



Village of

\*\*\*  
**Germantown**  
...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 6/9/22

## CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

**1**

### APPLICANT OR AGENT

Mary G. Best

Donald J. Thoma - Accurate Surveying

2911 Wildlife Lane

Richfield, WI 53076

Phone ( 262 ) 677-2120

Fax ( )

E-Mail don@accuratesurveying.net

### PROPERTY OWNER

Mary G. Best

N181W12556 Fond du Lac Ave.

Germantown, WI 53022

Phone ( 262 ) 352-2201

mgblackacre@yahoo.com

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

**2**

N181W12556 Fond du Lac Ave. Germantown, WI

GTNV-162979

**3**

### PURPOSE OF LAND SPLIT

Clear up legal description errors and purchase additional lands for septic system replacement.

Will the land split require rezoning?  
yes part

From A-1

To Rs-4

**4**

### READ AND INITIAL THE FOLLOWING:

mb

I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

mb

I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

mb

I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

mb

I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

**5**

### SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Donald J. Thoma 6-8-22  
Applicant Date

Mary G. Best 6/8/22  
Owner Date



Village of



Germantown

Willkommen

**FEES MUST BE PAID AT TIME OF APPLICATION**

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 6/9/22 Received by: [Signature]

## REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

### 1 APPLICANT OR AGENT

Mary G. Best

Donald J. Thoma - Accurate Surveying

2911 Wildlife Lane

Richfield, WI 53076

Phone ( 262 ) 677-2120

Fax ( )

E-Mail [don@accuratesurveying.net](mailto:don@accuratesurveying.net)

### PROPERTY OWNER

Mary G. Best

N181W12556 Fond du Lac Ave.

Germantown, WI 53022

Phone ( 262 ) 352-2201

### PROPERTY ADDRESS OR GENERAL LOCATION

### TAX KEY NUMBER

2 N181W12556 Fond du Lac Ave. Germantown, WI

GTNV-162979

### 3 REZONING REQUEST

*Port*

FROM

*A-1*

TO

*Rs-4*

### 4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

*See attached*

5

**PURPOSE OF REZONING REQUEST**

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Clearing up legal description + purchased additional lands. Existing zoning is RS-4 on the original parcel. Zoning all to RS-4.

6

**SUPPORTING DOCUMENTATION:**

- ☒ Rezoning Map 1"=50'  
Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)

7

**READ AND INITIAL THE FOLLOWING:**

me I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

me I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

me I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

me I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Donald Thomas 6-8-22  
Applicant Date

May G. Best 6/8/22  
Owner Date

# Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

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June 21, 2021

## **RE: Mary Best area to be Zoned RS-4 description**

Description of total area to be Zoned to RS-4:

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said east line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

Containing 1.514 acres (65,959 square feet) more or less.

# Washington County Certified Survey Map

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin

The 66' strip / right-of-way for S.T.H.  
"145" / Fond du Lac Ave. (formerly  
STH 155 has been conveyed by Doc.  
135751 recorded in Volume 101 page  
105. Said 66' strip appears to be an  
easement. This map is hereby  
dedicating said 50' right-of-way to  
clear up any ambiguities. 0.430 acre  
(18,750 sq.ft.)

Subdivider:

Mary G. Best  
N181W12556 Fond du Lac Ave.  
Germantown, WI 53022

Surveyor:

Donald J. Thoma  
Accurate Surveying & Engineering, LLP  
2911 Wildlife Lane  
Richfield, WI 53076

unplatted lands  
A-1 zoning

Sheet 1 of 3

Rs-4 zoning min. setbacks (subject to change)

Front - 40'  
Side - 20'  
Rear - 35'

A-1 zoning  
unplatted lands  
Doc. 1277220

(r.a. N 87°23'21" E)  
N 87°23'23" E 446.58'

Doc. 1557791

Lot 1  
1.084 Acres  
47,209 Sq. Ft.

existing  
Rs-4 zoning

Existing House

A-2 zoning

North quarter corner  
Sec. 16-9-20  
brass cap found  
N:461,194.33  
E:2,465,830.38  
(State Plane Coordinates  
South Zone NAD83/2011)

unplatted lands

A-2 zoning

south line NE 1/4 of the NW 1/4  
S 88°32'58" W 640.06'  
monumented  
(r.a. S 88°32'56" W)

unplatted lands  
A-2 zoning

Center  
Sec. 16-9-20  
brass cap found  
N:458,530.77  
E:2,465,903.17  
(State Plane Coordinates  
South Zone NAD83/2011)



(r.a.) - means "recorded as"

(meas.) - means "measured as"

P.O.B. - indicates "Point of Beginning".

○ - indicates 1.6" od x 18" iron  
pipe weighing 1.68 lbs./ft. found.

● - indicates 1" iron rebar found unless noted.

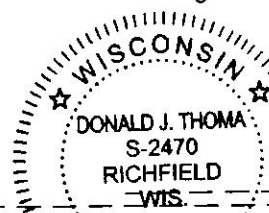
○ - indicates 1.3" od x 18" iron  
pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the  
Wisconsin State Plane Coordinate Grid  
System, South Zone (NAD83/2011).

The east line of the NW 1/4 of Sec.  
16-9-20 has a grid bearing of N  
01°33'55" W.

0 25 50 100

Scale in feet  
1" = 50'



Donald J. Thoma, S-2470

Dated this 5th day of June, 2022.

This instrument was drafted by Donald J. Thoma, S-2470

# Washington County Certified Survey Map

Sheet 2 of 3

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin

## Surveyor's Certificate:


I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Mary G. Best, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

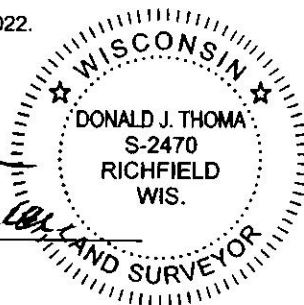
Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said est line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

Containing 1.514 acres (65,959 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 8th day of JUNE, 2022.

  
Donald J. Thoma, S-2470



## Owner's Certificate:

As owner of Lot 1, I hereby dedicate that part of S.T.H. "145" / Fond du Lac Ave. to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

As owner of Lot 1, I hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

-----  
Mary G. Best - Owner

STATE OF WISCONSIN)  
WASHINGTON COUNTY)s.s

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_

# Washington County Certified Survey Map

Sheet 3 of 3

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,  
Range 20 East, Village of Germantown, Washington County, Wisconsin

## Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village  
of Germantown on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dean Wolter - Chairperson

\_\_\_\_\_  
Laura A. Johnson - Secretary

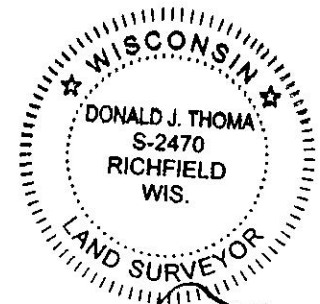
## Village of Germantown, Village Board Approval:

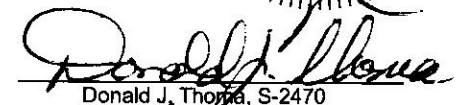
This Certified Survey Map, Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9  
North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved  
by the Planning Commission being the same, is hereby approved and (the dedication of that part of  
S.T.H. "145 / Fond du Lac Ave. for public road purposes as shown on Sheet 1 of 3) is hereby  
accepted by the Village Board of Trustees of the Village of Germantown on

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dean Wolter - Village President

\_\_\_\_\_  
Deanna Braunschweig - Village Clerk



  
Donald J. Thoma, S-2470

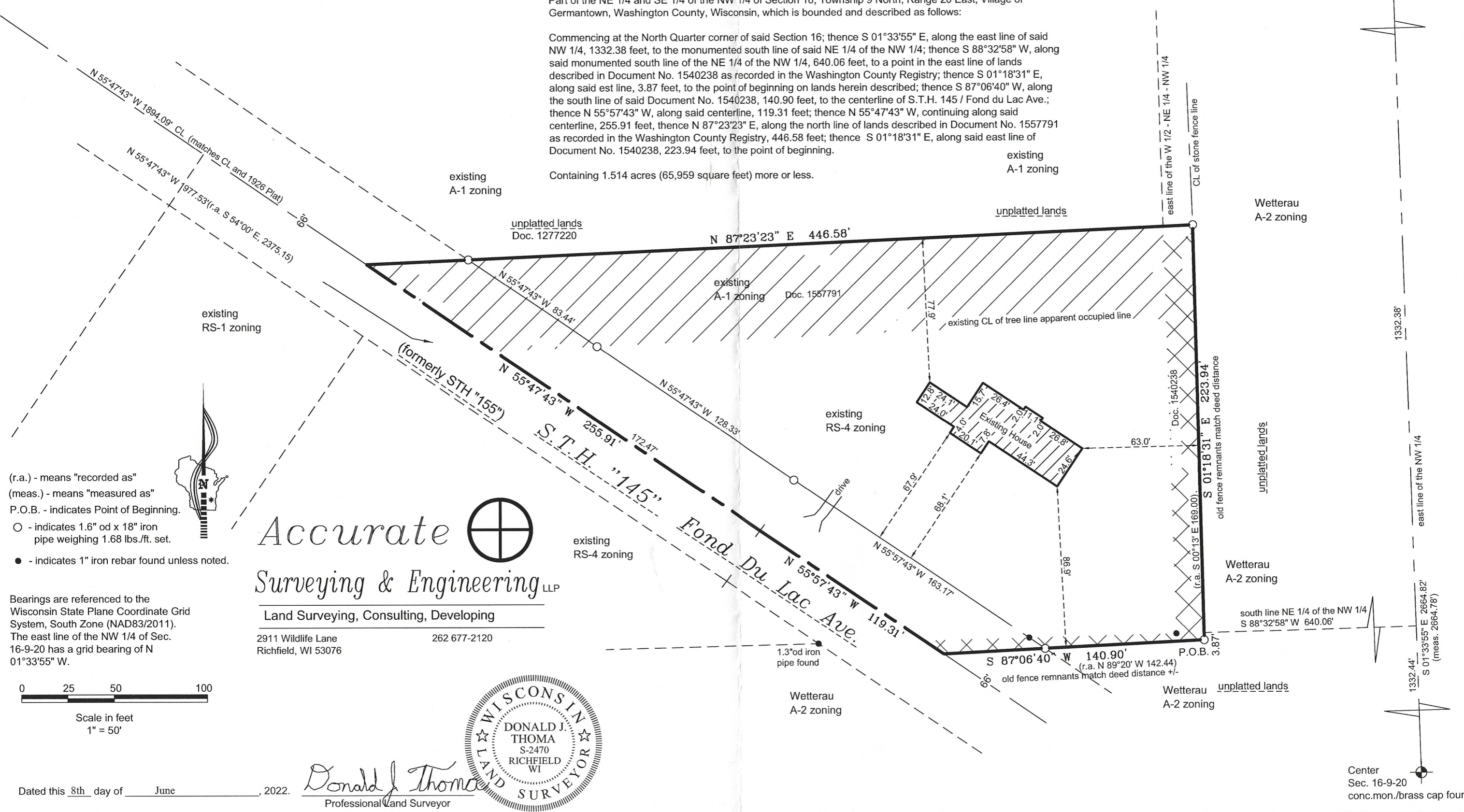
Dated this 5th day of June, 2022.

Rezoning Map  
for  
Mary Best

Area to be Zoned to RS-4:  
Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of  
Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said est line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

Containing 1.514 acres (65,959 square feet) more or less.

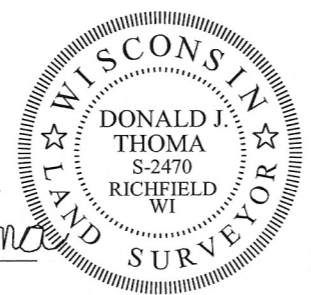


(r.a.) - means "recorded as"  
(meas.) - means "measured as"  
P.O.B. - indicates Point of Beginning.  
○ - indicates 1.6" od x 18" iron pipe weighing 1.68 lbs./ft. set.  
● - indicates 1" iron rebar found unless noted.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the NW 1/4 of Sec. 16-9-20 has a grid bearing of N 01°33'55" W.

Accurate  
Surveying & Engineering  LLP  
Land Surveying, Consulting, Developing

2911 Wildlife Lane  
Richfield, WI 53076  
262 677-2120



Donald J. Thoma  
Professional Land Surveyor

0 25 50 100  
Scale in feet  
1" = 50'

Dated this 8th day of June, 2022.

North Quarter corner  
Sec. 16-9-20  
conc.mon./brass cap found

Center  
Sec. 16-9-20  
conc.mon./brass cap found



Village of

\*\*\*  
**Germantown**  
Willkommen

# ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 3/31/22

Fee Received By: H.

Please read and print legibly. List name of actual contact person (NOT just business name).

## APPLICANT OR AGENT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

## PROPERTY or Business OWNER:

Name: MARY G. BEST

Address: W181 N12536 Fond du Lac Ave

City/State/Zip: GERMANTOWN, WI 53022

Phone: 262-677-1601 / CELL-262-352-2261

E-Mail: mgblackacre@iata.com

## PROPERTY ADDRESS OR Tax Parcel ID#:

AS ABOVE

**DESCRIPTION OF PROPOSED USE** (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

REQUEST PERMISSION TO ERECT APPROX. 150' OF A 6' WOOD-FRAME SHADOW-BOX FENCE ALONG PROPERTY FACING/ADJACENT TO Fond du Lac Ave. IT WILL SERVE AS A SOUND AND PRIVACY BARRIER AND ALSO KEEP CHILDREN AND DOGS AWAY FROM THE BUSY HIGHWAY. IT WOULD AFFECT NOBODY AND WOULD NOT IMPAIR EGRESS VISIBILITY. FENCE PLAN ATTACHED

## READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

## INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☒ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☒ Other Information required by Zoning Administrator

## SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Mary G. Best  
Applicant  
Mary G. Best  
Property Owner

3/30/2022  
Date  
3/30/2022  
Date

VILLAGE USE ONLY

March 30, 2022

To Whom It May Concern:

I recently removed several dead and/or diseased trees from the front of my property which faces Fond du Lac Ave. (Highway 145.) The property had been quite private but became completely exposed to the noise of the busy road.

I would ask permission to erect a shadow-box design wooden fence to shield the property. It would be a barrier for my dogs and for my several grandchildren when they visit, as well as the traffic noise.

There are no occupied properties adjoining mine, and the highway is between me and the three dwellings across the street, so it would have no affect on anyone. Visibility for egress to the road would not be impaired.

I hope you will be able to view this application favorably.

Thank you.

A handwritten signature in cursive script that reads "Mary G. Best".

Mary G. Best

W181 N12556 Fond du Lac Avenue

Germantown, WI 53022

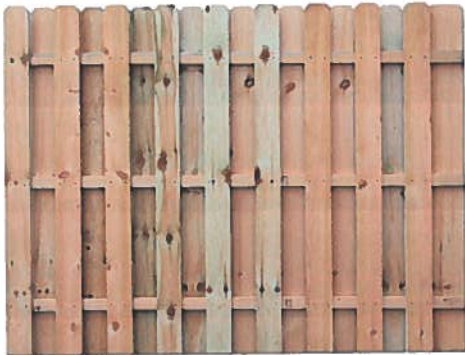
(262) 677-1601 land line

(262) 352-2201 cell phone

6 x 8 Pressure Treated Shadow Box Wood Fence Panel

(Nominal Size: 72H x 96W)

Model Number: 1731146 | Menards® SKU: 1731146



EVERYDAY LOW PRICE

11% MAIL-IN REBATE Good Through 4/2/22

FINAL PRICE

\$75.59

\$8.31


\$67.28 each

You Save \$8.31 with Mail-In Rebate

85 People have purchased this product in the past 30 days

Additional Packaging/Handling Charges May Apply.


\* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Pick Up At Store

24 In-Stock at GERMANTOWN

[Check Another Store for Availability](#)



Delivery

Available

Description & Documents

Fence in your yard and make your property look great with this pre-assembled treated fence panel. This fence style is neighbor-friendly, featuring the same look at both sides. It provides semi-privacy while still allowing light and air to pass through.

MADE IN U.S.A. 

with US & Global Parts

Brand Name: Universal Forest Products

- Features
- 6' high x 8' wide
  - Great neighbor-friendly design is the same on both sides
  - Pressure-treated to protect against rot and termite infestation
  - Recommended fasteners are hot-dip galvanized screws or other fasteners manufactured for treated wood as required by building code
  - Nominal size: Due to the nature of treated wood products, individual fence panel dimensions may vary. To ensure proper fit, it is recommended to measure the panels before installing posts.
  - See Treated Wood FAQs for details

Specifications

Product Type	Wood Privacy Fence Panel	Material	Green Pressure Treated Wood	Thickness	2-3/4 inch	Special Features	Pressure Treated Against Rot & Decay
Overall Height	72 inch	Weight	75 pound	Overall Width	96 inch	Color/Finish	Green Treated
Top Style	Dog Ear	Installed Height	72 inch	Shipping Dimensions	96.00 H x 72.00 W x 1.25 D	Shipping Weight	75.0 lbs
Return Policy	Regular Return <a href="#">View Return Policy</a>						

Endorsement stamp digitally applied  
Please keep attached to original document

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

Document Number

Document Name

**THIS DEED**, made between Richard A. Stephan and Mary K. Stephan, as Trustees  
of THE RICHARD A. STEPHAN AND MARY K. STEPHAN LIVING TRUST  
U/A DATED MARCH 28, 2011 ("Grantor," whether one or more),  
and MARY G. BEST

\_\_\_\_\_  
("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 WASHINGTON County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit A for Legal Description.

Document # **1557790**  
WASHINGTON COUNTY WISCONSIN  
**2022-03-21 1:35:00 PM**

*Sharon A. Martin*

SHARON A MARTIN  
WASHINGTON COUNTY  
REGISTER OF DEEDS

Fee: **\$30.00**

Transfer Fee: **\$15.00**

Return via **MAIL (REGULAR)**

Pages: **2**

Recording Area

2

Name and Return Address

James B. Hanley, Esq.  
Niebler, Pyzyk, et al, LLP  
P.O. Box 444  
Menomonee Falls, WI 53052-0444

Part of Parcel No. GTNV162988

Parcel Identification Number (PIN)

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

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: March 14, 2022

THE RICHARD A. STEPHAN AND MARY K. STEPHAN LIVING TRUST U/A DATED MARCH 28, 2011

*Richard A. Stephan* (SEAL) *Mary K. Stephan* (SEAL)  
\* By: Richard A. Stephan, Co-Trustee \* By: Mary K. Stephan, Co-Trustee

\_\_\_\_ (SEAL) \_\_\_\_ (SEAL)  
\* \*

**AUTHENTICATION**

Signature(s) Richard A. Stephan and Mary K. Stephan

authenticated on March 14, 2022

*James B. Hanley*  
\* James B. Hanley

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\*

Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

THIS INSTRUMENT DRAFTED BY:

James B. Hanley, Esq., State Bar No. 1064337  
Niebler, Pyzyk, Carrig, Jelenchick & Hanley LLP

(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.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\* Type name below signatures.

## EXHIBIT A

### WARRANTY DEED – LEGAL DESCRIPTION

Grantor: The Richard A. Stephan and Mary K. Stephan Living Trust U/A Dated March 28, 2011

Grantee: Mary G. Best

Parcel ID No.: Part of Parcel No. GTNV162988

#### Legal Description:

Part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NE 1/4 of the NW 1/4, thence N 01°34'47" W, along the east line of said W 1/2 of the NE 1/4 of the NW 1/4, 169.73 feet, to the point of beginning of lands herein described; thence S 87°23'21" W, along the centerline of an existing tree line, 362.84 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along said centerline, 83.44 feet; thence N 87°23'21" E, 430.53 feet, to the intersection of the east line of said W 1/2 of the NE 1/4 of the NW 1/4; thence S 01°34'47" E, along said east line of the W 1/2 of the NE 1/4 of the NW 1/4, 50.01 feet, to the point of beginning.

Containing 0.455 acre (19,834 square feet) more or less.

State Bar of Wisconsin Form 3-2003  
**QUIT CLAIM DEED**

Document Number

Document Name

**THIS DEED**, made between Richard A. Stephan and Mary K. Stephan, as Trustees  
of THE RICHARD A. STEPHAN AND MARY K. STEPHAN LIVING TRUST  
U/A DATED MARCH 28, 2011 ("Grantor," whether one or more),  
and MARY G. BEST

\_\_\_\_ ("Grantee," whether one or more).  
Grantor quit claims to Grantee the following described real estate, together with the  
rents, profits, fixtures and other appurtenant interests, in WASHINGTON  
County, State of Wisconsin ("Property") (if more space is needed, please attach  
addendum):

See Attached Exhibit A for Legal Description.

This Transfer is made by Grantor to correct errors in the legal description of prior  
transfers, is made for no or nominal consideration and is exempt from fee pursuant to  
Wis. Stat. § 77.25(3).

Document # **1557791**  
WASHINGTON COUNTY WISCONSIN  
**2022-03-21 1:35:00 PM**

Sharon A. Martin  
SHARON A MARTIN  
WASHINGTON COUNTY  
REGISTER OF DEEDS

Fee: **\$30.00**

Fee Exempt: **3**

Return via **MAIL (REGULAR)**

Pages: **2**

Recording Area

Name and Return Address  
Atty. James B. Hanley  
Niebler, Pyzyk, et al, LLP  
P.O. BOX 444  
Menomonee Falls, WI 53052-0444

GTNV 162991

Parcel Identification Number (PIN)

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

Dated March 14, 2022

THE RICHARD A. STEPHAN AND MARY K. STEPHAN LIVING TRUST U/A DATED MARCH 28, 2011

Richard A. Stephan (SEAL) Mary K. Stephan (SEAL)  
\* By: Richard A. Stephan, Co-Trustee \* By: Mary K. Stephan, Co-Trustee

\_\_\_\_ (SEAL) \_\_\_\_ (SEAL)  
\* \*

**AUTHENTICATION**

Signature(s) Richard A. Stephan and Mary K. Stephan

authenticated on March 14, 2022

\* James B. Hanley

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,

authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. James B. Hanley, State Bar No. 1064337  
Niebler, Pyzyk, Carrig, Jelenchick & Hanley LLP

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\*  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(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.  
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003

\* Type name below signatures.

EXHIBIT A

QUIT CLAIM DEED – LEGAL DESCRIPTION

Grantor: The Richard A. Stephan and Mary K. Stephan Living Trust U/A Dated March 28, 2011  
Grantee: Mary G. Best  
Parcel ID No.: GTNV 162991

Legal Description:

Part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NE 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 136.25 feet, to the centerline of S.T.H. "145"; thence N 55°57'45" W, along said centerline, 106.55 feet; thence N 55°47'45" W, continuing along said centerline, 172.47 feet; thence N 87°23'21" E, along the centerline of an existing tree line, 362.84 feet, to the intersection of the east line of the W 1/2 of the NE 1/4 of the NW 1/4; thence S 01°34'47" E, along said east line of the W 1/2 of the NE 1/4 of the NW 1/4, 169.73 feet, to the point of beginning.

# Map for Survey

Area to be purchased from Mary Franz & Linda Mittig:  
Part of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:  
Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NW 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence N 01°34'47" W, along the east line of said W 1/2 of the NW 1/4 of the NW 1/4, 219.74 feet; thence N 87°23'21" E, 16.05 feet; thence S 01°18'35" E, along said east line of the NE 1/4 of the NW 1/4, 223.84 feet; thence S 87°08'36" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along said centerline, 12.76 feet; thence N 88°32'56" E, along said south line of said NE 1/4 of the NW 1/4, 136.25 feet, to the point of beginning.  
Containing 0.098 acres (4,247 square feet) more or less.

Area to be purchased from Stephen Living Trust:  
Part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:  
Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NW 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence N 01°34'47" W, along the east line of said W 1/2 of the NW 1/4 of the NW 1/4, 219.74 feet; thence N 87°23'21" E, 16.05 feet; thence S 01°18'35" E, along said east line of the NE 1/4 of the NW 1/4, 223.84 feet; thence S 87°08'36" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along said centerline, 12.76 feet; thence N 88°32'56" E, along said south line of said NE 1/4 of the NW 1/4, 136.25 feet, to the point of beginning.  
Containing 0.455 acres (19,834 square feet) more or less.

Part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:  
Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NW 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence N 01°34'47" W, along the east line of said W 1/2 of the NW 1/4 of the NW 1/4, 219.74 feet; thence N 87°23'21" E, 16.05 feet; thence S 01°18'35" E, along said east line of the NE 1/4 of the NW 1/4, 223.84 feet; thence S 87°08'36" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along an old remnant wire fence line, 140.30 feet, to the centerline of S.T.H. "145"; thence N 55°47'45" W, along said centerline, 12.76 feet; thence N 88°32'56" E, along said south line of said NE 1/4 of the NW 1/4, 136.25 feet, to the point of beginning.  
Containing 0.455 acres (19,834 square feet) more or less.

Surveyor's Note:  
The parcel described and surveyed is recorded in the Washington County Register of Deeds Doc. 582138. There are some errors in this legal description. First off the line in distance is off by 397.62 feet. It also appears that the description was drafted to follow the old fences and tree lines. The old fences are not consistent with the computed south and west line of the W 1/2 of the NE 1/4 of the NW 1/4. There may be some claim to adverse possession. The owners have agreed to the boundary shown. ALSO the location of S.T.H. "145" was determined by the RW Project No. 352 B. Sheet 3 of 40, dated 1928 right-of-way Plat. The location end up S 08°38'47" W, 4.28 feet from the monumented Northwest corner of Section 16-9-20.

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Accurate  
Surveying & Engineering LLP  
Land Surveying, Consulting, Developing  
2911 Wildlife Lane  
Racine, WI 53076  
262.877.2120

State of Wisconsin  
Washington County's s.  
I certify that I have surveyed the above described (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences and roadways, to the best of my knowledge and belief.  
This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this 21st day of June 2021.  
Donald J. Thomas  
Professional Land Surveyor

Dated this 21st day of June 2021.  
Donald J. Thomas  
Professional Land Surveyor

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Endorsement stamp digitally applied  
Please keep attached to original document

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

Document Number

Document Name

**THIS DEED**, made between MARY K. FRANZ and LINDA E. MITTAG

\_\_\_\_\_, ("Grantor," whether one or more),  
and MARY G. BEST

\_\_\_\_\_, ("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 WASHINGTON County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit A for Legal Description.

Recording Area

Name and Return Address

James B. Hanley, Esq.  
Niebler, Pyzyk, et al, LLP  
P.O. Box 444  
Menomonee Falls, WI 53052-0444

Part of Parcel No. GTNV162987

Parcel Identification Number (PIN)

This \_\_\_\_\_ is not \_\_\_\_\_ homestead property.  
(is) (is not)

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: July 21, 2021

Mary K. Franz (SEAL) Linda E. Mittag (SEAL)  
\* Mary K. Franz \* Linda E. Mittag

\_\_\_\_\_, (SEAL) \_\_\_\_\_, (SEAL)  
\* \_\_\_\_\_ \*

**AUTHENTICATION**

Signature(s) Mary K. Franz and Linda E. Mittag

authenticated on \_\_\_\_\_

\* James B. Hanley

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_

authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

James B. Hanley, Esq., State Bar No. 1064337

Niebler, Pyzyk, Carrig, Jelenchick & Hanley LLP

**ACKNOWLEDGMENT**

STATE OF WISCONSIN

\_\_\_\_\_, )  
COUNTY ) ss.

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* \_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission (is permanent) (expires: \_\_\_\_\_)

(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.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\* Type name below signatures.

## **EXHIBIT A**

### **WARRANTY DEED – LEGAL DESCRIPTION**

**Grantor(s): Mary K. Franz and Linda E. Mittag**  
**Grantee: Mary G. Best**  
**Parcel ID No.: Part of Parcel No. GTNV162987**

#### **Legal Description:**

**Part of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:**

**Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of the W 1/2 of the NE 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence N 01°34'47" W, along the east line of said W 1/2 of the NE 1/4 of the NW 1/4, 219.74 feet; thence N 87°23'21" E, 16.05 feet, thence S 01°18'33" E, along an old remnant wire fence line, 223.94 feet; thence S 87°06'38" W, along an old remnant wire fence line, 140.90 feet, to the centerline of S.T.H. "145"; thence N 55°57'45" W, along said centerline, 12.76 feet; thence N 88°32'56" E, along said south line of said NE 1/4 of the NW 1/4, 136.25 feet, to the point of beginning.**

**Containing 0.098 acre (4,247 square feet) more or less.**

\* Type name below signatures.

## **EXHIBIT A**

### **QUIT CLAIM DEED – LEGAL DESCRIPTION**

**Grantor(s): Mary K. Franz and Linda E. Mittag**

**Grantee: Mary G. Best**

**Parcel ID No.: GTNV 162991**

#### **Legal Description:**

**Part of the W 1/2 of the NE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:**

**Commencing at the North Quarter corner of said Section 16; thence S 01°33'57" E, along the east line of said NW 1/4, 1332.38 feet, to the south line of said NE 1/4 of the NW 1/4; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 655.07 feet, to a 1 inch rebar found marking the southeast corner of said W 1/2 of the NE 1/4 of the NW 1/4, being the point of beginning of lands herein described; thence S 88°32'56" W, along said south line of the NE 1/4 of the NW 1/4, 136.25 feet, to the centerline of S.T.H. "145"; thence N 55°57'45" W, along said centerline, 106.55 feet; thence N 55°47'45" W, continuing along said centerline, 172.47 feet; thence N 87°23'21" E, along the centerline of an existing tree line, 362.84 feet, to the intersection of the east line of the W 1/2 of the NE 1/4 of the NW 1/4; thence S 01°34'47" E, along said east line of the W 1/2 of the NE 1/4 of the NW 1/4, 169.73 feet, to the point of beginning.**