



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	October 31, 2025
AGENDA ITEM:	Resolution 2025-087 – A Resolution Approving of an Escrow and Partial Release Agreement between the City of Tiffin and GHS Development, Inc.
ACTION:	Approval

Background

GHS Development Inc., represented by MMS Consultants Inc., has submitted the final plat for **Tiffin Heights West**, a proposed subdivision located within the City of Tiffin. The plat encompasses approximately **32.89 acres** in Section 29, Township 80 North, Range 7 West, Johnson County, Iowa.

The subdivision includes a mix of residential lots, public right-of-way dedications, and outlots designated for both public use and future development. The final plat has been reviewed by the City Engineer, City Attorney, and City Staff, and has been found to conform with the City’s ordinances and the applicable subdivision agreement.

Conditions of Approval

Approval of the final plat is contingent upon:

1. Execution of all necessary easement agreements and final plat documents
2. Execution of the escrow agreement
3. Recording of the final plat and resolution only after all contingencies are met

The subdivider is responsible for all recording costs with the Johnson County Recorder’s Office.

Recommendation

Staff recommends approval of **Resolution No. 2025-087**, authorizing the Mayor and City Clerk to execute the necessary documents to approve the final plat of Tiffin Heights West, contingent upon completion of the required conditions.

ATTACHMENTS: Resolution, Final Plat

RESOLUTION NO. 2025-087

A RESOLUTION APPROVING THE FINAL PLAT OF TIFFIN HEIGHTS WEST, TIFFIN, IOWA

Whereas, MMS Consultants Inc., on behalf of GHS Development Inc., has filed with the City of Tiffin a final plat for Tiffin Heights West, a 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) execution of the escrow agreement, 3) 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 4th day of November, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-087, A RESOLUTION APPROVING THE FINAL PLAT OF TIFFIN HEIGHTS WEST, 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. 2025-087, A RESOLUTION APPROVING THE FINAL PLAT OF TIFFIN HEIGHTS WEST, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 4th day of November, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

FINAL PLAT
TIFFIN HEIGHTS WEST
TIFFIN, JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29-T80N-R7W OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	SUBDIVIDER: GHS DEVELOPMENT PO BOX 78 NORTH LIBERTY, IOWA 52317
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52241 PHONE: 319-351-4282	SUBDIVIDER'S ATTORNEY: MICHAEL J. PUGH 425 E OAKDALE BOULEVARD SUITE 201 CORALVILLE, IOWA 52241
DATE OF SURVEY: 07-28-2025	PROPRIETOR OR OWNER: GHS DEVELOPMENT PO BOX 78 NORTH LIBERTY, IOWA 52317
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



CURVE SEGMENT TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	94°31'57"	20.00'	21.65'	33.00'	29.38'
C2	94°2'59"	267.00'	22.69'	45.28'	581.06'38"E
C3	82°31'10"	20.00'	17.55'	28.80'	26.38'
C4	6°46'07"	233.00'	13.78'	27.53'	27.51'
C5	90°00'00"	20.00'	20.00'	31.42'	28.28'
C6	89°34'59"	20.00'	19.86'	31.27'	28.18'
C7	90°25'01"	20.00'	20.15'	31.56'	28.39'
C8	90°00'00"	20.00'	20.00'	31.42'	28.28'
C9	90°00'00"	20.00'	20.00'	31.42'	28.28'
C10	2°49'58"	433.00'	10.71'	21.41'	21.41'
C11	3°10'08"	433.00'	11.98'	23.95'	23.94'
C12	5°45'06"	367.00'	18.44'	36.84'	36.83'
C13	0°38'43"	342.54'	1.93'	3.86'	3.86'
C14	20°40'11"	342.54'	62.47'	123.57'	122.90'
C15	34°29'04"	342.54'	106.31'	206.16'	203.06'
C16	2°36'39"	408.54'	9.31'	18.62'	18.61'
C17	13°21'13"	408.54'	47.82'	95.22'	95.00'
C18	12°41'25"	408.54'	45.43'	90.49'	90.30'
C19	12°38'52"	408.54'	45.28'	90.18'	90.00'
C20	12°49'28"	408.54'	45.91'	91.44'	91.25'
C21	7°45'20"	408.54'	27.69'	55.30'	55.26'
C22	90°15'00"	20.00'	20.09'	31.50'	28.35'
C23	85°13'22"	20.00'	18.40'	29.75'	27.08'
C24	4°46'38"	367.00'	15.31'	30.60'	30.59'
C25	90°00'00"	20.00'	20.00'	31.42'	28.28'
C26	1°18'04"	167.00'	1.90'	3.79'	3.79'
C27	102°56'52"	20.00'	25.12'	35.94'	31.29'
C28	90°00'00"	20.00'	20.00'	31.42'	28.28'
C29	13°35'22"	233.00'	27.76'	55.26'	55.13'
C30	0°39'35"	233.00'	1.34'	2.68'	2.68'
C31	14°14'57"	167.00'	20.87'	41.53'	41.42'
C32	93°50'59"	20.00'	21.39'	32.76'	29.22'
C33	24°48'09"	267.00'	58.71'	115.58'	114.68'
C34	10°28'30"	267.00'	24.47'	48.81'	48.75'
C35	3°57'56"	1533.00'	53.07'	106.10'	106.08'
C36	2°47'10"	1533.00'	37.28'	74.54'	74.54'
C37	2°47'10"	1533.00'	37.28'	74.54'	74.54'
C38	2°47'10"	1533.00'	37.28'	74.54'	74.54'
C39	2°47'11"	1533.00'	37.28'	74.55'	74.54'
C40	2°47'10"	1533.00'	37.28'	74.55'	74.54'
C41	2°47'10"	1533.00'	37.28'	74.55'	74.54'
C42	3°18'05"	1533.00'	44.18'	88.34'	88.32'
C43	2°47'10"	1533.00'	37.28'	74.55'	74.54'
C44	1°34'54"	1533.00'	21.16'	42.32'	42.32'
C45	3°25'16"	1467.00'	43.81'	87.60'	87.58'
C46	3°51'25"	1467.00'	27.76'	55.26'	55.13'
C47	3°51'25"	1467.00'	49.40'	98.75'	98.74'
C48	3°51'25"	1467.00'	49.40'	98.75'	98.74'
C49	3°51'25"	1467.00'	49.40'	98.75'	98.74'
C50	3°51'25"	1467.00'	49.40'	98.75'	98.74'
C51	3°47'25"	1467.00'	48.54'	97.04'	97.03'
C52	0°37'21"	1467.00'	7.97'	15.94'	15.94'
C53	39°07'37"	333.00'	118.34'	227.40'	223.01'
C54	11°04'44"	333.00'	32.30'	64.39'	64.29'
C55	87°18'34"	20.00'	19.08'	30.48'	27.61'
C56	59°09'23"	375.54'	213.15'	387.73'	370.74'
C57	5°45'06"	400.00'	20.09'	40.15'	40.14'
C58	6°00'06"	400.00'	20.97'	41.90'	41.88'
C59	14°14'57"	200.00'	25.00'	49.74'	49.61'
C60	14°14'57"	300.00'	37.50'	74.61'	74.42'
C61	39°07'37"	300.00'	106.61'	204.87'	200.91'
C62	27°45'03"	1500.00'	370.53'	726.51'	719.43'
C63	14°14'57"	200.00'	25.00'	49.74'	49.61'

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
②	30.00 FOOT WIDE SANITARY SEWER EASEMENT
③	EXISTING 20" WIDE MIDAMERICAN ENERGY COMPANY PIPELINE EASEMENT (BOOK 364 AT PAGE 240)
④	20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)
⑤	20.00 FOOT WIDE DRAINAGE EASEMENT (CENTERED)
⑥	STORM WATER MANAGEMENT EASEMENT
⑦	20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
⑧	20.00 FOOT WIDE DRAINAGE EASEMENT
⑨	STORM SEWER EASEMENT
⑩	DRAINAGE EASEMENT
⑪	EXISTING 5000' STANDARD OIL PIPELINE EASEMENT (BOOK 99 AT PAGE 777)
⑫	10.00 FOOT X 10.00 FOOT UTILITY READER ANTENNA FOR THE CITY OF TIFFIN (CENTERED ON LOT LINE)
⑬	TEMPORARY TURN AROUND EASEMENT

NOTES:

LOT "A" CONTAINS 7.60 ACRES, AND IS TO BE DEDICATED TO THE CITY OF TIFFIN FOR PUBLIC RIGHT-OF-WAY FOR HALF MOON AVENUE NW, LONGBOAT DRIVE SIESTA LANE, ARMANDS LANE, AND COQUINA AVENUE.

LOTS 56 THROUGH 58 WILL NOT HAVE DRIVEWAY ACCESS ONTO HIGHWAY 6.

LOTS 1 THROUGH 9 AND LOT 58 WILL NOT HAVE DRIVEWAY ACCESS ONTO HALF MOON AVENUE.

OUTLOTS "A" AND "B" SHALL BE DEDICATED TO THE CITY OF TIFFIN. OUTLOTS "C" AND "D" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER AND RESERVED FOR FUTURE DEVELOPMENT.

LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND
	CONGRESSIONAL CORNER, REESTABLISHED
	CONGRESSIONAL CORNER, RECORDED LOCATION
	PROPERTY CORNER(S), FOUND (as noted)
	PROPERTY CORNER(S), SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with MMS)
	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 HUNDREDTHS

LINE SEGMENT TABLE		
LINE	BEARING	LENGTH
L1	N0°30'05"W	32.89'
L2	N0°55'06"W	55.11'
L3	N89°14'55"E	17.86'
L4	S0°30'05"E	20.13'
L5	S76°15'09"E	9.41'
L6	N66°36'41"W	18.27'
L7	N89°29'55"E	40.48'
L8	N13°44'51"E	20.06'
L9	N13°44'51"E	55.40'

NOTE:

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE). LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

DESCRIPTION - TIFFIN HEIGHTS WEST

Beginning at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 29, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S01°16'05"E, along the East Line of said Southeast Quarter of the Northwest Quarter, 1250.66 feet, to its intersection with the North Right-of-Way Line of Highway No. 6 NW; Thence N39°33'40"W, along said North Right-of-Way Line, 36.61 feet; Thence S50°30'06"W, along said North Right-of-Way Line, 104.84 feet; Thence Northerly, 315.80 feet, along said North Right-of-Way Line on a 1071.00 foot radius curve, concave Northeasterly, whose 314.66 foot chord bears N75°03'31"W, to a Point 75.00 feet radially distant Northeasterly from Centerline P.C. Station 105+32.2; Thence N66°36'41"W, along said North Right-of-Way Line, 107.08 feet, to a Point 75.00 feet normally distant Northeasterly from Centerline Station 104+25; Thence S68°23'19"W, along said North Right-of-Way Line, 35.36 feet, to a Point 50.00 feet normally distant Northeasterly from Centerline Station 104+00; Thence N66°36'41"W, along said North Right-of-Way Line, 62.00 feet, to a Point 50.00 feet normally distant Northeasterly from Centerline Station 103+38; Thence N23°23'19"E, along said North Right-of-Way Line, 25.00 feet, to a Point 75.00 feet normally distant Northeasterly from Centerline Station 103+38; Thence N66°36'41"W, along said North Right-of-Way Line, 827.42 feet, to its intersection with the West Line of the Southeast Quarter of the Northwest Quarter of said Section 29; Thence N00°56'08"W, along said West Line, 784.69 feet, to the Northwest Corner thereof; Thence N89°14'55"E, along the North Line of said Southeast Quarter of the Northwest Quarter, 1331.17 feet, to the Point of Beginning. Said Tiffin Heights West contains 32.89 Acres, and is subject to easements and restrictions of record.

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: _____
LINN COUNTY REC	Date: _____
SOUTH SLOPE CO-COP	Date: _____
MEDIA COM	Date: _____
WINDSTREAM	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 Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY
P.L.S. No. 1616
Iowa License No. 17916
Expiry Date: December 31, 20____

Pages _____ of _____ sheets covered by this seal:

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.