Legend

- Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 200 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents
Map Created: October 2020

Legend

- Tax Parcels

DOC 363379

1 inch = 200 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents
Map Created: October 2020

Legend

- Tax Parcels

TAX PARCELS AFTER SPLIT

1 inch = 200 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents
Map Created: October 2020

TRUSTEE'S DEED

Document Name

Document Number: 363379
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

10/19/2020 03:29 PM
TRANSFER FEE: 1,155.00
EXEMPTION #:
PAGES: 2

ELECTRONICALLY RECORDED

Recording Area

Name and Return Address
Samuel & Sarah Stoltzfus
720 S Mill Street
Loganton, PA 17747

THIS DEED, made between Robert F. Gansemer and Bonnie S. Gansemer, trustees of the Gansemer Trust dated August 21, 1998

("Grantor," whether one or more), and
Samuel K. Stoltzfus, Jr. and Sarah S. Stoltzfus, husband and wife as survivorship marital property ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in LAFAYETTE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION.

004.0253.2000; 004.0256.0000
Parcel Identification Number (PIN)

This is not homestead property.
~~(is)~~ (is not)

In addition, the Grantee agrees that should any fence be built around the perimeter of the property for any purpose, the Grantee shall be solely responsible for the installation and maintenance of said fence line. This shall be binding on Grantee's heirs.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated October 19, 2020

Robert F. Gansemer (SEAL)
* Robert F. Gansemer, trustee of the Gansemer Trust dated August 21, 1998

Bonnie S. Gansemer (SEAL)
* Bonnie S. Gansemer, trustee of the Gansemer Trust dated August 21, 1998

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

NOTARY PUBLIC HEATH J. HARTWIG STATE OF WISCONSIN

THIS INSTRUMENT DRAFTED BY:
Attorney Nathan Russell – State Bar No. 1047499

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LAFAYETTE COUNTY)

Personally came before me on October 19, 2020, the above-named Robert F. Gansemer and Bonnie S. Gansemer, trustees of the Gansemer Trust dated August 21, 1998 to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Heath J. Hartwig
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 7-28-2021)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Three (3) North, Range One (1) East of the 4th P.M., Town of Belmont, Lafayette County, Wisconsin, and being described as follows:
Commencing at the East Quarter (E1/4) corner of said Section 17;
thence South 89°33'15" West 369.82 feet along the South line of the Northeast Quarter (NE1/4) of said Section to the point of beginning;
thence continuing South 89°33'15" West 957.69 feet along said South line to the Southwest corner of the Southeast Quarter (SE1/4) of said Northeast Quarter (NE1/4);
thence North 00°00'13" West 1650.63 feet along the West line of the East Half (E1/2) of said Northeast Quarter (NE1/4);
thence North 89°35'43" East 957.69 feet along the South line of the North Three-fourths (N3/4) of the Northeast Quarter (NE1/4) of said Northeast Quarter (NE1/4);
thence South 00°00'13" East 1649.94 feet to the point of beginning, EXCEPTING THEREFROM that property as described in Document Number 244519, Lafayette County Registry, and being described as follows:
A parcel of land located in the SE¼ of the NE¼ of Section 17, Town 3 North, Range 1 East of the 4th P.M., Lafayette County, Wisconsin, more particularly described as follows:
Commencing at the NE corner of Section 17, T3N, R1E of the 4th P.M., Lafayette County, Wisconsin;
thence South 89°34'17" West 537.09 feet along the North line of said Section 17;
thence South 11°30'39" West 2470.43 feet to the point of beginning;
thence South 11°30'39" West 185.71 feet to the North R.O.W. of U.S.H. #151;
thence North 89°04'37" East 275.64 feet along said North R.O.W. line;
thence North 15°08'33" West 201.91 feet;
thence South 84°39'38" West 186.62 feet to the point of beginning.

004.0253.2000	004.0256.2000	Per Doc. 363379, a 35.28 Acre parcel was split out of the original two tax parcels. We created a new tax parcel for the new acreage and combined the two remnant pieces into one tax parcel.
004.0256.0000	004.0256.3000	
		004.0253.2000 (Was: 10.00 Acres) DELETE THIS PARCEL
		004.0256.0000 (Was: 39.00 Acres) DELETE THIS PARCEL
		004.0256.2000 (NEW PARCEL) Now: 35.28 Acres (See POS3831)
		004.0256.3000 (NEW PARCEL) Now: 13.72 Acres - Remnant

POS3831

NORTH 1/4 CORNER
SECTION 17, T3N R1E
Aluminum Capped
rebar and ties found

NORTHEAST CORNER
SECTION 17, T3N R1E
Aluminum Capped
rebar and ties found

8 8 2660.11' 17 17

S 89°37'11" W 8 9

S 89°37'11" W 537.09'
(S 89°34'17" W) (537.09')

17 16

N 00°03'32" W

S 00°03'06" W

PREVIOUS SURVEY
BY LARRY AUSTIN
REVISED 3-31-1997
P.O.S 1497

South line, North 3/4,
NE 1/4, NE 1/4

Change in fields

Found
disturbed
-Reset-

(S 89°06'49" W)

N 89°35'43" E 957.69'

Fence Post
3'± North
4'± East

(S 11°30'39" W) (2470.43')
S 11°33'49" W 2471.01'

NE 1/4 - NE 1/4

SE 1/4 - NE 1/4

WISCONSIN
AARON
AUSTIN
S-2922
LANCASTER
WI
LAND SURVEYOR
Aaron T Austin
10-8-2020

West line,
East 1/2, NE 1/4

35.28± ACRES
1,536,802± SQ.FT.

LEGEND

- Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- 1" diameter iron pipe found
- Wood lath set
- No monument set
- Existing fence post
- Existing PVC Pole
- ( ) Recorded as
- [ ] Property described in Document Number, Lafayette County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Existing structure
- Edge of field
- Existing fence

NORTH
WEST EAST
SOUTH

The East line of the NE 1/4 of Section 17 bears S 00°03'06 W according to the Lafayette County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 100 200
SCALE 1" = 100'

N 00°00'13" W 1650.63'

1611.01'

1603.19'

S 00°00'13" E 1649.94'

(S 84°39'38" W) (186.62')
S 84°39'37" W 186.62'

shed

garden

well
5.5'±

41'±

house

[244519]

PREVIOUS SURVEY
BY LARRY AUSTIN
DATED 7-10-1990
P.O.S 1500

(S 11°30'39" W) (185.71')
S 11°45'59" W 185.75'

(N 15°08'33" W) (201.91')
N 15°06'30" W 201.98'

2642.51'

1.60'
S 11°45'59" W

(N 89°04'37" E) (275.64')
N 89°07'40" E 276.37'

1.43'
S 15°06'30" E

N 89°07'40" E 259.61'

N 89°07'40" E 421.80'

12'±

South line,
Northeast 1/4

2639.50'

17 17 17 17 2655.03'

49.5'
49.5'

39.62'

S 89°33'15" W 957.69'

46.75'

369.82'

17 16

S 89°33'15" W

17 16

COUNTY HIGHWAY "XX"
(FORMERLY U.S.H. #151)

Southwest corner
SE 1/4, NE 1/4

Point of
Beginning

CENTER
SECTION 17
Aluminum Capped
rebar and ties found

EAST 1/4 CORNER
SECTION 17, T3N R1E
Aluminum Capped
rebar and ties found

PLAT OF SURVEY

PREPARED FOR: BOB GANSEMER
LOCATED IN SECTION 17, T3N R1E, TOWN OF
BELMONT, LAFAYETTE COUNTY, WISCONSIN

Austin Engineering LLC
austinengineeringllc.com

4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-6363
FAX 608-723-6702

JOB NO: 20S167
H:\CRD\20S167
H:\PLAT\T3NR1E\17\20S167-GANSEMER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN
SHEET 1 OF 1

PLAT OF SURVEY

DESCRIPTION:
Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Three (3) North, Range One (1) East of the 4th P.M., Town of Belmont, Lafayette County, Wisconsin, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 17;
thence South 89° 33' 15" West 369.82 feet along the South line of the Northeast Quarter (NE 1/4) of said Section to the point of beginning;
thence continuing South 89° 33' 15" West 957.69 feet along said South line to the Southwest corner of the Southeast Quarter (SE 1/4) of said Northeast Quarter (NE 1/4);
thence North 00° 00' 13" West 1650.63 feet along the West line of the East Half (E 1/2) of said Northeast Quarter (NE 1/4);
thence North 89° 35' 43" East 957.69 feet along the South line of the North Three-fourths (N 3/4) of the Northeast Quarter (NE 1/4) of said Northeast Quarter (NE 1/4);
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thence South 89° 34' 17" West 537.09 feet along the North line of said Section 17;
thence South 11° 30' 39" West 2470.43 to the point of beginning;
thence South 11° 30' 39" West 185.71 feet to the North R.O.W. of U.S.H. #151;
thence North 89° 04' 37" East 275.64 feet along said North R.O.W. line;
thence North 15° 08' 33" West 201.91 feet;
thence South 84° 39' 38" West 186.62 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 10-8-2020.
That this survey was prepared under the instructions of Myron Tranel.
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.
That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

Dated this 8th day of October, 2020.

Aaron J. Austin, S-2922

WISCONSIN AARON J. AUSTIN S-2922 LANCASTER WI LAND SURVEYOR

Prepared for: ROBERT GANSEMER

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 20S167
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN