

RESOLUTION NO. 2025-061

A RESOLUTION APPROVING THE FINAL PLAT OF HUNT CLUB PHASE 3, TIFFIN, IOWA

Whereas, Brain Engineering, Inc, has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Hunt Club Phase 3, a subdivision of Tiffin, Iowa, which is legally described on the attached Exhibit; and,

Whereas, the Engineer, City Attorney and City Staff have done a final examination of the final plat and has provided a recommendation of 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 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, 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 3rd day of June, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-061, A RESOLUTION APPROVING THE FINAL PLAT OF HUNT CLUB PHASE 3, 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. 2025-061, A RESOLUTION APPROVING THE FINAL PLAT OF HUNT CLUB PHASE 3, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

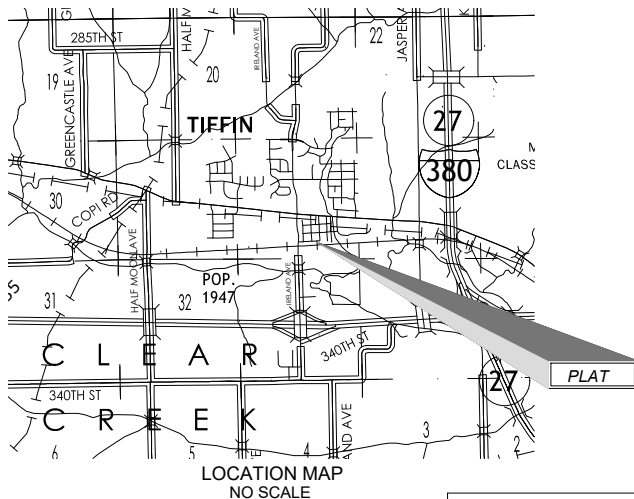
Passed by the City Council on the 3rd day of June, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

FINAL PLAT
HUNT CLUB PHASE 3 TO THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA



Index Legend
Location Description: A part of the NE 1/4 of Section 33-80-7 and the NW 1/4 of Section 34-80-7
Requestor: Darryl T. High
Proprietor: Hunt Club III, LLC and Hunt Club IV, LLC
Surveyor: Kevin F. Bradshaw
Surveyor Company: Brain Engineering, Inc.
Return to: KF Bradshaw, 1540 Midland Ct NE Cedar Rapids, IA 52402 or kevinb@brain-eng.com (319) 294-9424

Recorder's Stamp:

OWNER/APPLICANT:
HUNT CLUB, LC
C/O DARRYL T. HIGH
211 FIRST AVENUE SE
CEDAR RAPIDS, IOWA 52410
PH: 319-363-3900
EMAIL: darrylh@highdevelopment.com

ENGINEER:
DANIEL L. SCHMIDT, PE
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 319-294-9424
FAX: 319-294-1056
EMAIL: dans@brain-eng.com

ATTORNEY:
MATT HEKTOEN
SIMMONS PERRINE MOYER BERGMAN PLC
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IOWA 52401-1266
(319) 896-4030
mhektoen@spmbllaw.com

INDEX:
Page DESCRIPTION
1 COVER
2 LOT LAYOUT
3 EASEMENT DIMENSIONS

PLAT/PLAN APPROVED
BY THE
CITY OF TIFFIN

Table with 2 columns: Agency Name, Date. Rows include CITY MAYOR, UTILITY EASEMENTS, MIDAMERICAN ENERGY, LINN COUNTY R.E.C., SOUTH SLOPE, CO-OP, MEDIACOM, and WINDSTREAM.

Auditor's Parcel 2020061, a part of Auditor's Parcel 2020062 and a part of Auditor's Parcel 2024066, all in Section 33 and in Section 34 in Township 80 North, Range 7 West of the 5th Principal Meridian, City of Tiffin, Johnson County, Iowa described as follows:

Beginning at the NE corner of the SE 1/4 NE 1/4 of said Section 33;
thence N89°30'17"E along the north line of the SW 1/4 NW 1/4 of said Section 34, 25.00 feet to the NE corner of said Auditor's Parcel 2024066;
thence S01°37'37"E along the east line of said Auditor's Parcel 2024066, 116.92 feet;
thence N89°50'45" W, 219.19 feet to the west line of Auditor's Parcel 2020062;
thence S00°09'15" W along said west line and the S-ly extension thereof, 149.14 feet to the south line of said Auditor's Parcel 2020062;
thence N89°50'45"W along said south line, 120.33 feet to the SE corner of said Auditor's Parcel 2020061;
thence continuing N89°50'45"W along the south line of said Auditor's Parcel 2020061, 270.95 feet to the SW corner of said Auditor's Parcel 2020061;
thence N00°09'15"E along the west line of said Auditor's Parcel 2020061, 384.05 feet to the NW corner of said Auditor's Parcel 2020061;
thence S89°50'45"E along the north line said of said Auditor's Parcel 2020061, 150.61 feet to a west line of said Auditor's Parcel 2020061;
thence N00°09'15"E along said west line, 55.79 feet to a NW corner of said Auditor's Parcel 2020061;
thence S89°50'45"E along the north line of said Auditor's Parcel 2020061, 240.67 feet to the NE corner of said Auditor's Parcel 2020061 and the west line of said Auditor's Parcel 2020062;
thence N00°09'15"E along the west line of said Auditor's Parcel 2020062, 39.09 feet;
thence S89°50'45"E, 184.28 feet to the east line of said Auditor's Parcel 2020062;
thence S01°31'58"E along said east line, 213.30 to the point of beginning, containing 5.26 acres.

APPROVED BY TIFFIN CITY COUNCIL

MAYOR DATE

CITY CLERK DATE

NOTE:
ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.



I hereby certify that this land surveying document 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.
Signed _____ Date _____

Kevin F. Bradshaw, L.S.
My License Renewal Date is December 31, 2026
License Number 17543
Pages or sheets covered by this seal: PAGES 1-3

Title:

FINAL PLAT

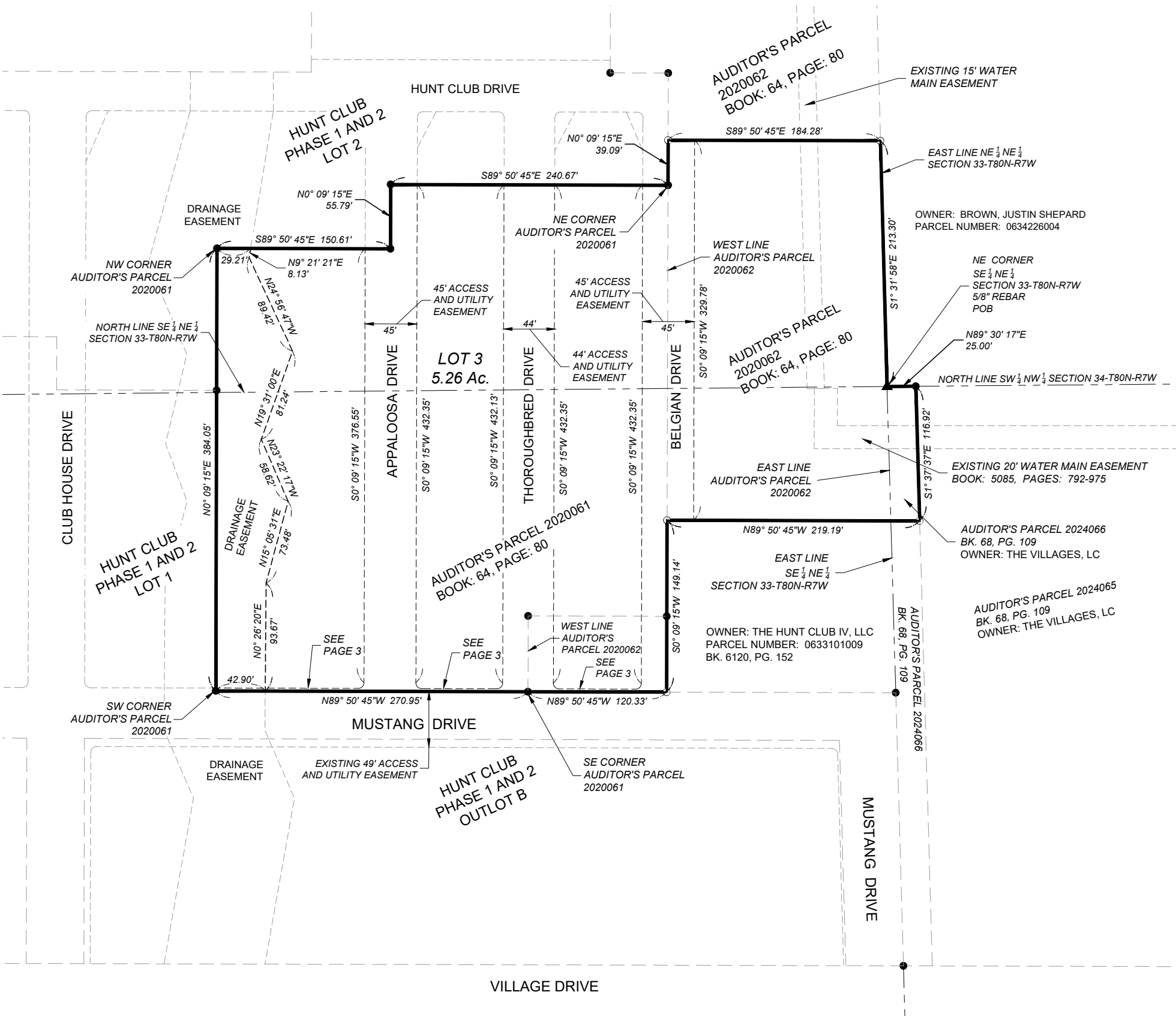
HUNT CLUB PHASE 3



Table with 5 columns: Drawn, Date, Checked, Date, Book, Scale, Page, Of, Project No. Values include DLS, 5/14/25, 370, NA, 1, 3, 296924-40.

DATE OF SURVEY: 5/22/23

FINAL PLAT - HUNT CLUB PHASE 3
TO THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA



Title: **FINAL PLAT**
HUNT CLUB PHASE 3



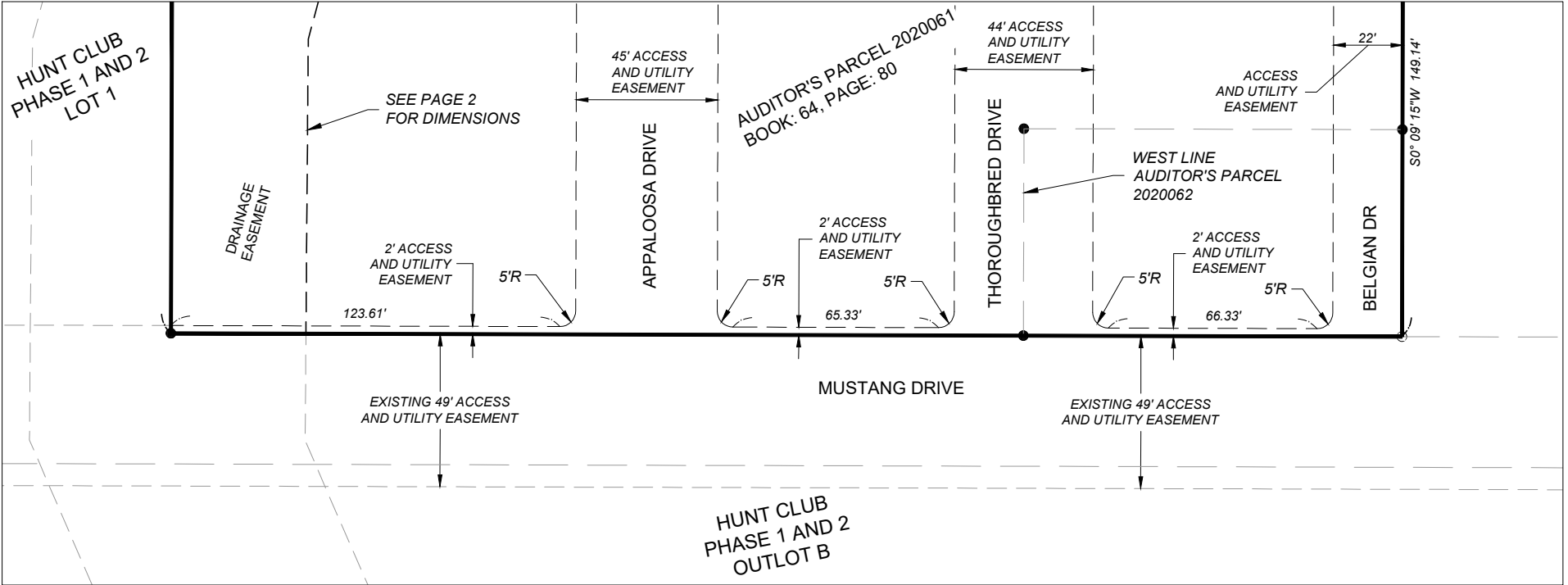
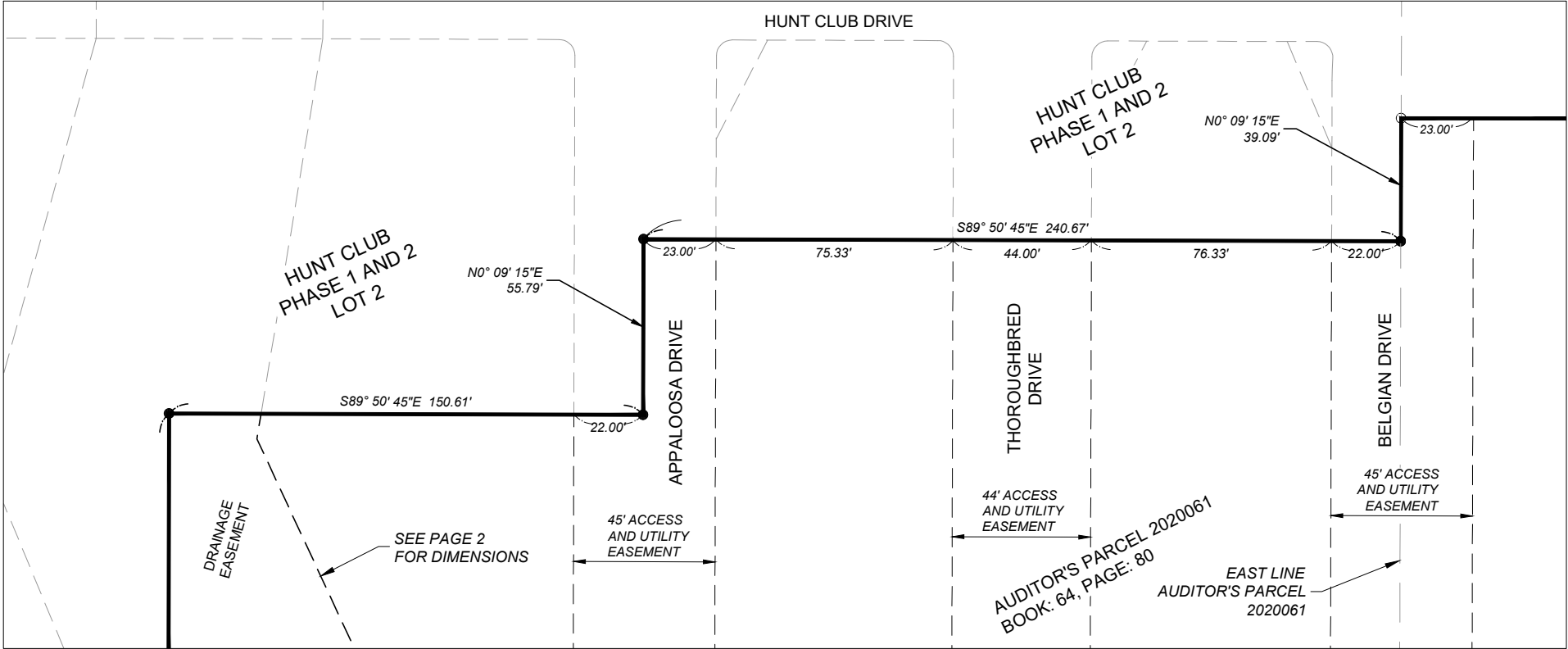
Drawn: DLS
Date: 5/14/25
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Book: DC
Scale: 1" = 100'

Page: 2
Of: 3

Project No: 296924-40

FINAL PLAT - HUNT CLUB PHASE 3
TO THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA



Title:

FINAL PLAT

HUNT CLUB PHASE 3



Drawn: DLS

Date: 5/14/25

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Date:

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Scale:

1" = 50'

Page:

3

Of:

3

Project No:

296924-40