

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

DESCRIPTION – 80.1 ACRE TRACT #1 – AUDITOR’S PARCEL ”D-5”

A TRACT OF LAND LYING IN SECTION 33 AND THE EAST HALF OF SECTION 32, 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 CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 68 NORTH, RANGE 9 WEST; THENCE SOUTH 87 DEGREES, 53 MINUTES AND 28 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 69 NORTH, RANGE 9 WEST AND ALONG SAID 220TH STREET 428.50 FEET TO A FOUND 1/2” IRON PIN; THENCE NORTH 01 DEGREE, 13 MINUTES AND 03 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID 220TH STREET AND ALONG THE CENTERLINE OF OSAGE AVENUE 1045.77 FEET TO A POINT FROM WHICH A 5/8” IRON PIN BEARS SOUTH 70 DEGREES, 46 MINUTES AND 00 SECONDS EAST 50.81 FEET; THENCE SOUTH 70 DEGREES, 46 MINUTES AND 00 SECONDS EAST LEAVING SAID CENTERLINE 140.41 FEET TO A 5/8” IRON PIN; THENCE SOUTH 43 DEGREES, 51 MINUTES AND 13 SECONDS EAST 238.20 FEET TO A 5/8” IRON PIN; THENCE SOUTH 02 DEGREES, 06 MINUTES AND 31 SECONDS EAST 75.67 FEET TO A 5/8” IRON PIN; THENCE SOUTH 59 DEGREES, 14 MINUTES AND 20 SECONDS EAST 114.31 FEET TO A 5/8” IRON PIN; THENCE SOUTH 00 DEGREES, 32 MINUTES AND 55 SECONDS EAST 176.61 FEET TO A 5/8” IRON PIN; THENCE SOUTH 29 DEGREES, 38 MINUTES AND 25 SECONDS WEST 137.54 FEET TO A 5/8” IRON PIN; THENCE SOUTH 05 DEGREES, 09 MINUTES AND 08 SECONDS EAST 76.24 FEET TO A 5/8” IRON PIN; THENCE NORTH 86 DEGREES, 50 MINUTES AND 07 SECONDS EAST 231.63 FEET TO A 5/8” IRON PIN; THENCE NORTH 01 DEGREE, 40 MINUTES AND 03 SECONDS WEST 366.49 FEET TO A 5/8” IRON PIN; THENCE NORTH 63 DEGREES, 30 MINUTES AND 23 SECONDS WEST 189.31 FEET TO A 5/8” IRON PIN; THENCE NORTH 43 DEGREES, 47 MINUTES AND 26 SECONDS WEST 266.74 FEET TO A 5/8” IRON PIN; THENCE NORTH 55 DEGREES, 42 MINUTES AND 45 SECONDS WEST 250.86 FEET TO THE CENTERLINE OF SAID OSAGE AVENUE, FROM WHICH A 5/8” IRON PIN BEARS SOUTH 55 DEGREES, 42 MINUTES AND 45 SECONDS EAST 58.02 FEET; THENCE NORTH 01 DEGREE, 13 MINUTES AND 03 SECONDS WEST ALONG SAID CENTERLINE 766.69 FEET TO A POINT FROM WHICH A 5/8” IRON PIN BEARS SOUTH 89 DEGREES, 11 MINUTES AND 00 SECONDS EAST 25.00 FEET; THENCE SOUTH 89 DEGREES, 11 MINUTES AND 00 SECONDS EAST LEAVING SAID CENTERLINE 538.13 FEET TO A 5/8” IRON PIN; THENCE NORTH 04 DEGREES, 27 MINUTES AND 40 SECONDS EAST 195.21 FEET TO A 5/8” IRON PIN; THENCE NORTH 89 DEGREES, 36 MINUTES AND 32 SECONDS EAST 405.51 FEET TO A 5/8” IRON PIN; THENCE SOUTH 00 DEGREES, 12 MINUTES AND 18 SECONDS WEST 486.84 FEET TO A 5/8” IRON PIN; THENCE SOUTH 80 DEGREES, 48 MINUTES AND 56 SECONDS EAST 209.57 FEET TO A 5/8” IRON PIN; THENCE SOUTH 72 DEGREES, 02 MINUTES AND 56 SECONDS EAST 433.24 FEET TO A 5/8” IRON PIN; THENCE SOUTH 43 DEGREES, 09 MINUTES AND 59 SECONDS EAST 139.93 FEET TO A 5/8” IRON PIN; THENCE SOUTH 01 DEGREE, 33 MINUTES AND 04 SECONDS WEST 277.86 FEET TO A 5/8” IRON PIN; THENCE SOUTH 89 DEGREES, 49 MINUTES AND 16 SECONDS EAST 352.38 FEET TO A 5/8” IRON PIN; THENCE SOUTH 16 DEGREES, 02 MINUTES AND 38 SECONDS WEST 141.56 FEET TO A 5/8” IRON PIN; THENCE SOUTH 74 DEGREES, 25 MINUTES AND 52 SECONDS EAST 606.63 FEET TO A 5/8” IRON PIN; THENCE SOUTH 00 DEGREES, 33 MINUTES AND 45 SECONDS WEST 647.85 FEET TO THE SOUTH LINE OF SAID SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, FROM WHICH A 5/8” IRON PIN BEARS NORTH 00 DEGREES, 33 MINUTES AND 45 SECONDS EAST 47.47 FEET; THENCE SOUTH 87 DEGREES, 51 MINUTES AND 50 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG 220TH STREET 2088.69 FEET TO THE POINT OF BEGINNING, CONTAINING 80.1 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 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING OCTOBER OF 2026.

GRAPHIC SCALE

4000200400

1 INCH = 400 FT.

JSI PROJECT NO.
2026-009900

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

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DRAWN: JOE

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REVISION:

REVISION:

VOSB