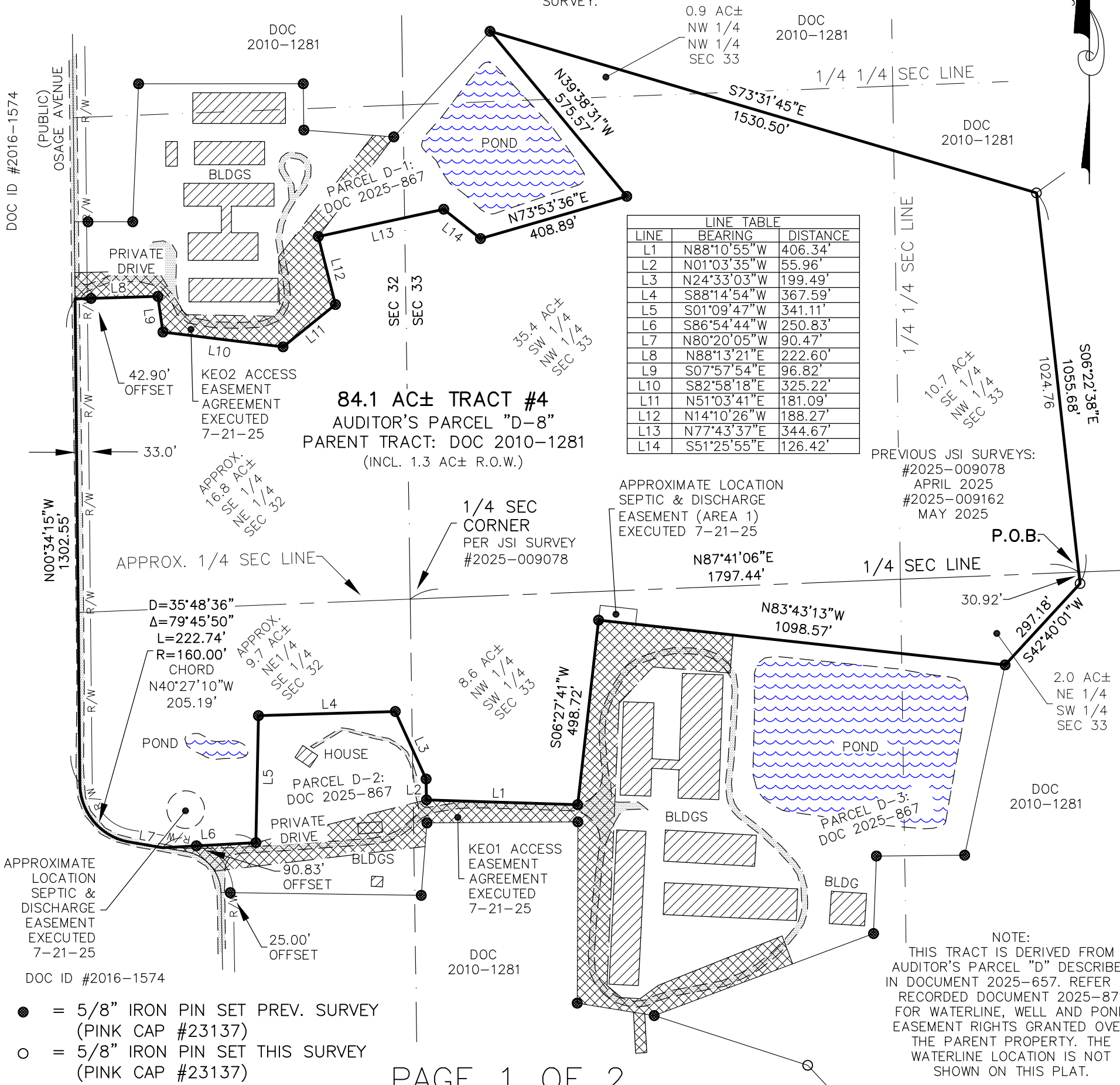


INDEX LEGEND	
LOCATION:	SECTIONS 32 & 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA.
REQUESTOR:	TROPHY PROPERTIES AND AUCTION
PROPRIETOR:	THE MASCHHOFFS, LLC
SURVEYOR:	DOUG WALKER – IOWA PLS #23137
COMPANY:	JANES SURVEYING, INC.
RETURN TO:	DOUG WALKER 222 S. MAIN ST. P.O. BOX 146 PALMYRA, MO 63461 573-769-7020

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

NOTE:
MISC REC BK 26 PG 513 CALLS FOR
A 33.00' FEET WIDE WATERLINE
EASEMENT IN "PART OF THE EAST
1/4 OF SECTION 32". WATERLINE
WAS NOT LOCATED FOR THIS
SURVEY.

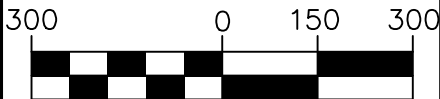
NOTE:
ALL IMPROVEMENTS ARE TO
BE CONSIDERED APPROXIMATE
UNLESS DIMENSIONED TO
PROPERTY LINES.



PAGE 1 OF 2

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GRAPHIC SCALE

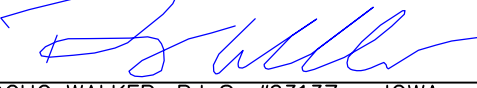


1 INCH = 300 FT.

JSI PROJECT NO.
2026-009900-3



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.


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



JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESURVEYING.COM

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

INDEX LEGEND	
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DESCRIPTION – 84.1 ACRE TRACT #4 – AUDITOR’s PARCEL ”D-8”

A TRACT OF LAND LYING IN SECTIONS 32 & 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 32 & 33; THENCE NORTH 87 DEGREES, 41 MINUTES AND 06 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 33 A DISTANCE OF 1797.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES, 22 MINUTES AND 38 SECONDS EAST 30.92 FEET TO A 5/8” IRON PIN; THENCE SOUTH 42 DEGREES, 40 MINUTES AND 01 SECOND WEST 297.18 FEET TO A 5/8” IRON PIN; THENCE NORTH 83 DEGREES, 43 MINUTES AND 13 SECONDS WEST 1098.57 FEET TO A 5/8” IRON PIN; THENCE SOUTH 06 DEGREES, 27 MINUTES AND 41 SECONDS WEST 498.72 FEET TO A 5/8” IRON PIN; THENCE NORTH 88 DEGREES, 10 MINUTES AND 55 SECONDS WEST 406.34 FEET TO A 5/8” IRON PIN; THENCE NORTH 01 DEGREE, 03 MINUTES AND 35 SECONDS WEST 55.96 FEET TO A 5/8” IRON PIN; THENCE NORTH 24 DEGREES, 33 MINUTES AND 03 SECONDS WEST 199.49 FEET TO A 5/8” IRON PIN; THENCE SOUTH 88 DEGREES, 14 MINUTES AND 54 SECONDS WEST 367.59 FEET TO A 5/8” IRON PIN; THENCE SOUTH 01 DEGREE, 09 MINUTES AND 47 SECONDS WEST 341.11 FEET TO A 5/8” IRON PIN; THENCE SOUTH 86 DEGREES, 54 MINUTES AND 44 SECONDS WEST 250.83 FEET TO THE CENTERLINE OF SAID OSAGE AVENUE, FROM WHICH A 5/8” IRON PIN BEARS NORTH 86 DEGREES, 54 MINUTES AND 44 SECONDS EAST 90.83 FEET; THENCE NORTH 80 DEGREES, 20 MINUTES AND 05 SECONDS WEST ALONG SAID CENTERLINE 90.47 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND ALONG A 35 DEGREE, 48 MINUTE AND 36 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79 DEGREES, 45 MINUTES AND 50 SECONDS, AN ARC LENGTH OF 222.74 FEET, A RADIUS OF 160.00 FEET AND A CHORD OF NORTH 40 DEGREES, 27 MINUTES AND 10 SECONDS WEST 205.19 FEET; THENCE NORTH 00 DEGREES, 34 MINUTES AND 15 SECONDS WEST ALONG SAID CENTERLINE 1302.55 FEET TO A POINT FROM WHICH A 5/8” IRON PIN BEARS NORTH 88 DEGREES, 13 MINUTES AND 21 SECONDS EAST 42.90 FEET; THENCE NORTH 88 DEGREES, 13 MINUTES AND 21 SECONDS EAST LEAVING SAID CENTERLINE 222.60 FEET TO A 5/8” IRON PIN; THENCE SOUTH 07 DEGREES, 57 MINUTES AND 54 SECONDS EAST 96.82 FEET TO A 5/8” IRON PIN; THENCE SOUTH 82 DEGREES, 58 MINUTES AND 18 SECONDS EAST 325.22 FEET TO A 5/8” IRON PIN; THENCE NORTH 51 DEGREES, 03 MINUTES AND 41 SECONDS EAST 181.09 FEET TO A 5/8” IRON PIN; THENCE NORTH 14 DEGREES, 10 MINUTES AND 26 SECONDS WEST 188.27 FEET TO A 5/8” IRON PIN; THENCE NORTH 77 DEGREES, 43 MINUTES AND 37 SECONDS EAST 344.67 FEET TO A 5/8” IRON PIN; THENCE SOUTH 51 DEGREES, 25 MINUTES AND 55 SECONDS EAST 126.42 FEET TO A 5/8” IRON PIN; THENCE NORTH 73 DEGREES, 53 MINUTES AND 36 SECONDS EAST 408.89 FEET TO A 5/8” IRON PIN; THENCE NORTH 39 DEGREES, 38 MINUTES AND 31 SECONDS WEST 575.57 FEET TO A 5/8” IRON PIN; THENCE SOUTH 73 DEGREES, 31 MINUTES AND 45 SECONDS EAST 1530.50 FEET TO A 5/8” IRON PIN; THENCE SOUTH 06 DEGREES, 22 MINUTES AND 38 SECONDS EAST 1024.76 FEET TO THE POINT OF BEGINNING, CONTAINING 84.1 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 #2026-09900-3 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING OCTOBER OF 2026.

GRAPHIC SCALE

3000150300

1 INCH = 300 FT.

JSI PROJECT NO.

2026-009900-3

STATE OF IOWA

DOUG WALKER

PLS23137

PROFESSIONAL LAND SURVEYOR

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10-26-26

DOUG WALKER, P.L.S. #23137 – IOWA

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