

RESOLUTION #57-2014

Resolution offered by the **Land Records** Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, the State of Wisconsin, Department of Transportation (WDOT) has determined that additional right-of-way is required for Highway 51 shown as Parcel 41 of Transportation Project Plat 1177-11-22-4.16 Amendment No. 1, recorded in Volume 1 of Plats, Page 68 as Document Number 740733, recorded in Oneida County, Wisconsin being part of Hazelcrest Condominium and Lot 1 of Certified Survey Map # 654 all being located in the NW ¼ of the NE ¼ of Section 34, T38N, R6E, together with a Temporary Limited Easement as shown on said plat; and,

WHEREAS, the WDOT is offering \$800.00 to purchase the above described parcel which is 0.05 acres fee title and 0.027 acres easement, and if the amount is agreeable to the County, WDOT requests that the County signs a Wavier of Appraisal, a Quit Claim deed and a Statement to Construction Engineer and the County prepares a Condo Removal Document for the area affected, said documents are attached below; and,

WHEREAS, the Land Records Committee has determined it would be in the best interest of Oneida County to agree to the \$800.00 offer and to convey the parcel to the WDOT and to sign the requested documents.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Oneida County hereby accepts the offer of \$800.00 and approves the sale of the parcel described above to the State of Wisconsin, Department of Transportation and that the County Clerk is authorized to sign and place the county seal upon the Quit Claim Deed and sign the Wavier of Appraisal, Statement to Construction Engineer and the Condo Removal Document.

Vote Required: Majority = _____ 2/3 Majority = _____ ¾ Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____

Approved by the Land Records Committee this 12thth day of August, 2014.

Consent Agenda Item: YES NO

Offered and passage moved by: _____
Supervisor

Supervisor

Supervisor

Supervisor

Supervisor

52 _____ Ayes

53 _____ Nays

54 _____ Absent

55 _____ Abstain

56 _____ Adopted

57 _____ Defeated

58 _____

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62 by the County Board of Supervisors this _____ day _____, 2014.

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Mary Bartelt, County Clerk

David Hintz, County Board Chair

**QUIT CLAIM DEED
State Purchase**

Wisconsin Department of Transportation
Exempt from fee: s.77.25(2r) Wis. Stats.
DT1562 2/2007 (Replaces RE3046)

THIS DEED, made by **Oneida County Wisconsin as owner of the Condominium Association for Hazelcrest Condominium and as owner of condominium units 1-8** GRANTOR, quit claims the property described below to the **State of Wisconsin, Department of Transportation, GRANTEE**, for the sum of Eight Hundred and 0/100 Dollars (\$800.00).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

This is not homestead property

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to

Timbers-Selissen-Rudolph Land Specialists, Inc.
Attn: Ashley Bedell
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number

HA-1140, HA-1147, HA-1141, HA-1142, HA-1143, HA-1144, HA-1145, HA-1146

Oneida County Wisconsin as owner of Condominium Association for Hazelcrest Condominium and as owner of condominium units 1-8.

(Signature)

(Print Name, Title)

(Signature)

(Print Name, Title)

(Signature)

(Print Name)



(Date)

State of Wisconsin)
County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public, Wisconsin)

(Print or Type Name, Notary Public, Wisconsin)

(Date Commission Expires)



This instrument was drafted by:
Ashley Bedell for Timbers-Selissen-Rudolph Land Specialists, Inc.

Project ID 1177-11-22 Parcel No. 41

LEGAL DESCRIPTION

Parcel 41 of Transportation Project Plat 1177-11-22-4.16 Amendment No. 1, recorded in Volume 1 of Plats, Page 68 as Document Number 740733, recorded in Oneida County, Wisconsin being part of Hazelcrest Condominium and Lot 1 of Certified Survey Map # 654 all being located in the NW1/4 of the NE1/4 of Section 34, T38N, R6E.

Property interests and rights of said Parcel 41 consist of:

Fee Simple

Temporary Limited Easement

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated by reference.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

Wisconsin Department of Transportation
DT1897 5/2005 (Replaces RE3041) Ch. 32 Wis. Stats.

Owner Oneida County Wisconsin as owner of the Condominium Association for Hazelcrest Condominium and as owner of condominium units 1-8	Area and Interest Required FEE: 0.05 acres TLE: 0.027 acres
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land		0.05	Acres	\$14,000	\$700
Temporary Limited Easement (TLE)	0.027 ac x \$14,000/ac x 3% x 3 yrs	0.027	Acres	\$	\$34

**Total Allocation \$734
Rounded To \$800**

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by the Wisconsin Department of Transportation.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by Department of Transportation agents or representatives.



X _____ **X** _____
(Owner) (Date) (Owner) (Date)

X _____ **X** _____
(Owner) (Date) (Owner) (Date)

For Office Use Only

**APPROVED FOR WISCONSIN
DEPARTMENT OF TRANSPORTATION**

X _____
Jessie Prien, RE Project Manager (Date)

	Project 1177-11-22	County Oneida	Parcel 41
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STATEMENT TO CONSTRUCTION ENGINEER

DT1528 01/2013 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

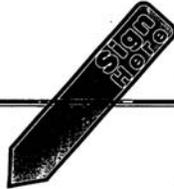
Provide copies to: project engineer, parcel folder and owner

Owner Name(s) Oneida County Contact: Mike Romportl	Property Address Hwy 51 Hazelhurst, WI 54531	Area code - phone Home: Cell: Work: 715-369-6179
	Mailing Address P.O. Box 400 Rhinelander, WI 54501	
Tenant, if any	Property Address	Area code - phone Home: Cell: Work:
	Mailing Address	

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of WisDOT.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):
NONE

Other matters of interest and owner concerns:
NONE



Signature/Title	Date	Negotiator Signature	Date
		Ashley Bedell	
Signature/Title	Date	Print Negotiator Name	

Commitments Approved:

Approving Authority Signature and Title	Date
Brent L. Stella, Real Estate Management	

Project ID 1177-11-22

County Oneida

Parcel No. 41

**DECLARATION BY OWNER OF
HAZELCREST CONDOMINIUM**

Document Number

Document Title

Recording Area

Name and Return Address

Oneida County Land Information
PO Box 400
Rhinelander WI 54501

HA 1140-1147

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

Declaration by Owner of
Hazelcrest Condominium

This declaration is made and entered into by Oneida County, Wisconsin, hereinafter referred to as "Owner".

Whereas, the Owner is the legal title holder of the following described real estate in the Town of Hazelhurst, County of Oneida and State of Wisconsin:

Units 1,2,3,4,5,6,7,8, together with said units undivided appurtenant interest in the common elements and the exclusive use of the limited common elements appurtenant to said units all in Hazelcrest Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the office of the Register of Deeds for Oneida County, Wisconsin on January 7th, 1980 in Vol. 451 of Records on Page 428 as Document No. 304674. Said condominium being located in the Town of Hazelhurst, County of Oneida, State of Wisconsin on Real Estate described as being Lot 1 of Certified Survey Map # 654 all being located in the NW $\frac{1}{4}$ - NE $\frac{1}{4}$ of Section 34, Township 38 North, Range 6 East.

Whereas, the Owner desires to **remove PART** of the property, that is described below, from the condominium form of ownership and the provisions of Wis. Stat. 703.01.

Part to be Removed:

Parcel 41 of Transportation Project Plat 1177-11-22-4.16 Amendment No. 1, recorded in Volume 1 of Plats, Page 68 as Document Number 740733, recorded in Oneida County, Wisconsin being part of Hazelcrest Condominium and Lot 1 of Certified Survey Map # 654 all being located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, T38N, R6E.

Whereas, said part that is being removed is to be deeded to the State of Wisconsin, Department of Transportation for Highway 51 right-of-way.

Now, Therefore, the Owner for the purposes above set forth declares as follows:

- (1) The 'Part to be Removed' described above is hereby removed from the provisions of the Condominium Ownership Act of the State of Wisconsin.
- (2) All articles of the Declarations of Condominium Ownership, Bylaws, Easements, Restrictions and Covenants contained in the Declaration of Condominium for Hazelcrest Condominium are hereby deleted and removed from the 'Part to be Removed' as described above and are of no force and effect.
- (3) This is fulfilling the statute 703.28 and that this shall constitute as a removal instrument.

