

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 "F"

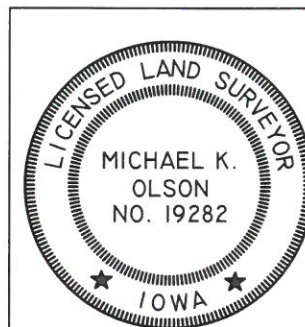
PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 68 NORTH, RANGE 8 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, VAN BUREN COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 2;
THENCE N 89° 46' 19" W, 1684.19' ALONG THE 1/4 SECTION LINE TO THE CENTERLINE OF WHITE AVENUE;
THENCE N 08° 12' 00" W, 398.13' ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF PARCEL "D"
AS SHOWN ON PLAT OF SURVEY RECORDED JULY 14, 2015, AS INSTRUMENT NUMBER 2015-865;
THENCE S 88° 56' 53" E, 411.65' TO THE SOUTHEAST CORNER OF SAID PARCEL "D";
THENCE N 01° 01' 57" E, 622.81' ALONG THE EAST LINE OF SAID PARCEL "D";
THENCE S 89° 22' 04" E, 1331.40' TO THE SECTION LINE;
THENCE S 00° 45' 12" W, 1001.30' ALONG THE SECTION LINE TO THE POINT OF BEGINNING,
CONTAINING 34.21 ACRES, MORE OR LESS.

BEING SUBJECT TO THAT PORTION BEING USED AND/OR DEDICATED AS PUBLIC ROAD RIGHT-OF-WAY ALONG
THE WEST SIDE 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.

Civil Engineers . Structural Engineers . Architects . Land Surveyors
Professional Design Firm LS/ARC/PE/SE Corp. 184-002633-0015
bcz@bczengineering.com www.bczengineering.com

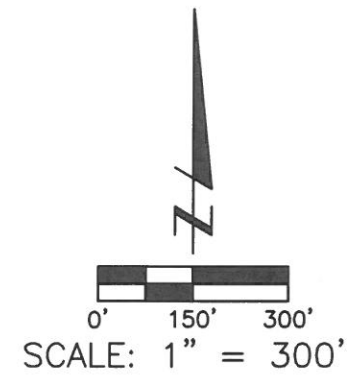
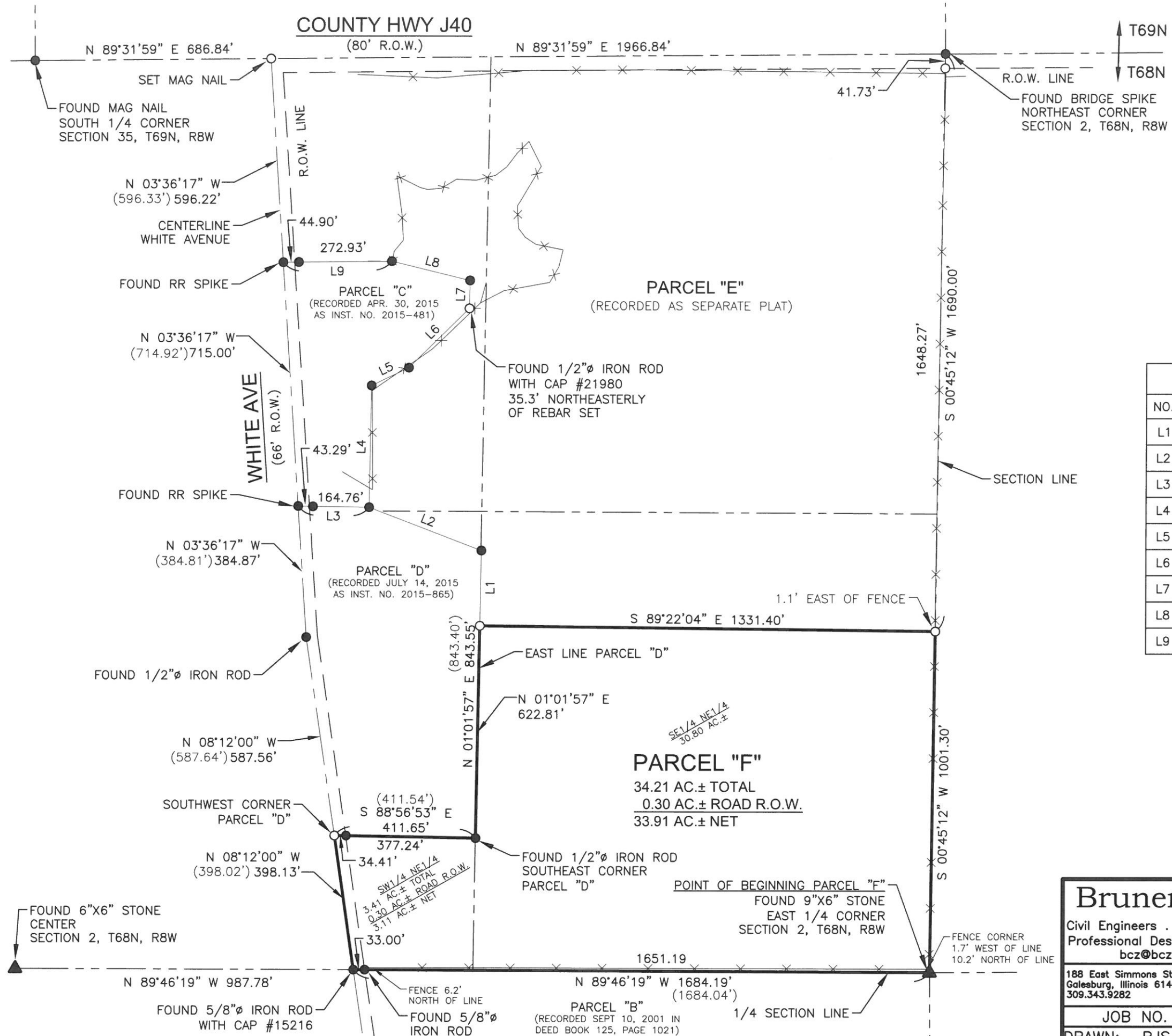
188 East Simmons St.
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319.752.9282

835 Golden Valley Drive
Bettendorf, Iowa 52722
563.355.1856

JOB NO. 2023313-2

DRAWN: BJS CHECKED: MKO APPROVED: MKO



LINE DATA			
NO.	BEARING	DISTANCE	RECORD
L1	N01°01'57"E	220.74'	
L2	N68°53'59"W	350.24'	(350.50')
L3	N88°58'34"W	208.05'	(208.00')
L4	N01°01'41"E	356.69'	(356.79')
L5	N64°30'43"E	120.69'	(120.69')
L6	N45°09'21"E	246.90'	(246.90')
L7	N01°02'14"E	81.83'	(81.83')
L8	N76°11'34"W	233.79'	(233.82')
L9	S89°27'40"W	317.83'	(317.93')

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