

COUNTY: DELAWARE  
SECTION 17, T 87 N, R 4 W  
ALIQUOT PART: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4  
CITY:  
SURVEY: PARCELL 2023-55  
BLOCK: LOTS:  
PROPRIETOR: GALE FLANNAGAN & EDNA M. FLANNAGAN  
REQUESTED BY: EDNA FLANNAGAN  
SURVEYOR: Randy Rattenborg  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

**FILED**  
Delaware Co. Assessor

**JUN 27 2023**

**FILED**  
Delaware Co. Auditor

**JUN 27 2023**



Book 2023 Page 1451

Document 2023 1451 Type 06 002 Pages 2  
Date 6/27/2023 Time 12:06:02PM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

**PARCEL 2023-55**

PART OF THE NW 1/4 - NW 1/4 AND PART OF THE NE 1/4 - NW 1/4  
SEC. 17, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2023-55**, Part of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4 of Section 17, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 9.32 acres including 1.37 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the north quarter corner of Section 17, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the easterly line of the NE 1/4 of the NW 1/4 of said Section 17, South 01° 53' 44" East, 89.21 feet, to the center line of 297th Street;

**THENCE** along the center line of 297th Street, South 81° 11' 14" West, 1097.11 feet;

**THENCE** continuing along 297th Street along a circular curve concave southeasterly and having an arc length of 168.85 feet, a radius of 960.00 feet, a central angle of 10° 04' 39", a chord length of 168.63 feet, and a chord bearing of South 76° 08' 54" West;

**THENCE** continuing along 297th Street, South 71° 06' 35" West, 380.47 feet;

**THENCE** continuing along 297th Street along a circular curve concave northerly and having an arc length of 27.18 feet, a radius of 100.00 feet a central angle of 15° 34' 16", a chord length of 27.09 feet, and a chord bearing of South 78° 53' 43" West;

**THENCE** continuing along the center line of 297th Street, South 86° 40' 51" West, 68.41 feet to the easterly line of Parcel A, as recorded in Book 2003, Page 3257;

**THENCE** along the easterly line of said Parcel A, North 01° 59' 50" West, 157.70 feet, to the northerly line of said Parcel A;

**THENCE** along the northerly line of said Parcel A, South 86° 45' 31" West, 247.22 feet to the northwest corner of said Parcel A, being on the easterly line of the West half of the NW 1/4 of the NW 1/4 of said Section 17;

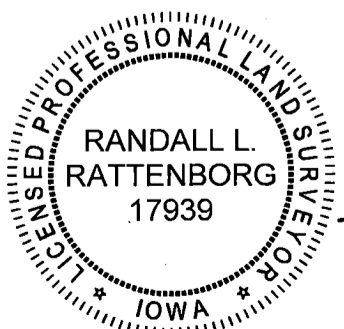
**THENCE** along the easterly line of the West half of the NW 1/4 of the NW 1/4 of said Section 17, and a northerly extension of the westerly line of said Parcel A, North 01° 44' 48" West, 216.45 feet, to the northerly line of the NW 1/4 of said Section 17;

**THENCE** along the northerly line of the NW 1/4 of said Section 17, North 87° 57' 12" East, 1959.95 feet to the **POINT OF BEGINNING**;

The northerly line of the NW 1/4 of Section 17, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 87° 57' 12" East.

SURVEYED ON: JUNE 20, 2023  
SURVEY REQUESTED BY: EDNA FLANNAGAN

Q:\Civil3D\_Survey\GPS Box 52\GPS Box 52 2019.dwg



PROPRIETORS: **GALE FLANNAGAN & EDNA M. FLANNAGAN**

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

*[Signature]*  
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 6/27/2023  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PROJECT NO. 22-095

SCALE: 1" = 200', 80'

DATE: 6/21/2023

DRAWN BY: RLR

CHECKED BY: DM

GPS BOX: 52

SHEET 1 OF 2

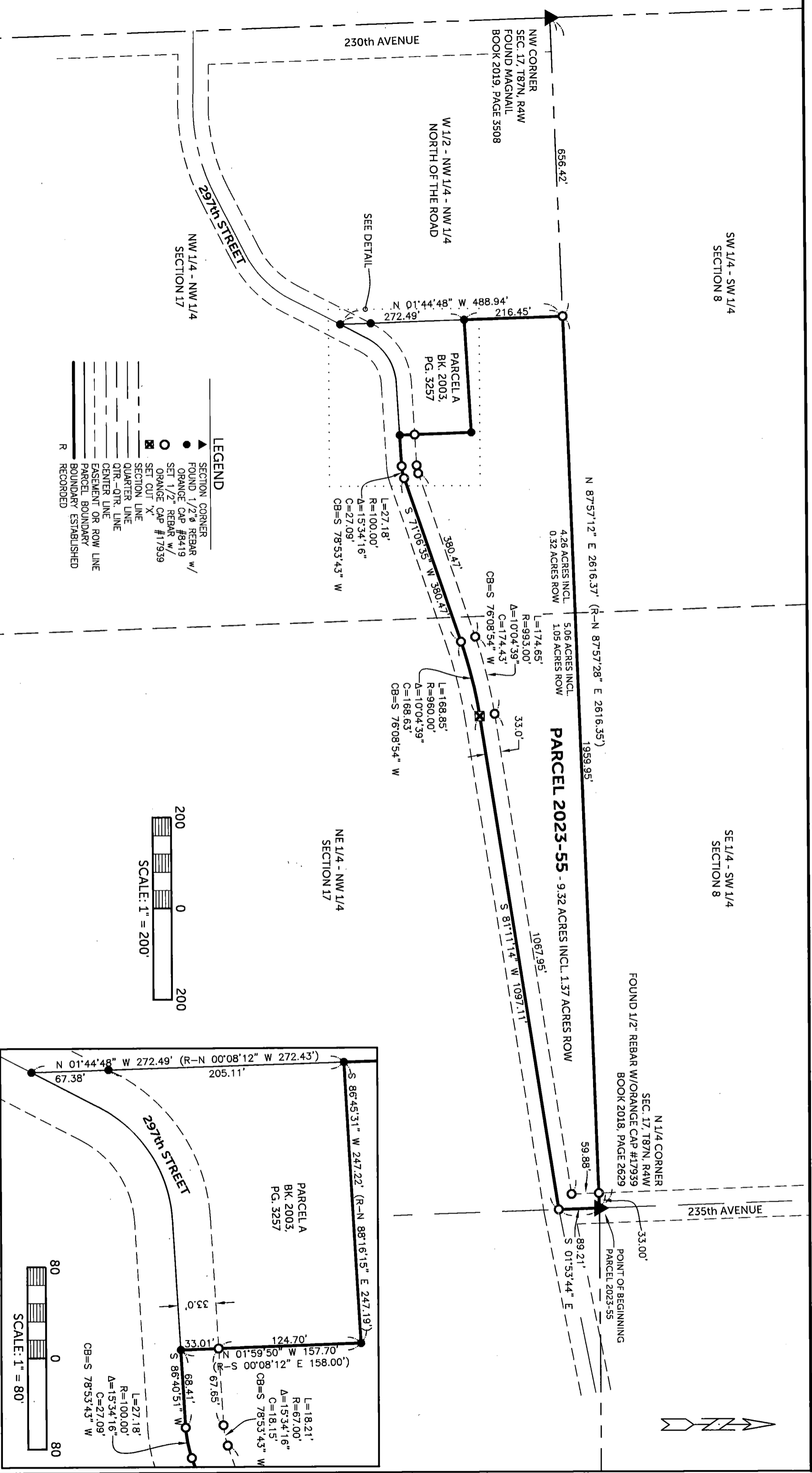


**BURRINGTON GROUP, INC.**

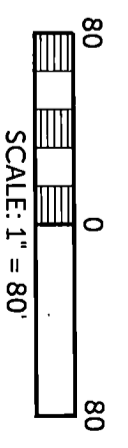
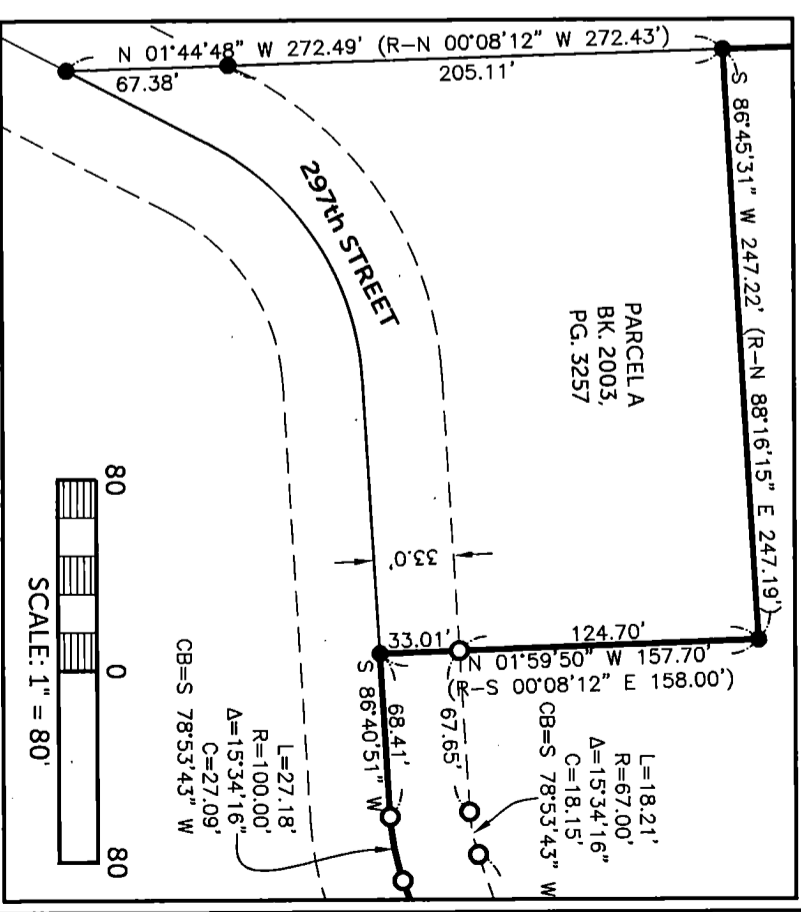
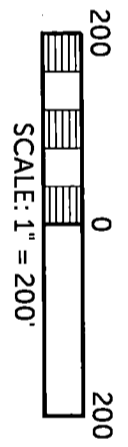
Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**PARCEL 2023-55**  
 PART OF THE NW 1/4 - NW 1/4 AND PART OF THE NE 1/4 - NW 1/4, SEC. 17, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



- LEGEND**
- SECTION CORNER
  - FOUND 1/2" REBAR w/ ORANGE CAP #8419
  - SET 1/2" REBAR w/ ORANGE CAP #17939
  - ⊗ SET CUT 'X'
  - SECTION LINE
  - QUARTER LINE
  - QTR-QTR LINE
  - CENTER LINE
  - EASEMENT OR ROW LINE
  - PARCEL BOUNDARY
  - BOUNDARY ESTABLISHED
  - R RECORDED



**BURRINGTON GROUP, INC.**  
 Civil Engineering | Land Surveying  
 105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434 burringtongroup.com