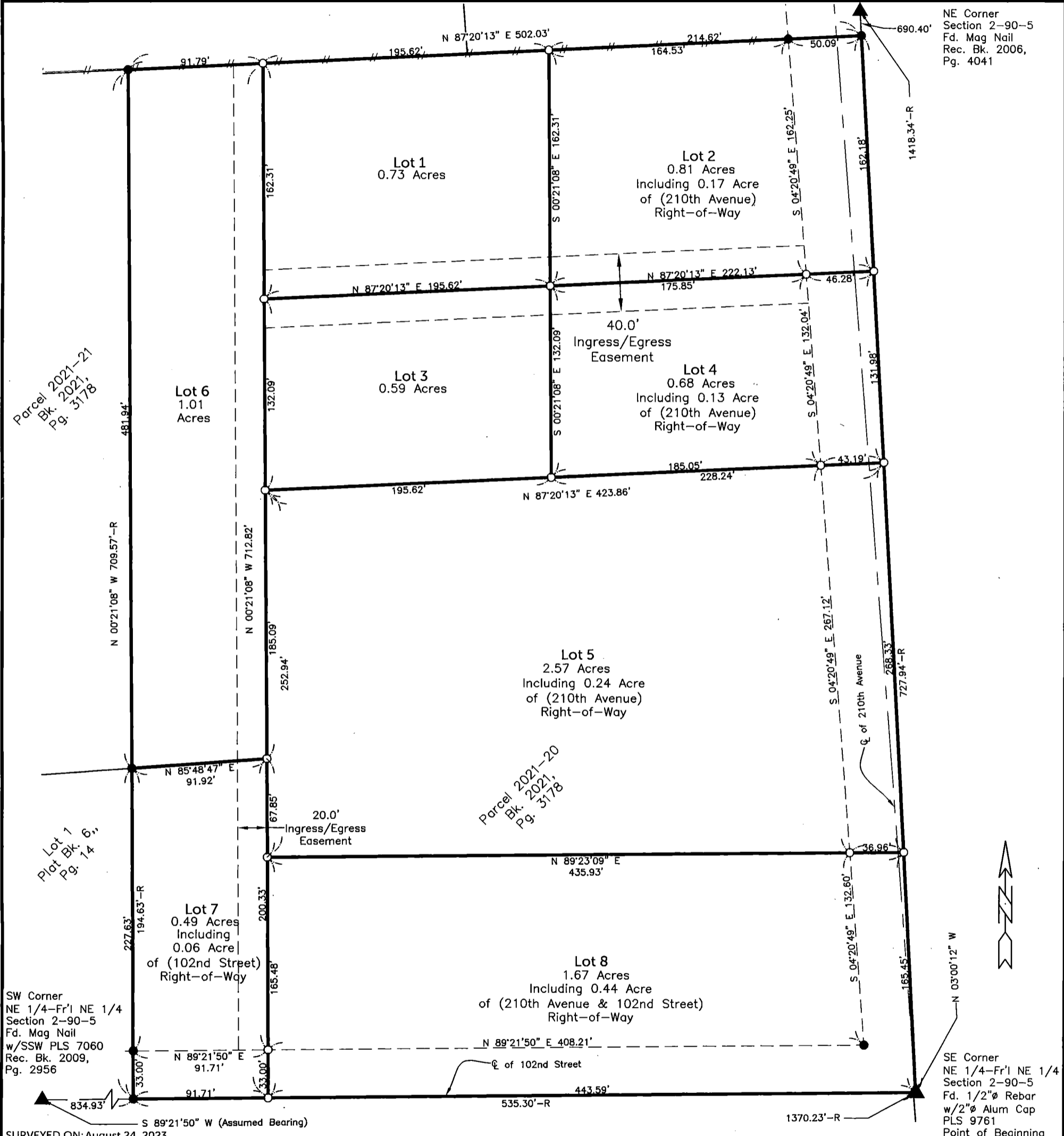


COUNTY: Delaware  
 SECTION 2, T 90 N, R 5 W  
 ALIQUOT PART: NE 1/4-Fr'l NE 1/4  
 CITY: Edgewood  
 SURVEY: Windmill Acres Subdivision  
 BLOCK: LOTS: Lots 1 thru 8  
 PROPRIETOR: Michael J. Funke (1/2 Inter.)  
 James F. Funke (1/2 Inter.)  
 REQUESTED BY: James F. Funke  
 SURVEYOR: Randy Rattenborg  
 COMPANY: BURRINGTON GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
 Delaware Co. Assessor  
 OCT 26 2023  
 FILED  
 Delaware Co. Auditor  
 OCT 26 2023

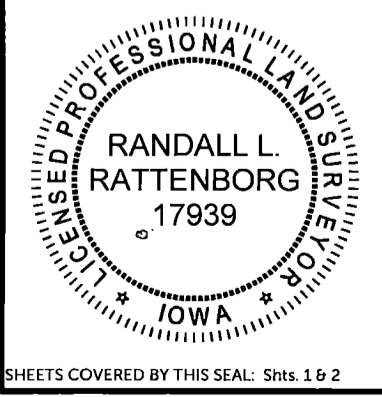
Book 2023 Page 2668  
 Document 2023 2668 Type 06 002 Pages 5  
 Date 10/26/2023 Time 2:12:17PM  
 Rec Amt \$27.00  
 Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

**Subdivision Plat** **Windmill Acres Subdivision**; a Subdivision of Parcel 2021-20 in the Northeast Quarter of the Fractional Northeast Quarter, Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: August 24, 2023  
 SURVEY REQUESTED BY: James F. Funke

Q:\Civil3D\_Survey\Edgewood\Edgewood Corridor 2015.dwg



PROPRIETORS: **Michael J. Funke (1/2 Inter.) and James F. Funke (1/2 Inter.)**  
 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.  
 RANDALL L. RATTENBORG P.L.S. LIC. #17939  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
**BURRINGTON GROUP, INC.**  
 Civil Engineering | Land Surveying  
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 23-101  
 SCALE: 1" = 70'  
 DATE: August 30, 2023  
 DRAWN BY: dm  
 CHECKED BY: ddk/rr  
 GPS BOX: Edgewood Coord  
 SHEET 1 OF 2

**LEGEND**

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/ORANGE CAP #17939
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QTR.-QTR. LINE
- - - FENCE LINE
- - - CENTER LINE
- - - EASEMENT OR ROW LINE
- - - BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP

70 0 70  
 SCALE: 1" = 70'

**Windmill Acres Subdivision;** A subdivision of Parcel 2021-20 in the Northeast Quarter of the Fractional Northeast Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of said Quarter-Quarter Section;

**Thence South 89°21'50" West (Assumed Bearing), 535.30 feet** along the South Line of said Quarter-Quarter Section and the Center Line of County Road (102nd Street) to the Southeast Corner of Lot 1 in the Fractional Northeast Quarter of the Fractional Northeast Quarter recorded in Plat Book 6, Page 14 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence North 00°21'08" West, 709.57 feet** along said Line extended to the North Line of the South Three Quarters of the East Half of the Northeast Quarter of said Section;

**Thence North 87°20'13" East, 502.03 feet** along said Line to the East Line of said Quarter-Quarter Section;

**Thence South 03°00'12" East, 727.94 feet** along said Line to the Point of Beginning.

Containing **8.55 Acres**, including 1.07 Acres of County Roads (102nd Street and 210th Avenue) Right-of-Ways,  
Subject to Easements of Record.

Note: This is a subdivision of Parcel 2021-20 recorded in Book 2021, Page 3178 in the Delaware County Recorder's office in Manchester, Iowa.

**OWNER'S ACKNOWLEDGMENT**

We, James F. Funke and Michael J. Funke of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

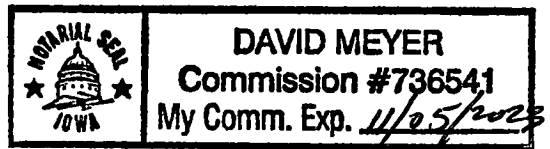
James F. Funke  
James F. Funke

Michael J. Funke  
Michael J. Funke

State of Iowa )  
County of Delaware ) ss:

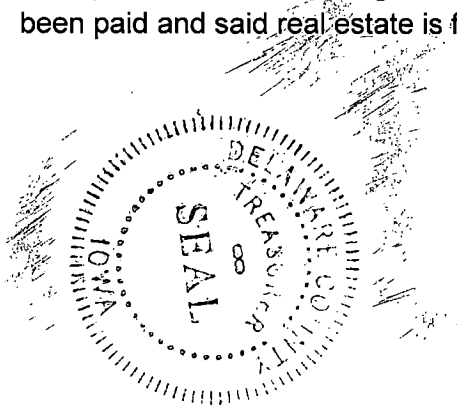
On this 6th day of October, 2023, before me a Notary Public in and for said County, personally appeared James F. Funke and Michael J. Funke to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

David Meyer  
Notary Public in and for said State



## CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **Windmill Acres Subdivision**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eichen-Deputy 10-26-23  
Pam Klein, County Treasurer Date

## APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Windmill Acres SUBDIVISION**, a subdivision in Delaware County, Iowa



Carla K. Becker  
Carla K. Becker, Delaware County Auditor

## DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **Windmill Acres Subdivision**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6<sup>th</sup> day of August, 1996

Michael Corkery 10-26-23  
Michael Corkery – Coordinator  
Delaware County E-911 Board

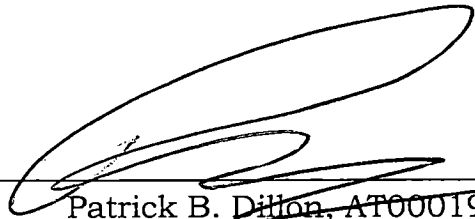
## ATTORNEY'S OPINION

I, Patrick B. Dillon a practicing attorney at law in Sumner, Bremer County, Iowa, have examined the abstract of title to the land included in **WINDMILL ACRES SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 30, 2023.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 23<sup>rd</sup> day of August, 2023, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in **Michael J. Funke and James F. Funke, as Tenants in Common.**

Dated in said County, this 26<sup>th</sup> day of October 2023.



Patrick B. Dillon, AT0001973

209 E. 1st Street  
Sumner, Iowa 50674  
Phone: 563 578-1850  
Fax: 563 578-1312  
[patdillon@dillonlawpc.com](mailto:patdillon@dillonlawpc.com)