Doc ID: 032129770001 Type: PLA
Kind: PLAT
Recorded: 07/20/2023 at 04:45:02 PM
Fee Amt: $7.00 Page 1 of 1
Johnson County Iowa
Kim Painter County Recorder
BK 66 PG 338

FOR COUNTY RECORDER'S USE

LOCATION:	SUBDIVIDER:
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, INCLUDING A PORTION OF OUTLOT "A" OF PARK PLACE - PART SIX, TIFFIN, JOHNSON COUNTY, IOWA.	QS DEVELOPMENT INC PO BOX 5198 CORALVILLE, IOWA 52241
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	SUBDIVIDER'S ATTORNEY:
GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	MATTHEW J. HEKTOEN 115 3RD STREET SE, SUITE 1200 CEDAR RAPIDS, IOWA 52401-1266
	PROPRIETOR OR OWNER:
	QS DEVELOPMENT INC PO BOX 5198 CORALVILLE, IOWA 52241

FINAL PLAT
PARK PLACE - PART EIGHT
TIFFIN, JOHNSON COUNTY, IOWA

11.48 AC

DESCRIPTION - PARK PLACE - PART EIGHT

Auditor's Parcel 2022011 to Tiffin, Iowa, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 220 of the Records of the Johnson County Recorder's Office. Said Park Place - Part Eight contains 11.48 Acres, and is subject to easements and restrictions of record.

LOT A CONTAINS 2.32 ACRES AND IS TO BE DEDICATED TO THE CITY OF TIFFIN FOR PUBLIC RIGHT-OF-WAY FOR ROCK RIDGE ROAD AND ROCK RIDGE COURT.

LABEL	FOUND PROPERTY MONUMENTATION TABLE DESCRIPTION
Ⓐ	FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 8165
Ⓑ	FOUND 5\8" REBAR W\ YELLOW PLASTIC LS CAP 13287

LABEL	EASEMENT IDENTIFICATION TABLE DESCRIPTION
①	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
②	15.00 FOOT WIDE PUBLIC UTILITY AND SANITARY SEWER EASEMENT
③	20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
④	10.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT
⑤	STORM SEWER AND DRAINAGE EASEMENT

LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	3.17	S89°39'26"W
L2	27.51	S27°28'22"E
L3	3.51	S13°00'54"E
L4	20.03	S13°00'54"E
L5	0.86	S00°20'34"E
L6	34.47	S00°20'34"E
L7	19.50	N89°39'26"E

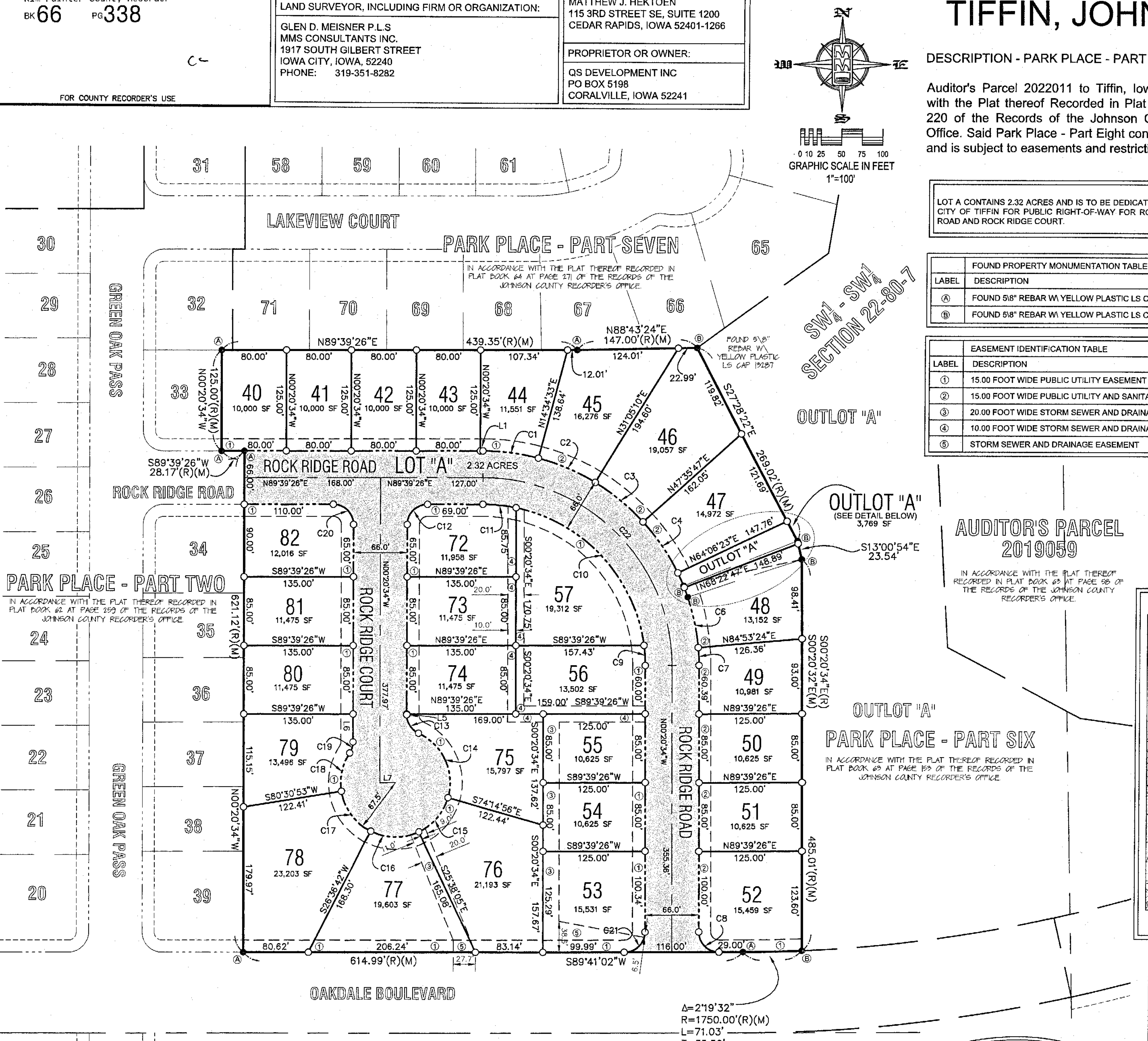
CURVE SEGMENT TABLE

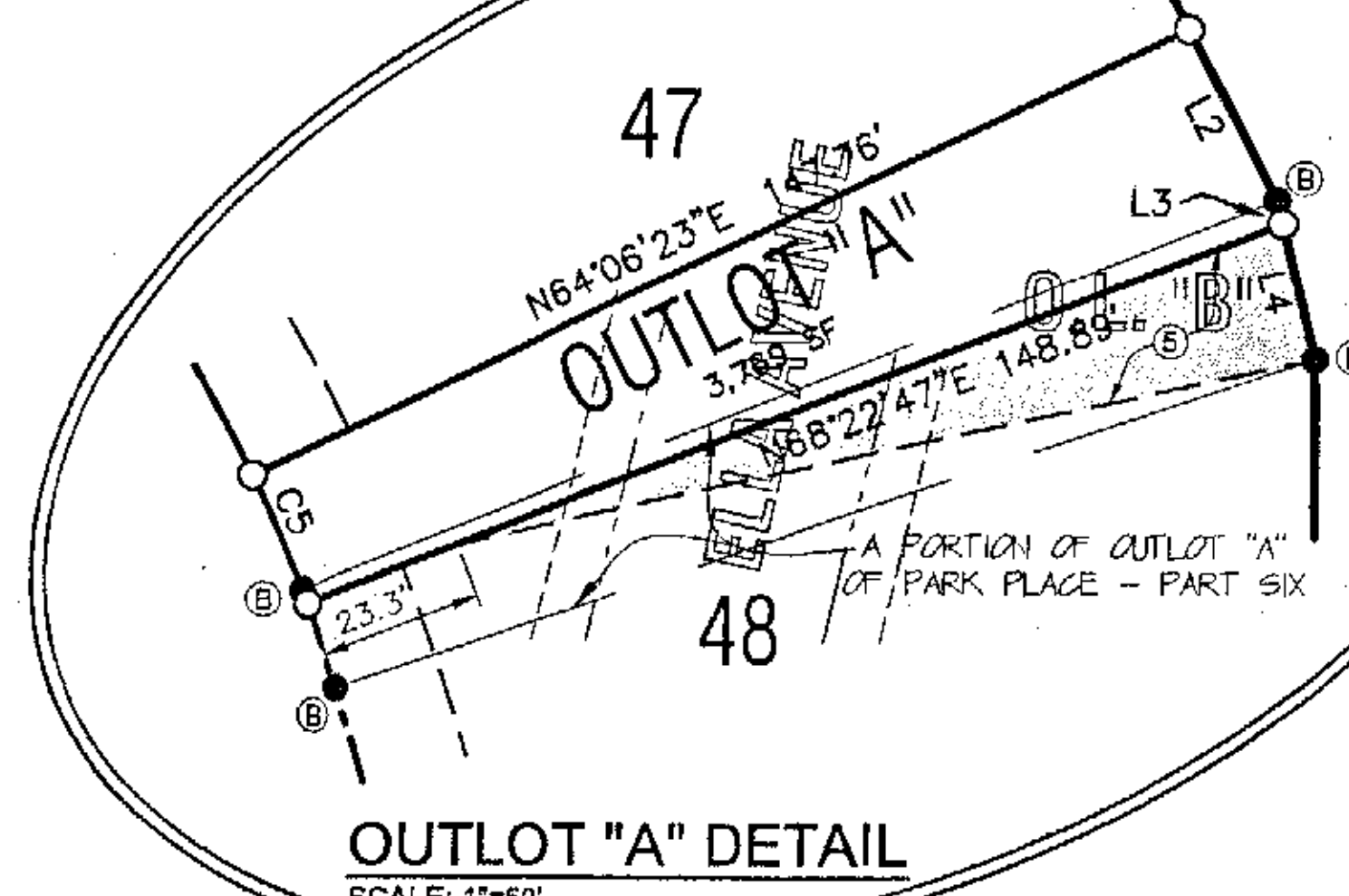
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	14°55'07"	266.00'	69.26'	34.83'	69.07'	S82°53'01"E
C2	16°30'37"	266.00'	76.65'	38.59'	76.39'	S67°10'09"E
C3	16°30'37"	266.00'	76.65'	38.59'	76.39'	S50°39'32"E
C4	16°30'37"	266.00'	76.65'	38.59'	76.39'	S34°08'55"E
C5	4°16'23"	266.00'	19.84'	9.92'	19.83'	S23°45'25"E
C6	16°30'37"	266.00'	76.65'	38.59'	76.39'	S13°21'55"E
C7	4°46'02"	266.00'	22.13'	11.07'	22.13'	S02°43'35"E
C8	89°58'24"	25.00'	39.26'	24.99'	35.35'	S45°19'46"E
C9	7°10'51"	200.00'	25.07'	12.55'	25.05'	S03°56'00"E
C10	70°59'23"	200.00'	247.80'	142.63'	232.25'	S43°01'06"E
C11	11°49'46"	200.00'	41.29'	20.72'	41.22'	S84°25'41"E
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°39'26"W
C13	65°24'15"	25.00'	28.54'	16.05'	27.01'	S33°02'42"E
C14	81°29'53"	67.50'	96.01'	58.16'	88.12'	S24°59'53"E
C15	48°36'52"	67.50'	57.27'	30.49'	55.57'	S40°03'30"W
C16	52°14'47"	67.50'	61.55'	33.10'	59.44'	S89°30'41"E
C17	53°54'10"	67.50'	63.50'	34.32'	61.19'	S36°26'13"E
C18	42°13'48"	67.50'	49.75'	26.07'	48.63'	S11°37'47"W
C19	33°05'15"	25.00'	14.44'	7.43'	14.24'	S16°12'03"W
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°20'34"E
C21	90°01'36"	25.00'	39.28'	25.01'	35.36'	S44°40'14"W
C22	90°00'00"	233.00'	366.00'	233.00'	329.51'	N45°20'34"W

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS 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
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

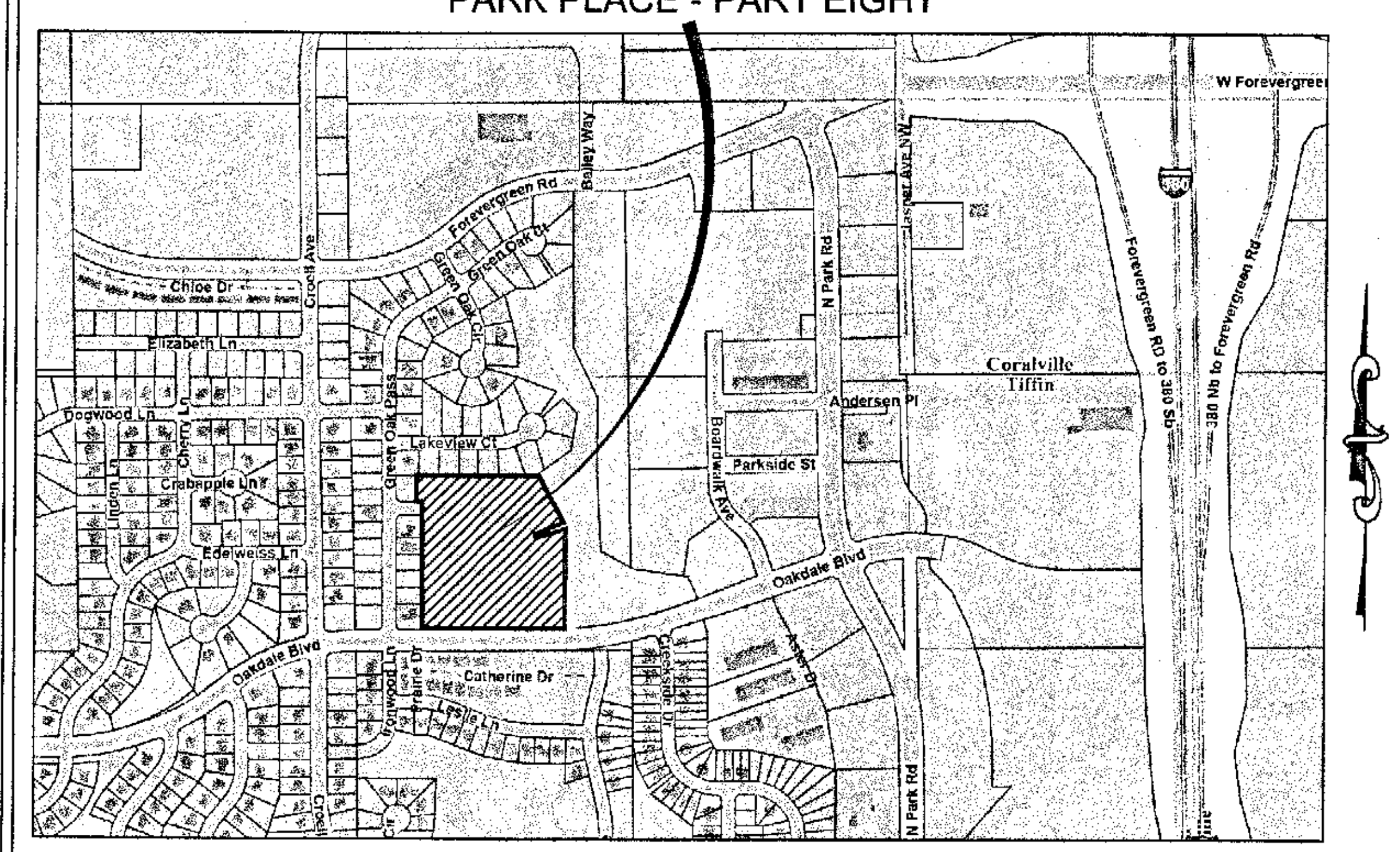
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS





OUTLOT "A" DETAIL
SCALE: 1"=50'

PARK PLACE - PART EIGHT



LOCATION MAP
NOT TO SCALE

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
02-21-2022	PER GDM REVIEW - RLW
06-30-2023	PER CITY COMMENTS -JDM

PLAT/PLAN APPROVED by the **City of Tiffin**

[signature] 7/19/23
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:

[signature]	7/18/23
MIDAMERICAN ENERGY CO.	Date:
[signature]	7-12-23
LINN COUNTY REC	Date:
[signature]	7-12-23
SOUTH SLOPE CO-COP	Date:
[signature]	7-17-23
MEDIACOM	Date:

LICENSED PROFESSIONAL LAND SURVEYOR GLEN D. MEISNER 8165 IOWA
SEAL

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.

[signature] 7-10 2023
GLEN D. MEISNER
P.L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: #1

NOTARIAL SEAL IOWA
LACEY STUTZMAN
Commission Number 822560
MY COMMISSION EXPIRES
DECEMBER 3, 2025

Signed before me this 10th day of July, 2023.
[signature]
Notary Public, in and for the State of Iowa.

FINAL PLAT

PARK PLACE
PART EIGHT

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 02-17-2022	
Designed by: KJB	Field Book No: 1001
Drawn by: RLW	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: IOWA CITY 6385-050	of: 1