

N1/4 CORNER
SECTION 16
T.20N., R.14E.
(MON FND.)

2583.69'

PARCEL NO.:
032035003
PROPERTY OWNER:
BRYAN HAHN

LOT 3
C.S.M. NO. 6048

PARCEL NO.:
032035005
PROPERTY OWNER:
CHICOS LANDING ON THE WOLF LLC

LOT 2
C.S.M. NO. 8040
DOC. NO. 1907072

#165550

SW1/4 NE1/4

PARCEL NO.:
032035004
PROPERTY OWNER:
BARTEL FAMILY LAND LLP

LOT 1
C.S.M. NO. 8040
DOC. NO. 1907072

SPECIAL FLOOD HAZARD
AREA ZONE: AE
B.F.E. = 751.2'

WOODS

SPECIAL FLOOD HAZARD AREA ZONE: X
PER FEMA GIS DATA
(0.2% ANNUAL CHANCE FLOOD HAZARD)

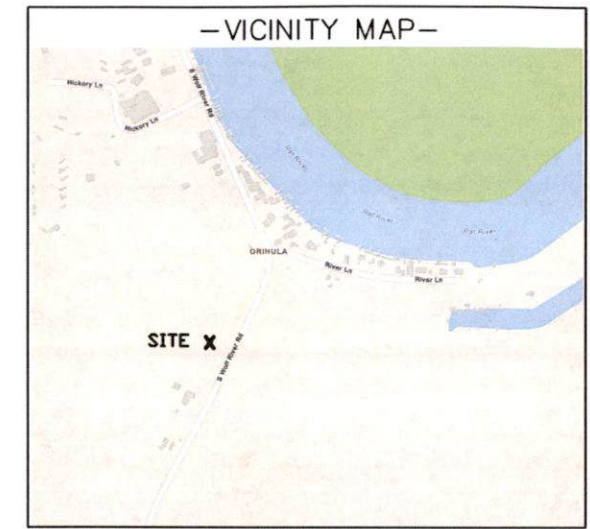
FIELD

PROPOSED TOWER
(TOWER NORTH)

WETLANDS PER U.S. FISH AND
WILDLIFE SERVICE GIS DATA

PARCEL NO.:
032035001
PROPERTY OWNER:
WENDY SCHUECKE,
SUSAN SOKULSKA
& JONATHAN BARTEL

CENTER OF
SECTION 16
T.20N., R.14E.
(MON FND.)



PROPOSED TOWER BASE
(TOWER NORTH)
LATITUDE: 44°-12'-27.98"
LONGITUDE: 88°-50'-06.14"
(Per North American Datum of 83/2011)

Ground Elevation: 754.3'
(Per North American Vertical Datum of 1988)

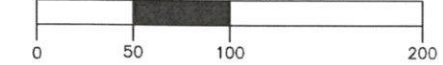
—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ST = STORM MANHOLE
- SA = SANITARY MANHOLE
- ⊙ = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- OPL — OPL — = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



GRAPHIC SCALE
1 inch = 100 ft.



SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 15 day of November, 2024.

STEVEN C. DEJONG
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



SURVEYED FOR:

TERRA
CONSULTING GROUP, LTD.

600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:

verizon

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
ORIHULA
SITE NUMBER:
5000917534
SITE ADDRESS:
WOLF RIVER RD FREMONT, WI 54940

PROPERTY OWNER:
BARTEL FAMILY LAND LLP
8723 WOLF RIVER RD
FREMONT, WI 54940

PARCEL NO.: 032035004

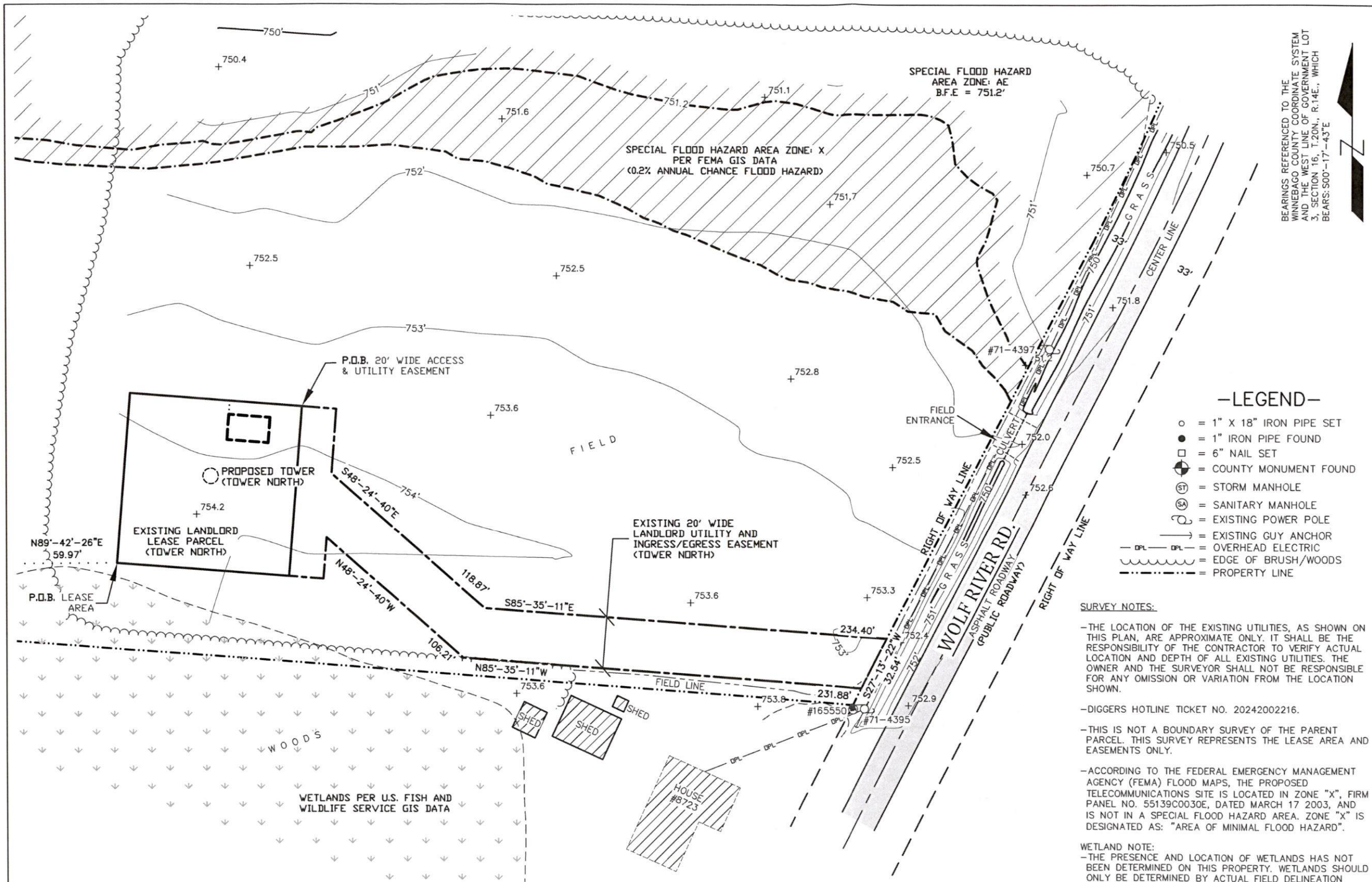
ZONED: A-2 AGRICULTURAL

DEED REFERENCE: DOC. NO. 1508786

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE GOVERNMENT
LOT 3, SECTION 16, T.20N., R.14E.,
TOWN OF WOLF RIVER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11-1-24	Added Title Report Review	KR
1	9-24-24	Preliminary Survey	KR

DRAWN BY: KR	FIELD WORK DATE: 5-17-24
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 15396	SHEET 1 OF 3



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JOB NO.: 15396	SHEET 2 OF 3

BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF GOVERNMENT LOT
3, SECTION 16, T.20N., R.14E., WHICH
BEARS: S00°-17'-43"E

- LEGEND—
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊙ = COUNTY MONUMENT FOUND
 - ST = STORM MANHOLE
 - SA = SANITARY MANHOLE
 - ⊕ = EXISTING POWER POLE
 - = EXISTING GUY ANCHOR
 - DPL — DPL = OVERHEAD ELECTRIC
 - ~~~~~ = EDGE OF BRUSH/WOODS
 - - - - - = PROPERTY LINE

SURVEY NOTES:

—THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

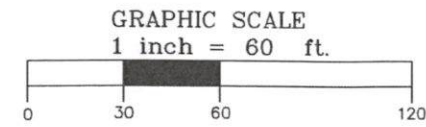
—DIGGERS HOTLINE TICKET NO. 20242002216.

—THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

—ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55139C0030E, DATED MARCH 17 2003, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

WETLAND NOTE:

—THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.



SURVEYOR'S CERTIFICATE

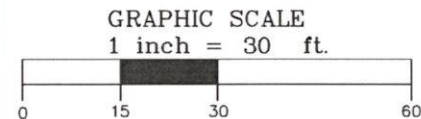
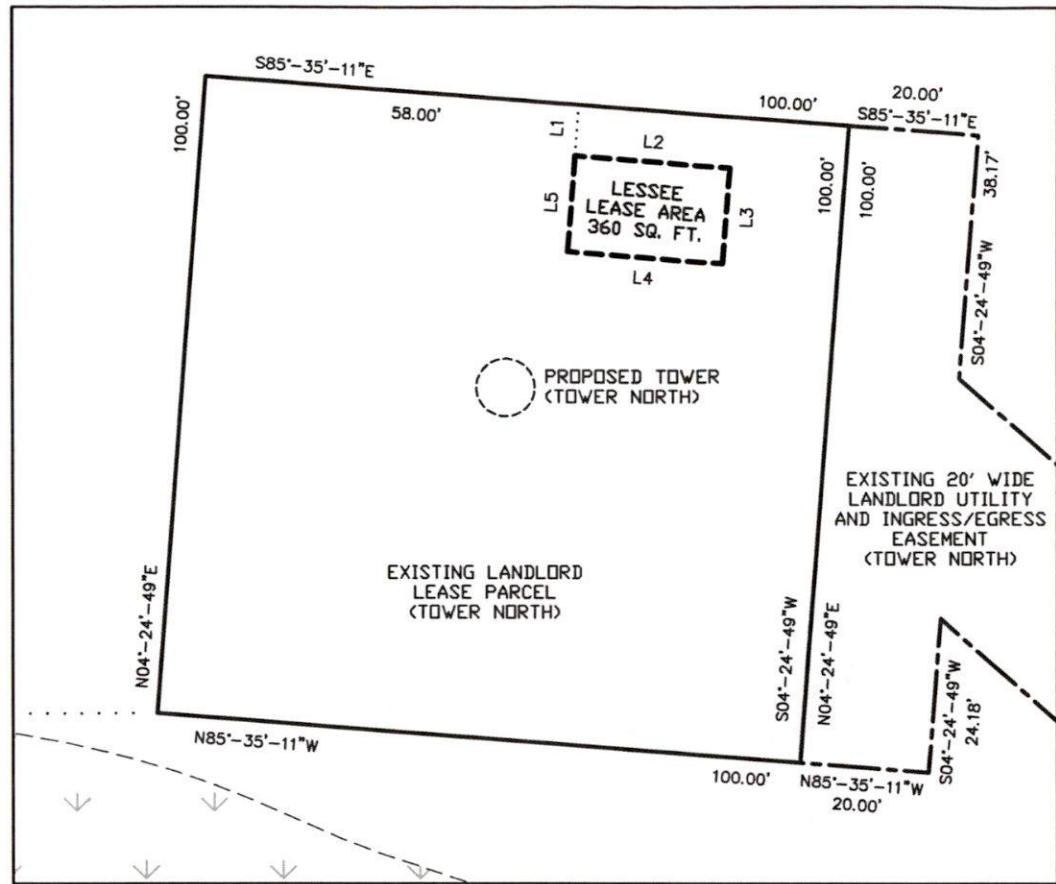
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 1st day of NOVEMBER, 2024.

Steven C. DeJong

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°-24'-49"W	8.00'
L2	S85°-35'-11"E	24.00'
L3	S04°-24'-49"W	15.00'
L4	N85°-35'-11"W	24.00'
L5	N04°-24'-49"E	15.00'

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
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BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE SYSTEM
AND THE WEST LINE OF GOVERNMENT LOT
3, SECTION 16, T.20N., R.14E., WHICH
BEARS: S00°-17'-43"E



SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 15 day of November, 2024.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



LESSEE LEASE AREA

Part of Lot One (1) of Certified Survey Map 8040 recorded in the Winnebago County Register of Deeds Office as Document No. 1907072; located in Government Lot Three (3) of Section Sixteen (16), Township Twenty (20) North; Range Fourteen (14) East, Town of Wolf River, Winnebago County, Wisconsin, containing 360 square feet (0.008 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 16; thence S00°-17'-43"E (recorded as S00°-17'-34"E) 1933.60 feet along the West line of Government Lot 3; thence N89°-42'-26"E 59.97 feet; thence N04°-24'-49"E 100.00 feet; thence S85°-35'-11"E 58.00 feet; thence S04°-24'-49"W 8.00 feet to the point of beginning; thence S85°-35'-11"E 24.00 feet; thence S04°-24'-49"W 15.00 feet; thence N85°-35'-11"W 24.00 feet; thence N04°-24'-49"E 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

LEASE AREA PREMISES

Part of Lot One (1) of Certified Survey Map 8040 recorded in the Winnebago County Register of Deeds Office as Document No. 1907072; located in Government Lot Three (3) of Section Sixteen (16), Township Twenty (20) North; Range Fourteen (14) East, Town of Wolf River, Winnebago County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 16; thence S00°-17'-43"E (recorded as S00°-17'-34"E) 1933.60 feet along the West line of Government Lot 3; thence N89°-42'-26"E 59.97 feet to the point of beginning; thence N04°-24'-49"E 100.00 feet; thence S85°-35'-11"E 100.00 feet; thence S04°-24'-49"W 100.00 feet; thence N85°-35'-11"W 100.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

20 FOOT WIDE ACCESS AND UTILITY EASEMENT

Part of Lot One (1) of Certified Survey Map 8040 recorded in the Winnebago County Register of Deeds Office as Document No. 1907072; located in Government Lot Three (3) of Section Sixteen (16), Township Twenty (20) North; Range Fourteen (14) East, Town of Wolf River, Winnebago County, Wisconsin, containing 12,370 square feet (0.284 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 16; thence S00°-17'-43"E (recorded as S00°-17'-34"E) 1933.60 feet along the West line of Government Lot 3; thence N89°-42'-26"E 59.97 feet; thence N04°-24'-49"E 100.00 feet; thence S85°-35'-11"E 100.00 feet to the point of beginning; thence continue S85°-35'-11"E 20.00 feet; thence S04°-24'-49"W 38.17 feet; thence S48°-24'-40"E 118.87 feet; thence S85°-35'-11"E 234.40 feet to a point on the northeasterly right of way line of Wolf River Road; thence S27°-13'-22"W 32.54 feet along said northeasterly right of way line; thence N85°-35'-11"W 231.88 feet; thence N48°-24'-40"W 106.21 feet; thence S04°-24'-49"W 24.18 feet; thence N85°-35'-11"W 20.00 feet; thence N04°-24'-49"E 100.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

All that property shown as Lot1 on that map entitled "Winnebago County Certified Survey Map # 8040" dated January 25, 2023 and recorded July 19, 2023 in , (instrument) 1907072 in Winnebago County, Wisconsin.

Parcel ID No. 035004

This being a portion of the same property conveyed to Bartel Family Land, LLP, a Wisconsin limited liability company in a Harley R. Bartel, Mary A. Bartel, Claude A. Bartel and Vickie L. Bartel in a Warranty Deed dated June 8, 2009 and recorded June 10, 2009 as InstrumentNo. 1508786 in Winnebago County, Wisconsin.

TITLE REPORT REVIEW

TITLE REPORT: Tower Title

COMMITMENT NO. TN-187872-PR

EFFECTIVE DATE: October 10, 2024

FEE SIMPLE TITLE VESTED IN: Bartel Family Land, LLP, a Wisconsin limited liability company

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

None of record.

SURVEYED FOR:



600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:



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PARCEL NO.: 032035004

ZONED: A-2 AGRICULTURAL

DEED REFERENCE: DOC. NO. 1508786

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DRAWN BY: KR	FIELD WORK DATE: 5-17-24
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JOB NO.: 15396	SHEET 3 OF 3