

PLAT OF SURVEY

LOCATED IN THE NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 AND THE SE 1/4-NE 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed a parcel of land located in the NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 and the SE 1/4-NE 1/4 of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

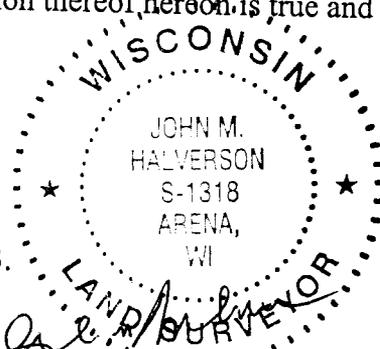
Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 861.38 feet along the East line of the NE 1/4 of said Section 20 to the point of beginning; thence S 00°44'30" W, 893.71 feet along the East line of said NE 1/4; thence N 90°00'00" W, 1477.12 feet to a point in the centerline of Reeve Road; thence N 14°25'00" E, 90.25 feet along the centerline of Reeve Road; thence Northeasterly, 439.04 feet along the arc of a curve to the right having a central angle of 15°22'00" and a radius of 1637.02 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 22°06'00" E, 437.72 feet; thence N 29°47'00" E, 554.29 feet along the centerline of Reeve Road; thence Northeasterly, 184.80 feet along the arc of a curve to the left having a central angle of 17°27'00" and a radius of 606.75 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 21°03'30" E, 184.08 feet; thence S 90°00'00" E, 528.00 feet; thence S 59°43'35" E, 500.28 feet to the point of beginning, containing 31.33 acres, more or less.

I further certify that such survey and the representation thereof hereon is true and correct to the best of my knowledge and belief.

John M. Halverson
 John M. Halverson

Registered Land Surveyor
 S6381 Coon Rock Road
 Arena, WI 53503

Dated this 20th day of September, 2013.



LEGEND AND NOTES

- ▲ Found pk nail in pavement
- ⊙ Found 1-1/4" iron pipe
- ⊕ Found Dane County aluminum monument
- △ Set pk nail in pavement
- Set 3/4"x24" iron rebar

OWNER:

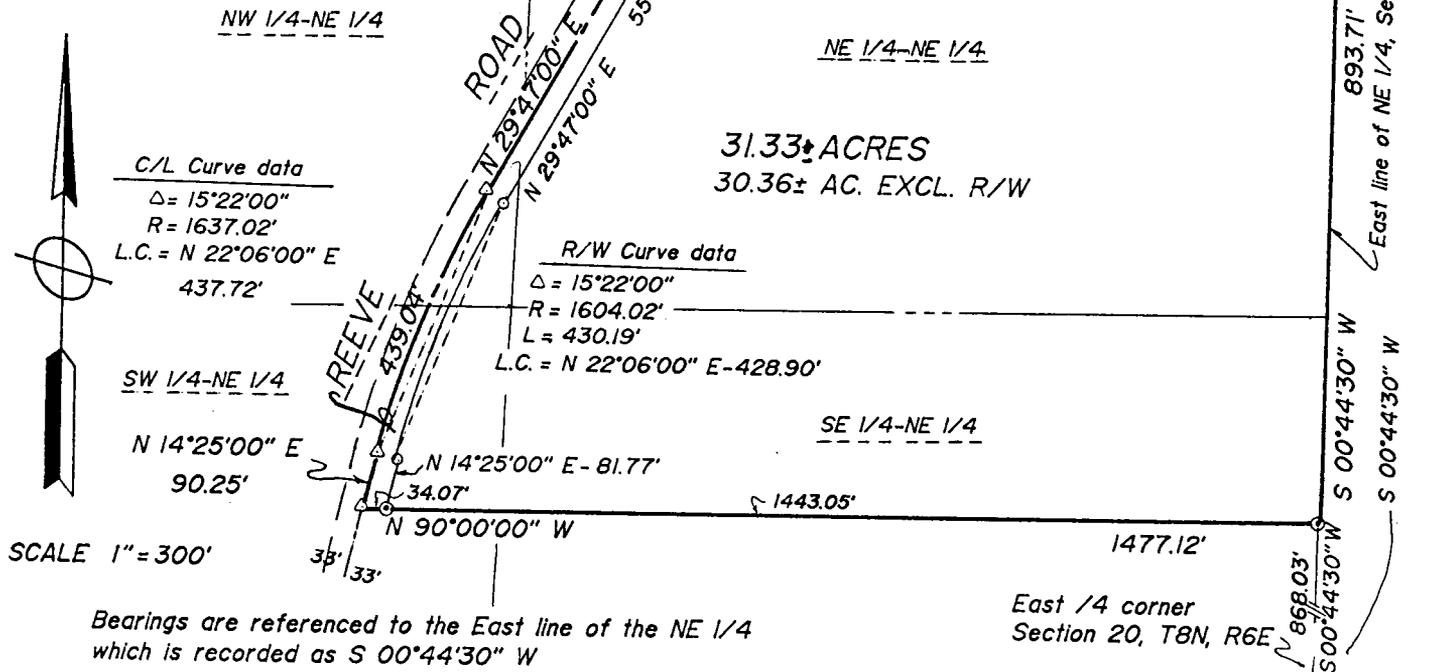
Bonnie Olson
 205 Wall Street
 Mazomanie, WI
 53560

C/L Curve data
 Δ = 17°27'00"
 R = 606.75'
 L.C. = N 21°03'30" E
 184.08'

R/W Curve data
 Δ = 17°27'00"
 R = 639.75'
 L = 194.85'
 L.C. = N 21°03'30" E-194.09'

C/L Curve data
 Δ = 15°22'00"
 R = 1637.02'
 L.C. = N 22°06'00" E
 437.72'

R/W Curve data
 Δ = 15°22'00"
 R = 1604.02'
 L = 430.19'
 L.C. = N 22°06'00" E-428.90'



SCALE 1" = 300'

Bearings are referenced to the East line of the NE 1/4 which is recorded as S 00°44'30" W

East 1/4 corner
 Section 20, T8N, R6E

Job no. 13-2346
 2014-00729



8 6 2 9 9 9 3
Tx:8500908

DOCUMENT NO.

WARRANTY DEED
Document Name

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5039041**

**11/19/2013 3:59 PM
Trans. Fee: 675.00
Exempt #:
Rec. Fee: 30.00
Pages: 2**

THIS DEED, made between **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** ("Grantor", whether one or more), and **MICHAEL L. MITCHELL AND JEAN M. MITCHELL**, 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 **DANE** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit "A"

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, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report, general taxes levied in the year of closing and: None

Recording Area

Name and Return Address:

**MICHAEL L. MITCHELL AND JEAN M. MITCHELL
6014 MATHEWSON RD.
MAZOMANIE, WI 53560**

006/0806-201-8270-7

See Attached for Additional Parcels

Parcel Identification Number (PIN)

Dated November 11, 2013

This **IS NOT** homestead property.

Bonnie L. Olson Willard (SEAL)
* **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated this _____ day of _____, 20____

COUNTY OF DANE

} ss

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

Personally came before me this November 11, 2013, the above named **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY _____

Stacy J. Dyreson
Stacy J. Dyreson
Notary Public, State of WISCONSIN

Bonnie L. Olson

My Commission is permanent. (If not, state expiration date) 12/1/2013



(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.

T-225,000
(675.00)

(2)

EXHIBIT "A"

A parcel of land located in the Northeast 1/4 of Section 20, T8N, R6E, in the Town of Black Earth, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 20; thence West, 838.03 feet along the North line of the Northeast 1/4 of said Section 20 to a point in the centerline of Reeve Road; thence South 12°20'00" West, 623.49 feet along the centerline of Reeve Road to the point of beginning; thence East, 528.00 feet; thence South 59°43'35" East, 500.28 feet to a point on the East line of said Northeast 1/4; thence South 00°44'30" West, 893.71 feet along the East line of said Northeast 1/4; thence West, 1477.12 feet to a point in the centerline of Reeve Road; thence Northeasterly along the centerline of Reeve Road to the point of beginning.

TAX ROLL PARCEL NUMBERS: 006/0806-201-8270-7; 006/0806-201-8260-9; 006/0806-201-9460-5; 006/0806-201-9501-5

APPLICATION FOR:

- **TRANSFER OF PROPERTY TO SURVIVING JOINT TENANT, LIFE TENANT OR REMAINDERMAN** (Section 867.045, Wis. Statutes), and/or
- **SUMMARY CONFIRMATION OF INTEREST IN PROPERTY** (Section 867.046(2), Wis. Statutes)

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RECORDER'S OFFICE
 DANE COUNTY, WI.
 JANE LICHT
 REGISTER OF DEEDS
 RECORDED ON
 FEB 8 12 47 PM '90
 1990

2184478

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF DEATH?

YES NO

Decedent Milford John Olson a/k/a Milford J. Olson	Date of Death 9/13/89	Social Security Number [REDACTED]
Address of Decedent at Date of Death 5502 Reeve Rd.	City Mazomanie	State WI Zip Code 53560

1. Stocks, bonds, savings and checking accounts, and vendors' interests in land contracts (if more space is needed, attach schedule).	Person Receiving Property (letters a, b or c from line 3)	Serial or Account Number	Full Value At Date of Death Property Transferred Under s. 867.045 or s. 867.046(2)	
			\$	\$
TOTAL VALUES			\$	\$

2. Real Estate	Transferred Under (check one)		Person Receiving Property (letter a, b or c from Line 3 Below)	Assessed Valuation	To Be Completed by Register of Deeds	
	s. 867.045	s. 867.046(2)			Equalized Valuation	Recording Data
		x	a	69,000.00	See attached tax bills	772-438

DECLARATION

I (we) declare that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

3. Name and Address of Person Receiving Property	Relationship to Decedent	Signature	Date
a. Bonnie L. Olson 5502 Reeve Rd. Mazomanie, WI 53560	spouse	<i>X Bonnie L Olson</i>	2/1/90
b. RET			
c. Quale HARTMAN PO Box 443 BRABAO WI 53913			

Sworn to before me on February 1, 1990

Signature *Thomas C. Groeneweg*

Print or Type Name Thomas C. Groeneweg

State of Wisconsin

County of Sauk

My commission ~~expires~~ is permanent

This application was drafted by (print or type name below)

Atty. Thomas C. Groeneweg

I certify that I have mailed or delivered copies of this application as provided in s. 867.045(3) or s. 867.046(4), Wis. Stats. on

FEB 8 1990

Date

Jane Licht

Register of Deeds (signature)

PROPOSED LEGAL DESCRIPTIONS- BONNIE OLSON

PARCEL 1- Vacant Parcel

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A parcel of land located in the NE $\frac{1}{4}$ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin described as follows:

Commencing at the Northeast corner of said Section 20; thence West, 838.03 feet along the North line of the NE $\frac{1}{4}$ of said Section 20 to a point in the centerline of Reeve Road; thence South 12°20'00" West, 623.49 feet along the centerline of Reeve Road to the point of beginning; thence East, 528.00 feet; thence South 59°43'35" East, 500.28 feet to a point on the East line of said NE $\frac{1}{4}$; thence South 00°44'30" West, 893.71 feet along the East line of said NE $\frac{1}{4}$; thence West, 1477.12 feet to a point in the centerline of Reeve Road; thence Northeasterly along the centerline of Reeve Road to the point of beginning. Said parcel contains 31.30 acres, more or less.

PARCEL 2- Homestead Parcel

That part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin which lies Easterly of the centerline of Reeve Road and South of the following described line:

Commencing at the Northeast corner of said Section 20; thence South 00°44'30" West, 1755.09 feet along the East line of said NE $\frac{1}{4}$ to the point of beginning of the line to be described; thence West, 1477.12 feet to a point in the centerline of Reeve Road and the end of the line to be described.

ALSO the Northerly 99 feet of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 20 lying Easterly of the centerline of Reeve Road.

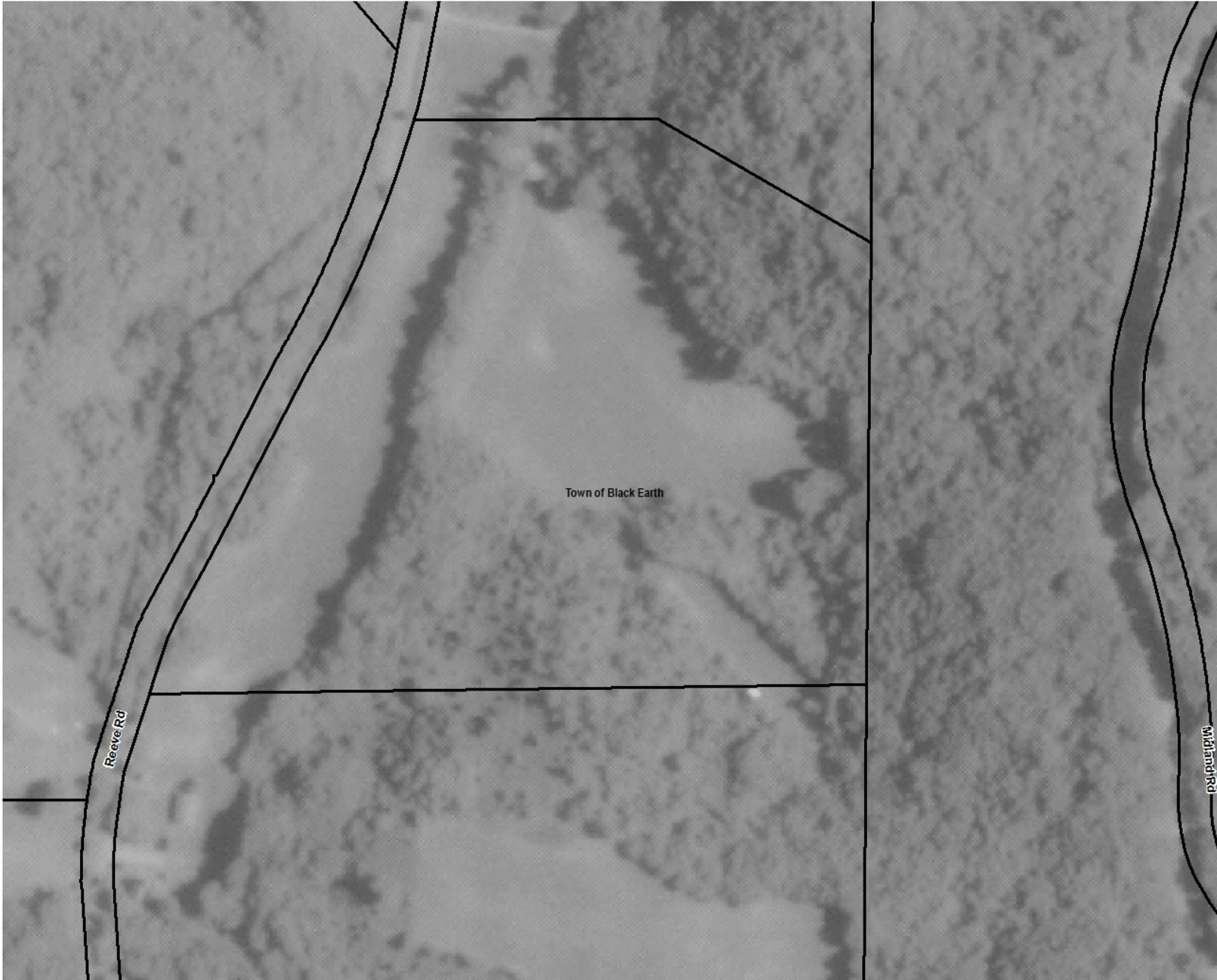
Said parcels contain 33.92 acres, more or less.



1955 photo



1974 photo



1987 photo



1995 photo



Dane County Planning & Development

Land Division Review

April 4, 2015

Michael and Jean Mitchell
6014 Mathewson Rd.
Mazomanie, WI 53560

Re: Parcel status determination
Town of Black Earth, Section 20
Parcels # 0806-201-8270-7, 0806-201-9460-5, 0806-201-9501-5, 0806-201-8260-9 (32 acres)

Current zoning of subject parcels are RH-4 (Rural Homes).

Dear Mrs. Mitchell,

This letter is to follow up and clarify the confusion from my February 23, 2015 letter regarding the status of the four tax identification parcels. My initial review of the four parcels as described in recorded Warrant Deed document #5039041 of the Dane County Registry did verify that the 1.4 acre parcel was created prior to the effective date of the Dane County Land Division Regulations.

However, when Milford Olson passed away, a transfer of property to surviving joint tenant was recorded on February 8, 1990, in which Bonnie Olson acquired sole ownership of the subject parcels in question. This moment in time is when the 1.4 acre parcel was consolidated with the other parcels.

In addition, the Warranty Deed (document #5039041) from Olson to Mitchell describes all four tax parcels in one metes and bounds legal description. The 1.4 acre parcel was not excluded from this description and that is where I failed to communicate in my letter dated February 23, 2015.

As for the zoning history, the zoning district of the parcels was changed in 1990 from the A-1EX District (agricultural) to the Rural Homes District, which is consistent with the 1990 deed.

Please contact myself with any questions regarding this letter.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541
CC: Clerk, Town of Black Earth, Halverson Surveying, Curt Kodl, Dane County Senior Planner

Dane County Zoning & Land Division Regulations

- Effective May 1, 1970, a certified survey map required for parcels of 5 acres or less.
- Effective December 4, 1974, a certified survey map required for parcels of 15 acres or less.
- Town of Black Earth adopted A-1 Exclusive Zoning on August 15, 1981.

Public Search and history of parcels

Parcel #0806-201-8260-9

Document #981673 *Deed*

Grantor – Oscar and Susan Reeve

Grantee – Erna Hermann

Recorded – June 15, 1959

Document #1251470 *Warranty Deed*

Grantor – Erna Hermann

Grantee – Milford and Bonnie Olson

Recorded – September 30, 1969

Lands under the ownership of Oscar Reeve, excluding the 1.4 acre parcel.

Document #1094274 *Administrators Deed*

Grantor – Oscar Reeve

Grantee – Milford and Bonnie Olson

Recorded – February 13, 1964

Current four subject tax parcels.

Document #2184478 *Transfer of Property to Surviving Joint Tenant*

Decedent – Milford Olson

Recipient – Bonnie Olson

Recorded – February 8, 1990

Document #5039041 *Warranty Deed*

Grantor – Bonnie Olson

Grantee – Michael and Jean Mitchell

Recorded – November 19, 2013



Dane County Planning & Development

Land Division Review

February 23, 2015

Michael and Jean Mitchell
6014 Mathewson Rd.
Mazomanie, WI 53560

Re: Parcel status determination
Town of Black Earth, Section 20
Parcels # 0806-201-8270-7, 0806-201-9460-5, 0806-201-9501-5, 0806-201-8260-9 (32 acres)

Current zoning of subject parcels are RH-4 (Rural Homes).

Dear Mrs. Mitchell,

I have reviewed all four tax parcels and it is apparent that the subject land parcels, described in recorded document #5039041 of the Dane County Registry were properly created as two ownership parcels prior to the effective date of the Dane County Land Division Regulations.

The first one being the 1.4 acre parcel, described as parcel #0806-201-8260-9 was created on June 15, 1959 and then the remaining parcels are described as one legal parcel of record for conveyance purposes. However, the current zoning of the parcels were changed in 1990 from the A-1EX District (agricultural) to the Rural Homes District, specifically RH-4 which requires a minimum parcel size of 16.0 acres, excluding the road right-of-way. Therefore, the 1.4 acre parcel would be considered to be non-conforming and the current zoning would be required to be changed in order to build on that parcel. The remaining parcels are valid since the combined acreage is over 16 acres.

Also, please keep in mind that any further division of this parcel or additional lands added to beyond what is present is subject to Town Comprehensive Plan policies and conditions of approval for zoning map amendments and will be required to conform to current standards.

Please contact myself with any questions regarding this letter,.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC: Clerk, Town of Black Earth, Halverson Surveying, Curt Kodl, Dane County Senior Planner

Dane County Zoning & Land Division Regulations

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- Effective December 4, 1974, a certified survey map required for parcels of 15 acres or less.
- Town of Black Earth adopted A-1Exclusive Zoning on August 15, 1981.

Public Search and history of parcels

Parcel #0806-201-8260-9

Document #981673 *Deed*

Grantor – Oscar and Susan Reeve

Grantee – Erna Hermann

Recorded – June 15, 1959 - this is when the subject parcel was created.

Document #1251470 *Warranty Deed*

Grantor – Erna Hermann

Grantee – Milford and Bonnie Olson

Recorded – September 30, 1969

Lands under the ownership of Oscar Reeve, excluding the 1.4 acre parcel.

Document #1094274 *Administrators Deed*

Grantor – Oscar Reeve

Grantee – Milford and Bonnie Olson

Recorded – February 13, 1964

Current four subject tax parcels.

Document #5039041 *Warranty Deed*

Grantor – Bonnie Olson

Grantee – Michael and Jean Mitchell

Recorded – November 19, 2013