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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

AMENDED
PRELIMINARY
PLAT

ANDERSEN
ADDITION -
PART THREE
TIFFIN, JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-13-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=80'

Checked by: RAN Sheet No:

Project No: 6385-084

of: 1

AMENDED PRELIMINARY PLAT ANDERSEN ADDITION - PART THREE TIFFIN, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:
MATTHEW J. HEKTOEN
SIMMONS PERRINE MOYER BERGMAN PLC
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

- NOTES:
1. ALL EASEMENTS ARE 15 FOOT UTILITY EASEMENTS UNLESS NOTED OTHERWISE. EASEMENTS SHOWN ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL INCLUDE UTILITY SERVICE BY COMMERCIAL PROVIDERS.
 2. THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.

PLAT/PLAN APPROVED	
by the	
City of Tiffin	
Mayor	Date:

PRELIMINARY PLAT DESCRIPTION - ANDERSEN ADDITION PART THREE

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa, Thence S89°30'03"W, along the North Line of Park Place City Center - Part Three, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 337 of the Records of the Johnson County Recorder's Office, 147.17 feet, to the Northwest Corner thereof; Thence N00°30'16"W, along the East Right-of-Way Line of Bailey Way, 155.96 feet; Thence Northwest, 135.76 feet, along said East Right-of-Way Line, on a 233.00 foot radius curve, concave Southwesterly, whose 133.85 foot chord bears N17°11'48"W; Thence Northwest, 97.30 feet, along said East Right-of-Way Line, on a 167.00 foot radius curve, concave Northwesterly, whose 95.93 foot chord bears N17°11'48"W; Thence N00°30'16"W, along said East Right-of-Way Line, 24.14 feet; Thence S89°29'44"W, along the Northern Right-of-Way Line of said Bailey Way, 66.00 feet; Thence S00°30'16"E, along the West Right-of-Way Line of said Bailey Way, 34.14 feet; Thence Southeast, 114.61 feet, along said West Right-of-Way Line, on a 233.00 foot radius curve, concave Northwesterly, whose 113.46 foot chord bears S14°35'47"E, to the Northeast Corner of Veritas Church Addition, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 257 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along the North Line of said Veritas Church Addition, 1080.38 feet, to the Northwest Corner thereof, and a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along said East Line, 140.03 feet; Thence Northwesterly, 431.90 feet, along said East Line, on a 960.00 foot radius curve, concave Southwesterly, whose 428.26 foot chord bears N20°13'44"E; Thence N33°07'03"E, along said East Line, 97.62 feet; Thence N56°52'57"W, along said East Line, 80.00 feet; Thence N33°07'03"E, along said East Line, 35.00 feet; Thence N56°52'57"W, along said East Line, 319.03 feet; Thence N50°12'33"W, along said East Line, 500.70 feet, to the Northeast Corner of said Andersen Addition - Part Two, and a Point on the North Line of the Southeast Quarter of the Northeast Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°34'17"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 1332.18 feet, to the Northeast Corner of said Southwest Quarter of the Northeast Quarter; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northeast Quarter, 1319.40 feet, to the POINT OF BEGINNING. SAID ANDERSEN ADDITION PART THREE CONTAINS 37.16 ACRES, and is subject to easements and restrictions of record.

