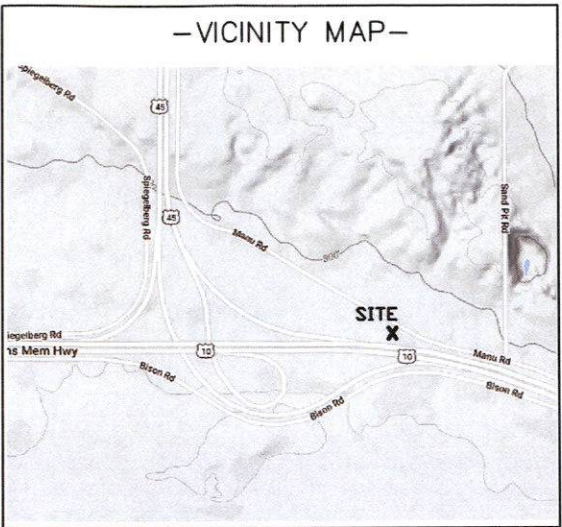


BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET 6" NAIL IN SOUTHWEST FACE OF POWER
POLE #78-2324; ±1' ABOVE GROUND LEVEL
ELEVATION: 791.05'



PROPOSED TOWER BASE
(TOWER NORTH)

LATITUDE: N44°-14'-05.97"
LONGITUDE: W88°-43'-52.32"
(Per North American Datum of 83/2011)
Ground Elevation: 789.8'
(Per North American Vertical Datum of 1988)

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- = METAL POST
- DPL — DPL — = OVERHEAD ELECTRIC
- - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE SOUTH LINE OF
THE NE1/4, SECTION 5, T.20N.,
R.15E., WHICH BEARS N89°-32'-56"W



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 4TH day of JUNE, 2024.

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

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
LARSEN-WINCHESTER

SITE NUMBER:
5000927601

SITE ADDRESS:
MANU ROAD
FREMONT, WI 54940

PROPERTY OWNER:
BETTY WIECKERT SURV TST
3033 W. SPENCER ST.
APPLETON, WI 54914

PARCEL NO.: 0280153

ZONED: AG

DEED REFERENCE: DOCUMENT NO. 1582399

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE SW1/4 OF THE
NE1/4, SECTION 5, T.20N., R.15E.,
TOWN OF WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	6/3/24	Revised Lease & Ease.	JB
1	11/30/23	Preliminary Survey	KR

DRAWN BY: J.B.	FIELD WORK DATE: 9-1-23
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 14837	SHEET 1 OF 3

PARCEL NO.: 0280154
PROPERTY OWNER:
TIMOTHY & TROY
HUEBNER

PARCEL NO.: 0280153
PROPERTY OWNER:
BETTY WIECKERT
SURV TST

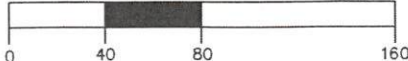
PARCEL NO.: 028015501
PROPERTY OWNER:
BETTY WIECKERT
REV TST

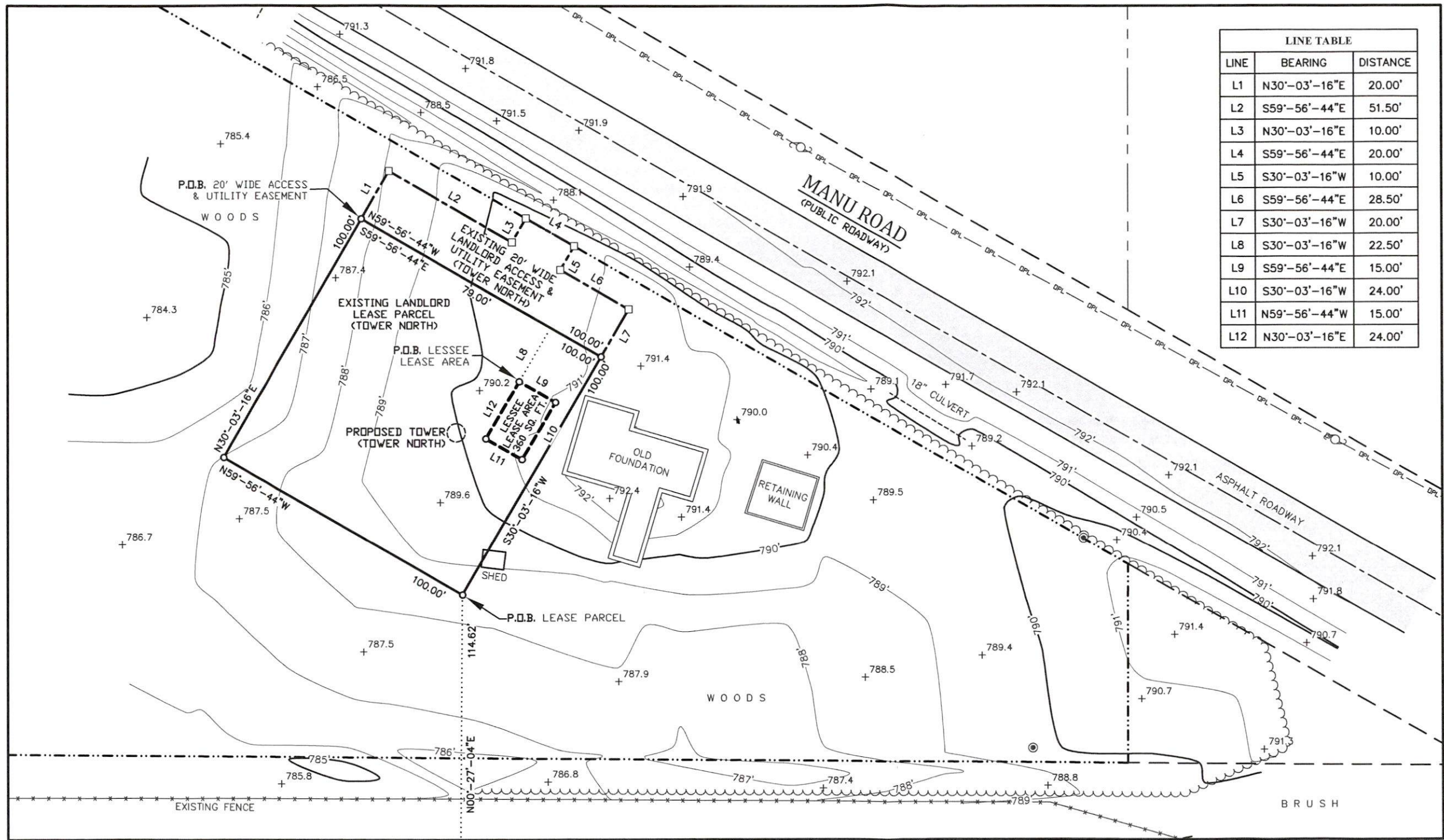
CENTER OF
SECTION 5
T.20N., R.15E.
(BERNSTEIN
MON. FND.)

CALL DIGGERS HOTLINE TOLL FREE
1(800)242-9511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



GRAPHIC SCALE
1 inch = 80 ft.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°-03'-16"E	20.00'
L2	S59°-56'-44"E	51.50'
L3	N30°-03'-16"E	10.00'
L4	S59°-56'-44"E	20.00'
L5	S30°-03'-16"W	10.00'
L6	S59°-56'-44"E	28.50'
L7	S30°-03'-16"W	20.00'
L8	S30°-03'-16"W	22.50'
L9	S59°-56'-44"E	15.00'
L10	S30°-03'-16"W	24.00'
L11	N59°-56'-44"W	15.00'
L12	N30°-03'-16"E	24.00'

SURVEYED FOR:



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

SURVEYED FOR:



1515 WOODFIELD ROAD
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FOR
VERIZON WIRELESS PERSONAL
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BEING A PART OF THE SW1/4 OF THE
NE1/4, SECTION 5, T.20N., R.15E.,
TOWN OF WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	6/3/24	Revised Lease & Ease.	JB
1	11/30/23	Preliminary Survey	KR

DRAWN BY: J.B.	FIELD WORK DATE: 9-1-23
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 14837	SHEET 2 OF 3

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. 20233420301.

-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. 55139C0075E, 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.

BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE SOUTH LINE OF
THE NE1/4, SECTION 5, T.20N.,
R.15E., WHICH BEARS N89°-32'-56"W

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- = METAL POST
- - - - - = OVERHEAD ELECTRIC
- --- --- = PROPERTY LINE

GRAPHIC SCALE
1 inch = 40 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 17th day of JUNE, 2024.

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



LESSEE LEASE AREA

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Five (5), Township Twenty (20) North; Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, containing 360 square feet (0.008 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 5; thence N89°-32'-56"W 1572.96 feet along the South line of the NE1/4 of said Section 5; thence N00°-27'-04"E 114.62 feet; thence N59°-56'-44"W 100.00 feet; thence N30°-03'-16"E 100.00 feet; thence S59°-56'-44"E 79.00 feet; thence S30°-03'-16"W 22.50 feet to the point of beginning; thence S59°-56'-44"E 15.00 feet; thence S30°-03'-16"W 24.00 feet; thence N59°-56'-44"W 15.00 feet; thence N30°-03'-16"E 24.00 feet to the point of beginning; Being subject to any and all easements and restrictions of record.

LEASE PARCEL (TOWER NORTH)

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Five (5), Township Twenty (20) North; Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 5; thence N89°-32'-56"W 1572.96 feet along the South line of the NE1/4 of said Section 5; thence N00°-27'-04"E 114.62 feet to the point of beginning; thence N59°-56'-44"W 100.00 feet; thence N30°-03'-16"E 100.00 feet; thence S59°-56'-44"E 100.00 feet; thence S30°-03'-16"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 (TOWER NORTH)

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Five (5), Township Twenty (20) North; Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, containing 2,200 square feet (0.051 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 5; thence N89°-32'-56"W 1572.96 feet along the South line of the NE1/4 of said Section 5; thence N00°-27'-04"E 114.62 feet; thence N59°-56'-44"W 100.00 feet; thence N30°-03'-16"E 100.00 feet to the point of beginning; thence continuing N30°-03'-16"E 20.00 feet; thence S59°-56'-44"E 51.50 feet; thence N30°-03'-16"E 10.00 feet to a point on the South Right of Way Line of Manu Road; thence S59°-56'-44"E 20.00 feet along said South Right of Way Line; thence S30°-03'-16"W 10.00 feet; thence S59°-56'-44"E 28.50 feet; thence S30°-03'-16"W 20.00 feet to the point of beginning; Being subject to any and all easements and restrictions of record.

TITLE REPORT REVIEW

TITLE REPORT: BROOKLINE ABSTRACT, LLC

REPORT NO.: 23-1555

DATED: November 2, 2023

FEE SIMPLE TITLE VESTED IN: Betty J.M. Wieckert, Trustee of the Betty J.M. Wieckert Survivor's Trust

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.

- (1) Easement to Wis Mich Power Co. dated 11/18/1927 and recorded at Vol. 409, Page 2. Grant of easement for electric lines and poles. **May apply but is blanket in nature and cannot be plotted.**
- (2) Conveyance of Land for Highway Purposes dated 6/1/1958 and recorded at Book 862, Page 453. Grant of land for Manu Road. **Does apply. The right of way lines are plotted and shown.**
- (3) Transportation Project Plat No. 1517-04-21-4,5 recorded on 3/20/2001 as Doc. 1122120. **Does apply. The right of way lines are plotted and shown.**
- (4) Conveyance of Rights in Land by CenturyTel of Larsen-Readfield, LLC, to the State of Wisconsin Department of Transportation dated 1/16/2001 and recorded as Doc. 1123300. This instrument granted and gave up any rights CenturyTel had in the proposed Manu Road and should have no effect on the proposed telecommunications site. **Does apply but is not a survey related matter.**
- (5) Finding, Determination, and Order by Wisconsin Department of Transportation dated 9/1/2011 and recorded as Doc. 1580491 and Doc. 1580492 (two separate instruments); and a Notice of Nonaccess Highway dated 9/28/2011 and recorded as Doc. 1589027. **Does apply but is not a survey related matter.**

PARENT PARCEL

PARCEL IV:

Title Vested as Carlton A. Wieckert
via Warranty Deed as Document No. 444835

All that part Northeast 1/4 of Section Five (5) and part of the Southeast 1/4 of Section Five (5) all in Township Twenty (20) North, Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, described as follows: Commencing on the North line of Section Five (5), Township Twenty (20) North, Range Fifteen (15) East, at a point distance from Northwest corner of said Section, 52 chains and 70 links; thence South 68 chains and 75 links; thence East until it strikes the Section line running North and South; thence North until it strikes the Southeast corner of the Northeast 1/4 of the Northeast 1/4; thence West 13 1/2 chains and 18 links; thence North to Section line; thence West to place of beginning, excepting therefrom that portion thereof heretofore conveyed by Instrument recorded in said Registry in Volume 862 on Page 453 for Highway purposes. LESS AND EXCEPTING the following 5 parcels:

1. That part of the Northeast 1/4 of the Southeast 1/4 of Section Five (5), Township Twenty (20) North, Range Fifteen (15) East, in the Town of Winchester, Winnebago County, Wisconsin, described as follows, viz:
Commencing at the East 1/4 corner of said Section; thence South 0° 12' 11" West, 773.04 feet, along the East line of the Southeast 1/4 of said Section; thence North 76° 31' 57" West, 505.84 feet to the place of beginning; thence continuing North 76° 31' 57" West, 496.00 feet; thence North 0° 51' 22" East, 520.25 feet to the centerline of C.T.H. "W"; thence along the arc of a 1909.65 foot radius curve on a chord which bears South 71°20' 56" East, and is 347.16 feet in length along the centerline of C.T.H. "W" to the termination of said curve; thence South 76° 33' 50" East, 157.25 feet along said centerline; thence South 0° 51' 22 West, 447.21 feet to the place of beginning. (Tax Key No. 028-0171-01)
2. That part of the Southeast 1/4 of Section Five (5), Township Twenty (20) North, Range Fifteen (15) East, in the Town of Winchester, Winnebago County, Wisconsin, described as follows, viz:
Commencing at the East 1/4 corner of said Section thence West, along the North line of said South East 1/4 1493.62 feet, to an iron pipe, the place of beginning; thence continuing west, along the North line of said South East 1/4, 225 feet, to an iron pipe on the West line of tract of land conveyed by deed recorded as Document No. 444835; thence South 0°59' East, along the West line of tract of land heretofore conveyed as aforementioned, 1320.45 feet, to an iron pipe; thence North B3°12' East, 225 feet, to an iron pipe; thence North 0°59' West, 1317.31 feet to the place of beginning. And Land conveyed to State of Wisconsin, Department of Transportation in Document No. 1039884. (Warranty Deed 471708 re-recorded as Document No, 485324, Tax Key No. 028-0173-01)
3. A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section Five (5), Township Twenty (20) North, Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, more fully described as follows: Commencing at the East 1/4 corner of Section 5; thence South 00° 12' 11" West, 284.90 feet along the East line of the Southeast 1/4 of Section 5 to the centerline of C.T.H. "W" and the point of beginning; thence continuing South 00° 12' 11" West, 488.14 feet along said East line; thence North 76° 31' 57" West, 505.84 feet; thence Morth 00° 51' 22" East, 488.20 feet to the centerline of C.T.H. "W"; thence South 76° 33' 50" East, 366.25 feet along said centerline to the start of a curve; thence along the arc of a 5729.87 foot radius curve on a chord which bears South 75° 53' 35" East and is 134.19 feet in length along said centerline to the point of beginning. Subject to all easements and restrictions of record. Reserving that part presently used for highway purposes. Less and excepting lands in Award of Damages recorded as Document No. 1141987. Also Less parcel conveyed to Winnebago County for highway purposes in Volume 862, page 445. (Tax Key No. 028-0171 via Document No. 705620)
- 4, All that part of the Southeast 1/4 of the Northeast 1/4 of Section Five (5), Township Twenty (20) North, Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin, lying Southwesterly of the centerline of C.T.H. "W". Subject to all easements and restrictions of record. Reserving that part presently used for road purposes. Less and excepting lands in Award of Damages recorded as Document No. 1141987. (Tax Key No. 028-0155-01 via Document No. 705620)

5. Lands defined in Award of Damages recorded August 9, 2001, as Document No. 1141987 and relocation order recorded as Document No. 1122122.

Tax Key Nos. 028-0150, 028-0151, 028-0153, 028-0155, 028-0172, 028-0173



SURVEYED FOR:



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

SURVEYED FOR:



1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173



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Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
LARSEN-WINCHESTER

SITE NUMBER:
5000927601

SITE ADDRESS:
MANU ROAD
FREMONT, WI 54940

PROPERTY OWNER:
BETTY WIECKERT SURV TST
3033 W. SPENCER ST.
APPLETON, WI 54914

PARCEL NO.: 0280153

ZONED: AG

DEED REFERENCE: DOCUMENT NO. 1582399

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1	11/30/23	Preliminary Survey	KR
NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.B.	FIELD WORK DATE: 9-1-23
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 14837	SHEET 3 OF 3