**Legend**

- Tax Parcels

# ORIGINAL TAX PARCEL

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: June 2020

**Legend**

- Tax Parcels

# DOC 361498

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: June 2020

**Legend**
- Tax Parcels

# PARCELS AFTER SPLIT

1 inch = 200 feet

Lafayette County

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: June 2020

State Bar of Wisconsin Form 1-2003
**WARRANTY DEED**

Document Number | Document Name

**Document Number: 361498**
**LAFAYETTE COUNTY, WI**
**JOSEPH G. BOLL**
**REGISTER OF DEEDS**

**06/09/2020 03:27 PM**
**TRANSFER FEE: 195.00**
**EXEMPTION #:**
**PAGES: 2**

**ELECTRONICALLY RECORDED**

Recording Area

Name and Return Address
Lafayette County Abstract & Title
330 Main Street
Darlington, WI 53530

**THIS DEED**, made between Matthew C. Gensler, a single person ("Grantor," whether one or more), and Travis J. Lyne and Brittany J. Lyne, 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 LEGAL DESCRIPTION ATTACHED IN ADDENDUM

032.0122.0000 (p)
Parcel Identification Number (PIN)

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

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 fenceline.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated June 9, 2020

Matthew Gensler (SEAL)
* Matthew C. Gensler

* (SEAL)

* (SEAL)

* (SEAL)

**AUTHENTICATION**

Signature(s) _____

authenticated on _____

*

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

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

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )
) ss.
LAFAYETTE COUNTY )

Personally came before me on June 9, 2020 the above-named Matthew C. Gensler to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Elaine Exner
* Elaine Exner
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: is permanent)

ELAINE C. EXNER NOTARY PUBLIC STATE OF WISCONSIN

A parcel located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-seven (27), Township One (1) North, Range Two (2) East of the 4th P.M., Town of White Oak Springs, Lafayette County, Wisconsin, being described as follows:
Commencing at the Northwest corner of said Section 27, said corner being the point of beginning;
thence North 89°14'39" East 1135.96 feet along the North line of said Section;
thence South 00°07'06" East 317.68 feet;
thence South 13°43'09" East 202.17 feet;
thence South 00°07'06" East 501.58 feet;
thence South 76°15'25" West 181.57 feet;
thence South 83°44'19" West 261.23 feet;
thence North 10°13'36" West 677.65 feet;
thence North 03°22'13" West 116.05 feet;
thence South 87°48'46" West 622.13 feet to the West line of said Section 27;
thence North 00°07'06" West 313.32 feet along the West line of said Section to the point of beginning.

| | | |
|---|---|---|
| 032.0122.0000 | 032.0122.1000 | Per Doc. 361498, a 16.58 Acre piece was split out of the original tax parcel. We created new tax parcels for |
| | 032.0122.2000 | both the new surveyed area and the remnant piece. |
| | | 032.0122.0000 (Was: 40.00 Acres) DELETE THIS PARCEL |
| | | 032.0122.1000 (NEW PARCEL) Now: 16.58 Acres (see POS3813) |
| | | 032.0122.2000 (NEW PARCEL) Now: 23.42 Acres - Remnant |

POS3813

H:\PLAT\T1NR2E\27\20S063-LYNE
CREW: S. AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

# PLAT OF SURVEY

## Prepared for: TRAVIS LYNE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°14'12" W | 278.20' |
| L2 | S 80°33'41" E | 72.49' |
| L3 | S 70°17'17" E | 53.14' |
| L4 | S 84°22'34" E | 50.25' |
| L5 | N 86°05'57" E | 150.33' |
| L6 | N 63°57'52" E | 55.61' |
| L7 | S 89°59'04" E | 50.00' |
| L8 | S 79°11'43" E | 101.83' |
| L9 | S 89°27'01" E | 450.03' |
| L10 | N 87°03'03" E | 100.12' |
| L11 | N 81°22'57" E | 32.35' |
| L12 | N 81°22'57" E | 68.77' |

## LEGEND

- Section Corner–as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- Mag Nail set
- No monument
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Edge of field
- Existing structure

NORTH
WEST EAST
SOUTH

The North line of the NW 1/4 of Section 27 bears N 89°14'36" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400

SCALE 1" = 200'

WISCONSIN AARON J. AUSTIN AUSTIN LANDSURVEYOR AND SURVEYOR

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: 5-27-2020


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

# PLAT OF SURVEY

**DESCRIPTION:**
*Located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township One (1) North, Range Two (2) East of the 4th P.M., Town of White Oak Springs, Lafayette County, Wisconsin, containing 16.58 acres, more or less, and being described as follows:*

*Commencing at the Northwest corner of said Section 27, said corner being the point of beginning;*
*thence North 89° 14' 39" East 1135.96 feet along the North line of said Section;*
*thence South 00° 07' 06" East 317.68 feet;*
*thence South 13° 43' 09" East 202.17 feet;*
*thence South 00° 07' 06" East 501.58 feet;*
*thence South 76° 15' 25" West 181.57 feet;*
*thence South 83° 44' 19" West 261.23 feet;*
*thence North 10° 13' 36" West 677.65 feet;*
*thence North 03° 22' 13" West 116.05 feet;*
*thence South 87° 48' 46" West 622.13 feet to the West line of said Section 27;*
*thence North 00° 07' 06" West 313.32 feet along the West line of said Section to the point of beginning.*
*Tract being subject to any and all easements of record and\or usage.*

**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 field work was completed on 5-19-2020.*
*That this survey was prepared under the instructions of Travis Lyne.*
*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 27th day of May, 2020.*

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

*Aaron J. Austin, S-2922*

*Prepared for: TRAVIS LYNE*

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

JOB NO: 20S063
H:\CRD\20S063
H:\PLAT\T1NR2E\27\20S063-LYNE

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN