Legend

- Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 400 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: January 2020

Legend

Tax Parcels

DOC 359904

1 inch = 400 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: January 2020

Legend

Tax Parcels

NEW PARCELS AFTER SPLIT

1 inch = 400 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: January 2020

POS3788

PLAT OF SURVEY

DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Two (2) North, Range Four (4) East of the 4th P.M., Town of Wiota, Lafayettte County, Wisconsin, containing 40.00 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section, said corner being the point of beginning;
thence North 89° 22' 31" West 2167.16 feet along the South line of the Northeast Quarter (NE 1/4) of said Section;
thence North 00° 37' 40" East 79.83 feet;
thence North 33° 58' 31" East 37.08 feet;
thence North 18° 18' 30" East 139.69 feet;
thence North 11° 33' 28" East 101.21 feet;
thence North 70° 29' 31" East 2111.77 feet;
thence North 00° 11' 36" West 1359.22 feet;
thence North 89° 02' 26" West 395.80 feet;
thence North 00° 11' 36" West 220.20 feet to the North line of said Section;
thence South 89° 02' 26" East 482.95 feet along the North line of said Section to the Northeast corner thereof;
thence South 00° 11' 36" East 2649.15 feet along the East line of said Section to the point of beginning.
Tract being subject to any and all easements of record and\or usage.

LEGEND

- Section Corner–as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- ( ) Recorded as
- Boundary of Survey
- Section line
- Right of Way
- Edge of field
- Existing fence

NORTH
WEST EAST
SOUTH

0 300 600

SCALE 1" = 300'

The East line of the NE 1/4 of Section 21 bears S 00°11'36" E according to the Lafayette County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

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 12-05-2019.
That this survey was prepared under the instructions of T.J. Nyffenegger.
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 6th day of December, 2019.

Aaron J. Austin

Aaron J. Austin, S-2922

Prepared for: T.J. NYFFENEGGER

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

JOB NO: 19S185
H:\CRD\19S185
H:\PLAT\T2NR4E\21\19S185-NYFFENEGGER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN, OWEN AUSTIN

8 1 0 3 0 5 7
Tx:4023205

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number | Document Name

Document Number: 359904
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

01/17/2020 02:55 PM
TRANSFER FEE: 561.00
EXEMPTION #:
PAGES: 2

Recording Area

Name and Return Address
Lafayette Land Title Services, LLC
700 Main Street
Darlington, WI 53530

THIS DEED, made between Thomas W. Nyffenegger and Amanda J. Nyffenegger, husband and wife as survivorship marital property ("Grantor," whether one or more), and Cody L. Taft and Jessica L. Taft, 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

33.036.0713.0000 (p); 33.036.0715.0000 (p); 33.036.0716.0000 (p)
Parcel Identification Number (PIN)
This is not homestead property.
~~(is)~~ (is not)

Dated January 17, 2020

*Thomas W. Nyffenegger (SEAL)
* Amanda J. Nyffenegger (SEAL)
* (SEAL)
* (SEAL)

AUTHENTICATION

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

NOTARY PUBLIC LISA M. PRATT 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 January 17, 2020, the above-named Thomas W. Nyffenegger and Amanda J. Nyffenegger, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Lisa M. Pratt
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 10/20/2023)

(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.

© 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

LEGAL DESCRIPTION

That part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Twenty-One (21), Township Two (2) North, Range Four (4) East of the 4th P.M., Town of Wiota, Lafayette County, Wisconsin being described as follows:

Commencing at the East Quarter (E¼) corner of said Section, said corner being the point of beginning;

thence North 89°22'31" West, 2167.16 feet along the South line of the Northeast Quarter (NE¼) of said Section;

thence North 00°37'40" East, 79.83 feet;

thence North 33°58'31" East, 37.08 feet;

thence North 18°18'30" East, 139.69 feet;

thence North 11°33'28" East, 101.21 feet;

thence North 70°29'31" East, 2111.77 feet;

thence North 00°11'36" West, 1359.22 feet;

thence North 89°02'26" West, 395.80 feet;

thence North 00°11'36" West, 220.20 feet to the North line of said Section;

thence South 89°02'26" East, 482.95 feet along the North line of said Section to the Northeast corner thereof;

thence South 00°11'36" East, 2649.15 feet along the East line of said Section to the point of beginning.

******	******	
036.0713.0000	036.0713.1000	Per Doc. 359904, 40 Acres were split out of the original three tax parcels. We created a new tax parcel for
036.0715.0000	036.0715.1000	the new 40 acre survey description; we also created three new tax parcels for the remnant pieces.
036.0716.0000	036.0716.1000	036.0713.0000 (Was: 40 Acres) DELETE THIS PARCEL
	036.0716.2000	036.0715.0000 (Was: 40 Acres) DELETE THIS PARCEL
		036.0716.0000 (Was: 40 Acres) DELETE THIS PARCEL
		036.0713.1000 (NEW PARCEL) Now: 35.35 Acres - Remnant
		036.0715.1000 (NEW PARCEL) Now: 31.05 Acres - Remnant
		036.0716.1000 (NEW PARCEL) Now: 40 Acres - POS3788
		036.0716.2000 (NEW PARCEL) Now: 13.60 Acres - Remnant