

LICENSE PARCEL

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Seventeen (17) North, Range Sixteen (16) East, Town of Nekimi, Winnebago County, Wisconsin containing 1,350 square feet (0.031 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 9; thence S89°-05'-45"E 192.48 feet along the north line of the NE1/4 of said Section 9; thence S00°-54'-15"W 1378.75 feet to the point of beginning; thence S02°-07'-22"W 45.00 feet; thence N87°-52'-38"W 30.00 feet; thence N02°-07'-22"E 45.00 feet; thence S87°-52'-38"E 30.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

20' WIDE UTILITY & INGRESS/EGRESS LICENSE

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Seventeen (17) North, Range Sixteen (16) East, Town of Nekimi, Winnebago County, Wisconsin containing 30,041 square feet (0.790 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 9; thence S89°-05'-45"E 192.48 feet along the north line of the NE1/4 of said Section 9; thence S00°-54'-15"W 1378.75 feet; thence S02°-07'-22"W 45.00 feet; thence N87°-52'-38"W 30.00 feet; thence S02°-07'-22"W 10.00 feet to the point of beginning; thence S87°-52'-38"E 40.00 feet; thence N02°-07'-22"E 55.00 feet; thence N00°-27'-11"W 425.16 feet; thence N25°-46'-01"W 54.26 feet; thence N51°-41'-16"W 119.09 feet; thence N27°-58'-12"W 44.77 feet; thence N13°-14'-12"W 35.50 feet; thence N06°-51'-53"E 246.13 feet; thence N02°-53'-48"E 482.12 feet to a point on the south line of Ripple Avenue and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said south line of Ripple Avenue

10' WIDE UTILITY LICENSE "A"

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Seventeen (17) North, Range Sixteen (16) East, Town of Nekimi, Winnebago County, Wisconsin containing 4,062 square feet (0.093 acres) of land and being Five (5) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 9; thence S89°-05'-45"E 192.48 feet along the north line of the NE1/4 of said Section 9; thence S00°-54'-15"W 1378.75 feet; thence S02°-07'-22"W 45.00 feet; thence N87°-52'-38"W 30.00 feet; thence S02°-07'-22"W 10.00 feet; thence S87°-52'-38"E 20.00 feet to the point of beginning; thence S02°-07'-22"W 10.34 feet; thence S31°-21'-36"E 21.21 feet; thence S02°-28'-43"W 39.68 feet; thence S87°-53'-47"E 179.26 feet; thence S00°-37'-14"W 155.79 feet to the point of termination.

10' WIDE UTILITY LICENSE "B"

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), and also part of Lot Two (2) of Certified Survey Map No. 5829 as recorded in Volume 1 on Page 5829 as Document No. 1379999 of Winnebago County records being located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Eight (8), all in Township Seventeen (17) North, Range Sixteen (16) East, Town of Nekimi, Winnebago County, Wisconsin containing 8,913 square feet (0.205 acres) of land and being Five (5) feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 9; thence S89°-05'-45"E 192.48 feet along the north line of the NE1/4 of said Section 9; thence S00°-54'-15"W 1378.75 feet; thence S02°-07'-22"W 45.00 feet; thence N87°-52'-38"W 30.00 feet; thence S02°-07'-22"W 10.00 feet; thence N87°-52'-38"W 5.00 feet to the point of beginning; thence N02°-07'-22"E 108.88 feet; thence N89°-07'-42"W 136.93 feet; thence N45°-18'-26"W 27.92 feet; thence N00°-35'-55"E 617.53 feet to the point of termination.




SURVEYED FOR:



624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:



8410 BRYN MAWR AVENUE
CHICAGO, IL 60631.

MERIDIAN

SURVEYING, LLC

N8774 Firelane 1
Menasha, WI 54952

Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:	COUNTRY USA
SITE NUMBER:	776384
SITE ADDRESS:	2535 RIPPLE AVENUE OSHKOSH, WI 54904

PROPERTY OWNERS:

RIPPLE ACRES LLC.
1626 W. 5TH AVE.
OSHKOSH, WI 54902

JCS ACRES LLC.
1385 MARICOPA DR.
OSHKOSH, WI 54902

PARCEL NO.: 0120158, 0120159, 012016101

DEED: DOCUMENT NO. 1388345
AND DOCUMENT NO. 1431314

LEASE EXHIBIT
FOR
US CELLULAR

BEING A PART OF THE NW1/4 OF THE
NE1/4 AND THE SW1/4 OF THE NE1/4,
SECTION 9, T.17N., R.16E., TOWN OF
NEKIMI, WINNEBAGO COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	4-27-17	Revised Easements	J.D.
3	12-14-16	Added Easements	J.B.
2	12-9-16	Added Lease & Tower	J.B.
1	7-6-16	Preliminary Survey	J.D.
DRAWN BY: J.D.		FIELD WORK DATE: 7-1-16	
CHECKED BY: C.A.K.		FIELD BOOK: M-37, PG. 27	
JOB NO.: 8918		SHEET 3 OF 3	