

INDEX LEGEND	
LOCATION:	SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA.
REQUESTOR:	TROPHY PROPERTIES AND AUCTION
PROPRIETOR:	THE MASCHHOFFS, LLC
SURVEYOR:	DOUG WALKER – IOWA PLS #23137
COMPANY:	JANES SURVEYING, INC.
RETURN TO:	DOUG WALKER 222 S. MAIN ST. P.O. BOX 146 PALMYRA, MO 63461 573-769-7020

GRID NORTH BEARING REFERENCES:
BASED ON GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: IOWA SOUTH

BK 139 PG 509

PREV. JSI SURVEYS:
#2025-009078
APRIL 2025
#2025-009162
MAY 2025



NOTE:
THIS TRACT IS DERIVED FROM AUDITOR'S PARCEL "D" DESCRIBED IN DOCUMENT 2025-657. REFER TO RECORDED DOCUMENT 2025-871 FOR WATERLINE, WELL AND POND EASEMENT RIGHTS GRANTED OVER THE PARENT PROPERTY. THE WATERLINE LOCATION IS NOT SHOWN ON THIS PLAT.

DESCRIPTION – 60.1 ACRE TRACT #3 –
AUDITOR'S PARCEL "D-7"

A TRACT OF LAND LYING IN SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 33; THENCE NORTH 88 DEGREES, 18 MINUTES AND 11 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1935.13 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES, 18 MINUTES AND 11 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE 300.36 FEET TO A FOUND STONE; THENCE SOUTH 00 DEGREES, 05 MINUTES AND 45 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE 807.30 FEET TO A FOUND CORNER POST; THENCE SOUTH 88 DEGREES, 28 MINUTES AND 49 SECONDS WEST 477.00 FEET TO A FOUND CORNER POST; THENCE SOUTH 00 DEGREES, 38 MINUTES AND 18 SECONDS EAST 40.00 FEET; THENCE SOUTH 87 DEGREES, 51 MINUTES AND 50 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG 220TH STREET A DISTANCE OF 945.90 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 14 MINUTES AND 19 SECONDS WEST 54.25 FEET; THENCE NORTH 00 DEGREES, 14 MINUTES AND 19 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID 220TH STREET 1787.25 FEET TO A 5/8" IRON PIN; THENCE NORTH 26 DEGREES, 58 MINUTES AND 57 SECONDS EAST 579.85 FEET TO A 5/8" IRON PIN; THENCE NORTH 66 DEGREES, 20 MINUTES AND 02 SECONDS EAST 966.71 FEET TO THE POINT OF BEGINNING, CONTAINING 60.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2026-009900-2 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING OCTOBER OF 2026.

T69N-R9W
N 1/4 COR
SECTION 4
T68N-R9W

S88°54'26"W(HULL)
N87°51'50"E(GRID)
805.24'
1006.12'
(R&F)

DOC ID #2023-48

60.1 AC± TRACT #3
AUDITOR'S PARCEL "D-7"
PARENT TRACT: DOC 2010-1281
(INCL. 0.7 AC± R.O.W.)

DOC ID #2020-706

- ▲ = STONE FOUND
- = CORNER POST FOUND
- = 5/8" IRON PIN FOUND (ORANGE CAP #15943)
- = 5/8" IRON PIN FOUND (RED CAP #8998)
- = 5/8" I.P. SET PREV. SUR (PINK CAP #23137)
- = 5/8" I.P. SET THIS SUR (PINK CAP #23137)
- X- = FENCELINE
- (DR) = DEED RECORD
- (F) = FOUND DISTANCE

DOC ID #2020-706

HELD ANCIENT
FENCE EVIDENCE
N-S WITH
MONUMENTED
TOWNSHIP LINE

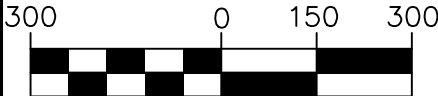
S88°54'26"W(HULL)
S87°51'50"W(GRID)
912.80'

BK 124 PG 880

BK 157 PG 776

© 2026

GRAPHIC SCALE



1 INCH = 300 FT.

JSI PROJECT NO.
2026-009900-2



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 I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
DOUG WALKER, P.L.S. #23137 – IOWA
10-26-26
DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026.
PAGES OR SHEETS COVERED BY THIS SEAL: 1



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BOOK #: 149
FIELD: RYAN
DRAWN: JOE
CHECKED: DOUG
REVISION:
REVISION: