

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

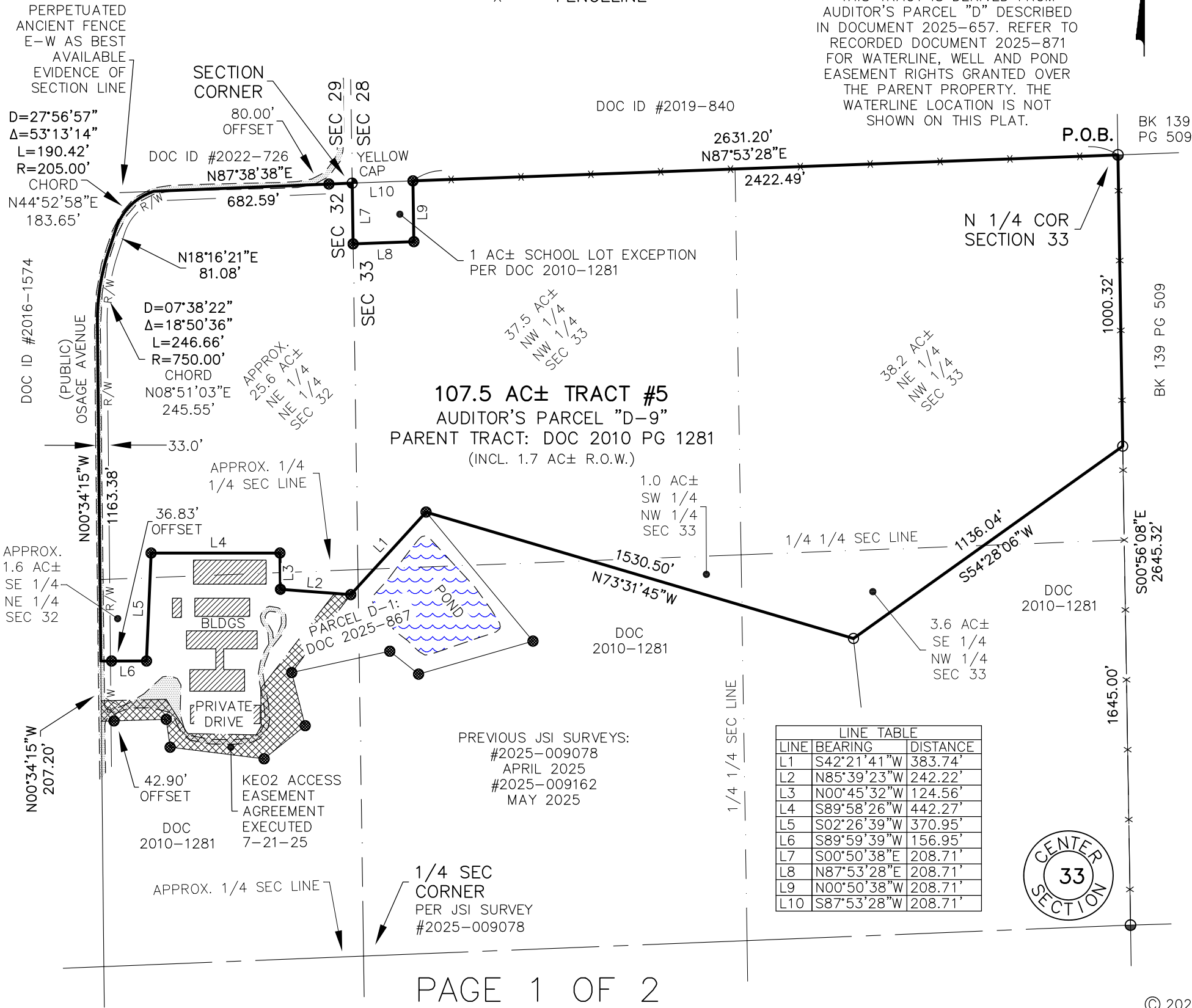
NOTE:
MISC. REC. BK 26 PG 513 CALLS
FOR A 33.00' FEET WIDE WATERLINE
EASEMENT IN "PART OF THE EAST
1/4 OF SECTION 32". WATERLINE
WAS NOT LOCATED FOR THIS
SURVEY.

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

- = 1/2" IRON PIN FOUND
(AS LABELED)
- = 5/8" IRON PIN FOUND
(RED CAP #8998)
- = 5/8" IRON PIN SET PREV. SURVEY
(PINK CAP #23137)
- = 5/8" IRON PIN SET THIS SURVEY
(PINK CAP #23137)
- X- = FENCELINE

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

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.



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DESCRIPTION – 107.5 ACRE TRACT #5 – AUDITOR’S PARCEL ”D-9”

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:

BEGINNING AT A FOUND 5/8” IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES, 56 MINUTES AND 08 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1000.32 FEET TO A 5/8” IRON PIN; THENCE SOUTH 54 DEGREES, 28 MINUTES AND 06 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE 1136.04 FEET TO A 5/8” IRON PIN; THENCE NORTH 73 DEGREES, 31 MINUTES AND 45 SECONDS WEST 1530.50 FEET TO A 5/8” IRON PIN; THENCE SOUTH 42 DEGREES, 21 MINUTES AND 41 SECONDS WEST 383.74 FEET TO A 5/8” IRON PIN; THENCE NORTH 85 DEGREES, 39 MINUTES AND 23 SECONDS WEST 242.22 FEET TO A 5/8” IRON PIN; THENCE NORTH 00 DEGREES, 45 MINUTES AND 32 SECONDS WEST 124.56 FEET TO A 5/8” IRON PIN; THENCE SOUTH 89 DEGREES, 58 MINUTES AND 26 SECONDS WEST 442.27 FEET TO A 5/8” IRON PIN; THENCE SOUTH 02 DEGREES, 26 MINUTES AND 39 SECONDS WEST 370.95 FEET TO A 5/8” IRON PIN; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 39 SECONDS WEST 156.95 FEET TO THE CENTERLINE OF SAID OSAGE AVENUE, FROM WHICH A 5/8” IRON PIN BEARS NORTH 89 DEGREES, 59 MINUTES AND 39 SECONDS EAST 36.83 FEET; THENCE NORTH 00 DEGREES, 34 MINUTES AND 15 SECONDS WEST ALONG SAID CENTERLINE 1163.38 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG A 07 DEGREE, 38 MINUTE AND 22 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES, 50 MINUTES AND 36 SECONDS, AN ARC LENGTH OF 246.66 FEET, A RADIUS OF 750.00 FEET AND A CHORD OF NORTH 08 DEGREES, 51 MINUTES AND 03 SECONDS EAST 245.55 FEET; THENCE NORTH 18 DEGREES, 16 MINUTES AND 21 SECONDS EAST ALONG SAID CENTERLINE 81.08 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG A 27 DEGREE, 56 MINUTE AND 57 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES, 13 MINUTES AND 14 SECONDS, AN ARC LENGTH OF 190.42 FEET, A RADIUS OF 205.00 FEET AND A CHORD OF NORTH 44 DEGREES, 52 MINUTES AND 58 SECONDS EAST 183.65 FEET TO THE NORTH LINE OF SAID SECTION 32, TOWNSHIP 69 NORTH, RANGE 9 WEST; THENCE NORTH 87 DEGREES, 38 MINUTES AND 38 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE AND ALONG OSAGE AVENUE 682.59 FEET TO A FOUND 1/2” IRON PIN MARKING THE CORNER COMMON TO SECTIONS 28, 29, 32 & 33, TOWNSHIP 69 NORTH, RANGE 9 WEST; THENCE SOUTH 00 DEGREES, 50 MINUTES AND 38 SECONDS EAST LEAVING SAID NORTH LINE AND SAID OSAGE AVENUE AND ALONG THE LINE COMMON TO SAID SECTIONS 32 & 33, TOWNSHIP 69 NORTH, RANGE 9 WEST 208.71 FEET TO A 5/8” IRON PIN; THENCE NORTH 87 DEGREES, 53 MINUTES AND 28 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST 208.71 FEET TO A 5/8” IRON PIN; THENCE NORTH 00 DEGREES, 50 MINUTES AND 38 SECONDS WEST PARALLEL WITH SAID WEST LINE 208.71 FEET TO A 5/8” IRON PIN ON THE NORTH LINE OF SAID SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST; THENCE NORTH 87 DEGREES, 53 MINUTES AND 28 SECONDS EAST ALONG SAID NORTH LINE 2422.49 FEET TO THE POINT OF BEGINNING, CONTAINING 107.5 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 #2026-09900-4 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING OCTOBER OF 2026.

GRAPHIC SCALE

4000200400

1 INCH = 400 FT.

JSI PROJECT NO.

2026-009900-4

STATE OF IOWA

DOUG WALKER

PLS23137

PROFESSIONAL LAND SURVEYOR

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.

10-26-26

DOUG WALKER, P.L.S. #23137 – IOWA

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026.

PAGES OR SHEETS COVERED BY THIS SEAL: 1

JSI

Women Owned Small Business

VOSB

JANES SURVEYING INC.

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

BOOK #: 149

FIELD: RYAN

DRAWN: JOE

CHECKED: DOUG

REVISION:

REVISION: