
Scale:	1"=50'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY 6385-085
of:	1

FOR COUNTY RECORDER'S USE

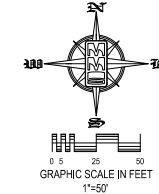
EASEMENT LABEL TABLE	
LABEL	DESCRIPTION
①	EXISTING 16' WIDE PUBLIC UTILITY EASEMENT
②	EXISTING 100' WIDE PUBLIC UTILITY, PUBLIC STORM SEWER AND DRAINAGE EASEMENT
③	EXISTING 50' WIDE COMMON ACCESS EASEMENT

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PARK PLACE CITY CENTER -
PART TWO -, PHASE FIVE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 69 AT PAGE 125 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

$\Delta=7^{\circ}23'11"$
 $R=864.29'(M)(R)$
 $L=111.42'(M)(R)$
 $T=55.79'$
 $C=111.34'$
 $CB=N01^{\circ}52'09"W$

PARK ROAD

JASTER AVENUE NW



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET
	- 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 HUNDRETHS.

DESCRIPTION - PARK PLACE CITY CENTER - PART TWO, PHASE TEN

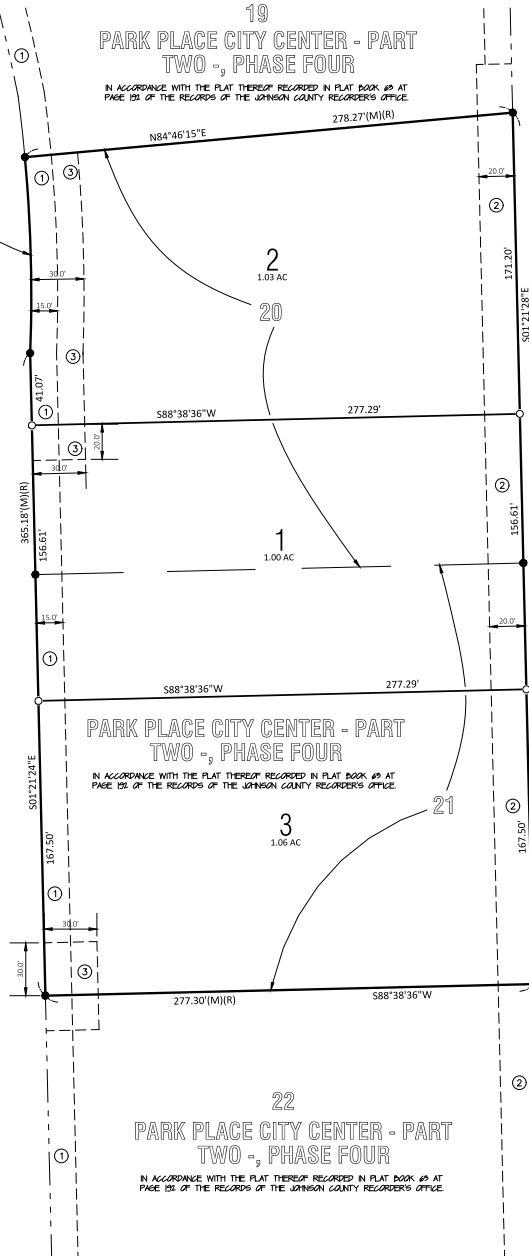
LOTS 20 AND 21 OF PARK PLACE CITY CENTER - PART TWO, PHASE FOUR, TO TIFFIN, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 63 AT PAGE 192 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID PARK PLACE CITY CENTER - PART TWO, PHASE TEN CONTAINS 3.09 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

	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: _____ _____ _____ SEAL
--	---

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:
CENTRAL IOWA POWER COOPERATIVE	Date: