

# PLAT OF SURVEY

PART OF THE NE 1/4 OF SECTION 2, T68N,  
R8W OF THE 5TH P.M., VAN BUREN COUNTY, IOWA

## INDEX LEGEND

LOCATION: NE 1/4 SECTION 2,  
T68N, R8W 5TH P.M.,  
VAN BUREN COUNTY, IOWA

REQUESTOR: JENNIFER BALCERZAK

PROPRIETOR: KENNETH CHARLES WARNER III,  
JOHN ERIC WARNER &  
JENNIFER L. BALCERZAK

PREPARED BY & RETURN TO:  
SURVEYOR: MICHAEL K. OLSON  
mko@bczengineering.com

COMPANY: BRUNER, COOPER & ZUCK, INC.  
308 NORTH 3RD STREET  
BURLINGTON, IA 52601  
PH: 319-752-9282

FOR COUNTY RECORDER'S USE ONLY

### DESCRIPTION: PARCEL "E"

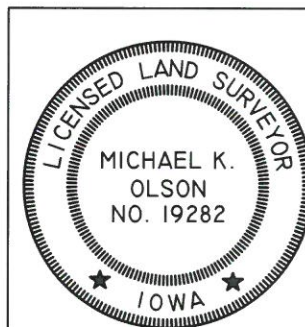
PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 68 NORTH, RANGE 8 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VAN BUREN COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2;  
THENCE S 00° 45' 12" W, 1690.00' ALONG THE SECTION LINE;  
THENCE N 89° 22' 04" W, 1331.40' TO THE EAST LINE OF PARCEL "D" AS SHOWN ON PLAT OF SURVEY RECORDED JULY 14, 2015, AS INSTRUMENT NUMBER 2015-865;  
THENCE N 01° 01' 57" E, 220.74' TO THE NORTHEASTERLY CORNER OF SAID PARCEL "D";  
THENCE N 68° 53' 59" W, 350.24' ALONG A NORTHERLY LINE OF SAID PARCEL "D" TO THE SOUTHEAST CORNER OF PARCEL "C" AS SHOWN ON PLAT OF SURVEY RECORDED APRIL 30, 2015, AS INSTRUMENT NUMBER 2015-481;  
THENCE N 01° 01' 41" E, 356.69' ALONG THE EASTERLY LINE OF SAID PARCEL "C";  
THENCE N 64° 30' 43" E, 120.69' ALONG THE EASTERLY LINE OF SAID PARCEL "C";  
THENCE N 45° 09' 21" E, 246.90' ALONG THE EASTERLY LINE OF SAID PARCEL "C";  
THENCE N 01° 02' 14" E, 81.83' ALONG THE EASTERLY LINE OF SAID PARCEL "C";  
THENCE N 76° 11' 34" W, 233.79' ALONG THE NORTHERLY LINE OF SAID PARCEL "C";  
THENCE S 89° 27' 40" W, 317.83' ALONG THE NORTH LINE OF SAID PARCEL "C" TO THE CENTERLINE OF WHITE AVENUE;  
THENCE N 03° 36' 17" W, 596.22' ALONG SAID CENTERLINE TO THE SECTION LINE;  
THENCE N 89° 31' 59" E, 1966.84' ALONG THE SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 63.91 ACRES, MORE OR LESS.

BEING SUBJECT TO THAT PORTION BEING USED AND/OR DEDICATED AS PUBLIC ROAD RIGHT-OF-WAY ALONG THE NORTH AND WEST SIDES THEREOF AND ALSO BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

### NOTES:

- INDICATES 1/2"Ø IRON ROD WITH CAP #21980 (U.N.O.) FOUND IN PLACE.
- INDICATES 5/8"Ø X 30" REBAR WITH PLASTIC CAP STAMPED "LS 19282" SET THIS SURVEY.
- DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS & DISTANCES IN PARENTHESIS ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS ARE BASED ON IOWA REGIONAL COORDINATE SYSTEM ZONE 13, FAIRFIELD.
- PARCEL SHOWN HEREON IS SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.
- \*—\*—\*— INDICATES EXISTING FENCE.
- DATE OF COMPLETION OF FIELD WORK: 02/05/2024.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael K. Olson* 2/28/2024  
MICHAEL K OLSON DATE  
LICENSE NUMBER: 19282  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL: 1&2

## Bruner, Cooper & Zuck, Inc.

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JOB NO. 2023313-2

DRAWN: BJS CHECKED: MKO APPROVED: MKO

