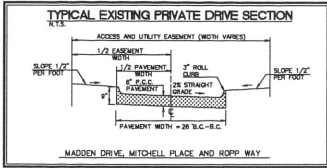




CIVIL ENGINEERS  
LAND PLANNERS  
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LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
IOWA CITY, IOWA 52242  
(319) 35-4232  
www.mmsconsultants.net

# PRELIMINARY PLAT MADDEN ADDITION - PART TWO TIFFIN, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52242  
OWNER/APPLICANT: MHB PROPERTIES LLC P.O. BOX 437 HILLS, IOWA 52235  
APPLICANT ATTORNEY: MATTHEW J. ADAM 1150 5TH STREET, SUITE 170 CORALVILLE, IOWA 52241



LOTS	ZONING	SETBACKS *	(VARIES PER USE)
LOT 1 THRU 35	DPD (LOT 35 MADDEN DISTRICT)	FRONT (PUBLIC STREET)	-30 FEET
		FRONT (PRIVATE STREET)	-30 FEET
		CORNER SIDE (PRIVATE STREET)	-10 FEET
		REAR	-30 FEET
		SIDE	-7 FEET

DESCRIPTION - MADDEN ADDITION - PART TWO

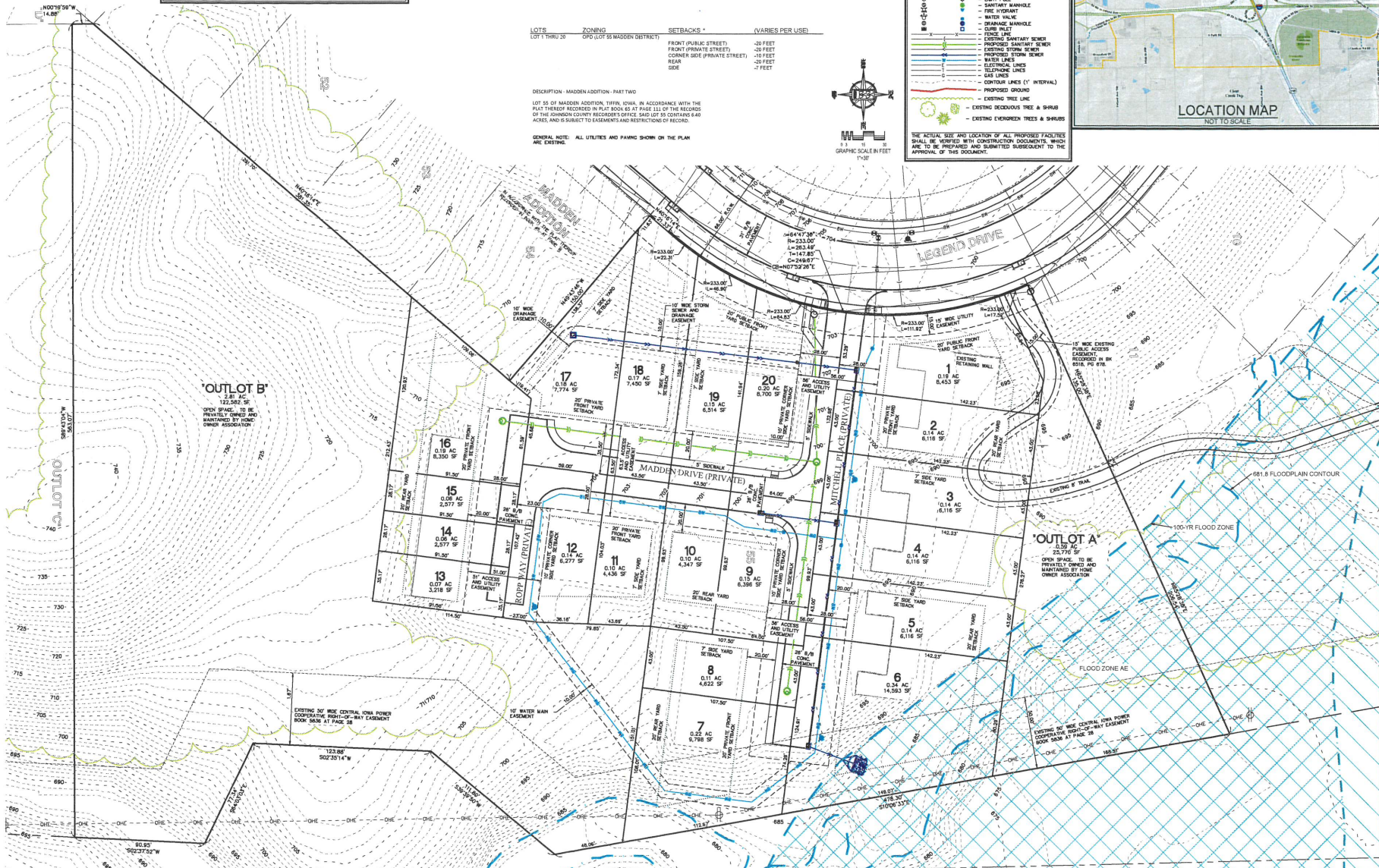
LOT 55 OF MADDEN ADDITION, TIFFIN, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 63 AT PAGE 113 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, SAID LOT 55 CONTAINS 8.46 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL NOTE: ALL UTILITIES AND PAVING SHOWN ON THE PLAN ARE EXISTING.

**STANDARD LEGEND AND NOTES**

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- EXISTING CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, EITHER
- EXISTING OR PROPOSED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- (0) CORNER NUMBER
- PROF. 22-1
- CURVE SEGMENT NUMBER
- POWER POLE
- POWER POLE W/STOP
- POWER POLE W/TURN
- POWER POLE W/AIR
- SPLIT POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- RELIQUOUS LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREE & 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.



Date	Revision

PRELIMINARY PLAT

MADDEN ADDITION - PART TWO  
TIFFIN JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.  
Date: 03/27/2024  
Designed by: JDM  
Drawn by: JDM  
Checked by: JDM  
Project No: 6886-086  
Scale: 1"=30'  
Sheet No: 1  
of 1