

PLAT OF SURVEY

COUNTY: MADISON
SEC: 28 TWP: 76N RANGE: 29W
ALIQUOT PART: NW 1/4
PARCEL DESIGNATION: B
CITY: DEXTER
PROPRIETOR: LUCKINBILL, DAVID R. & MARY K.
REQUESTED BY: DAVID LUCKINBILL
SURVEYOR NAME: MERLIN L. DAVIS



Document 2025 2033

Book 2025 Page 2033 Type 06 026 Pages 1
Date 8/04/2025 Time 10:43:58AM
Rec Amt \$7.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800,
GRIMES, IOWA 50111, PH. (515)986-5048

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

LEGAL DESCRIPTION - PARCEL "B"

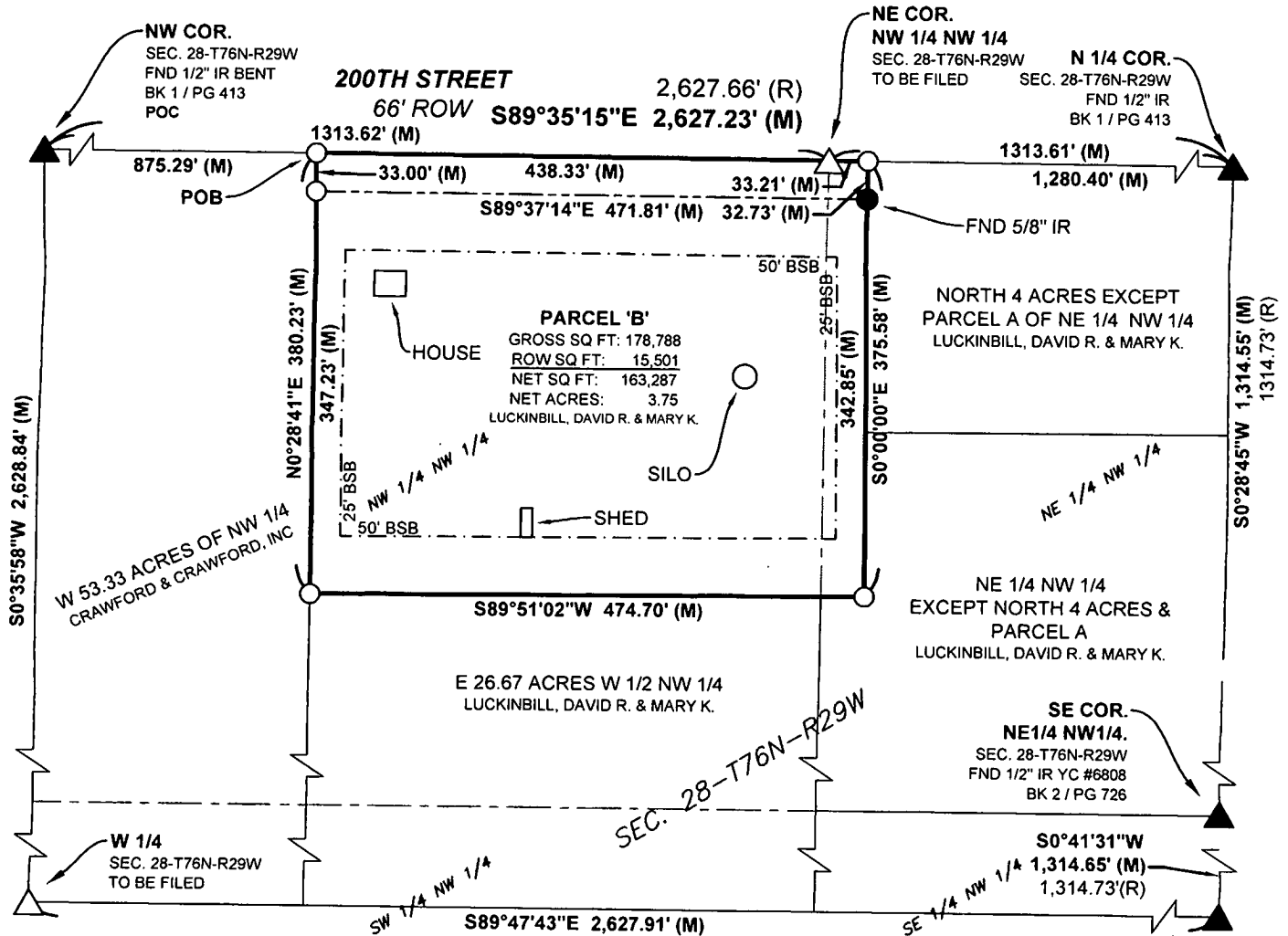
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 76 NORTH,
RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, DESCRIBED AS THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 89°35'15" EAST
ALONG THE SECTION LINE, 875.29' FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
SOUTH 89°35'15" EAST, ALONG SAID SECTION LINE, 438.33' FEET TO THE NORTHEAST CORNER OF
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE CONTINUING SOUTH 89°35'15" EAST, ALONG
SAID SECTION LINE, 33.21' FEET; THENCE SOUTH 0°00'00" EAST, 32.73' FEET TO A POINT ON THE
SOUTH RIGHT-OF-WAY LINE OF 200TH STREET; THENCE CONTINUING SOUTH 0°00'00" EAST, 342.85'
FEET, THENCE SOUTH 89°51'02" WEST, 474.70' FEET, THENCE NORTH 0°28'41" EAST, 347.23' FEET TO
A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 200TH STREET; THENCE CONTINUING NORTH
0°28'41" EAST, 33.00' FEET TO THE POINT OF BEGINNING. CONTAINING 178,788 SQUARE FEET (4.10
ACRES) MORE OR LESS.



0' 150'

SCALE: 1"=150'



ALIQUOT PART TABLE

	NW 1/4 NW 1/4	NE 1/4 NW 1/4	TOTAL
SQ FT	165,580	13,208	178,788
ACRES	3.80	0.30	4.10

FIELD WORK DATE: 05/22/2025 DRAWING DATE: 06/11/2025 DRAFTER: KP JOB NUMBER: 25083

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND
THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT
PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Merlin L. Davis* DATE: 07/31/2025
MERLIN L. DAVIS

PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE	OC	ORANGE CAP
M	MEASURED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
●	CORNER MONUMENT FOUND	IR	IRON ROD
○	SET 1/2" IR OC 19440 UNLESS NOTED		
▲	SECTION CORNER FOUND		
△	SECTION CORNER SET		
OC	19440 UNLESS NOTED		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
YC	YELLOW CAP		