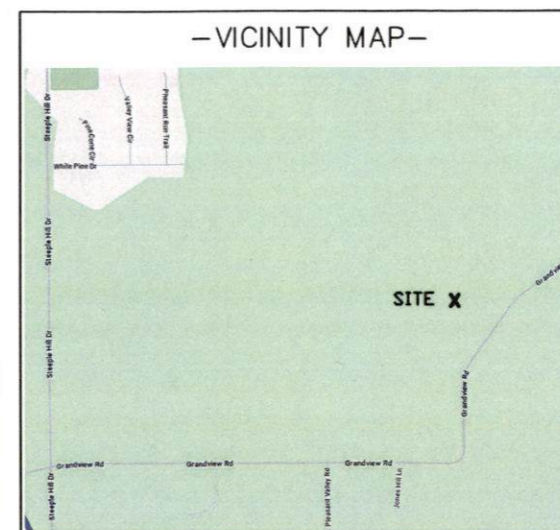


CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE NORTH LINE OF THE
SE1/4, SECTION 24, T.20N., R.15E.,
WHICH BEARS: N89°-57'-18"W



PROPOSED TOWER BASE

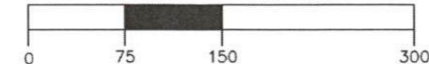
LATITUDE: 44°-11'-18.78"
LONGITUDE: 88°-38'-54.78"
(Per North American Datum of 83/2011)

Ground Elevation: 793.2'
(Per North American Vertical Datum of 1988)

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊞ = FIBER OPTIC VAULT
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- G — G — = BURIED GAS LINE
- * — * — = FENCE LINE
- · — · — = PROPERTY LINE
- ☼ = EXISTING SPRUCE TREE

GRAPHIC SCALE
1 inch = 150 ft.



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, 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 28th day of MARCH, 2025.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:



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

SURVEYED FOR:



TowerNorth

750 W. Center St. Floor 3
West Bridgewater, MA 02379
1-800-821-5825 x2

MERIDIAN SURVEYING, LLC

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

SITE NAME:
WINCHESTER DT

SITE NUMBER:
WI 1043-B

SITE ADDRESS:
4940 GRANDVIEW RD.
LARSEN, WI 54947

PROPERTY OWNER:
RYAN & BROOKE OVERTON
4940 GRANDVIEW RD.
LARSEN, WI 54947

PARCEL NO.: 02807100105

ZONED: A-2

DEED REFERENCE: DOC. NO. 1682119

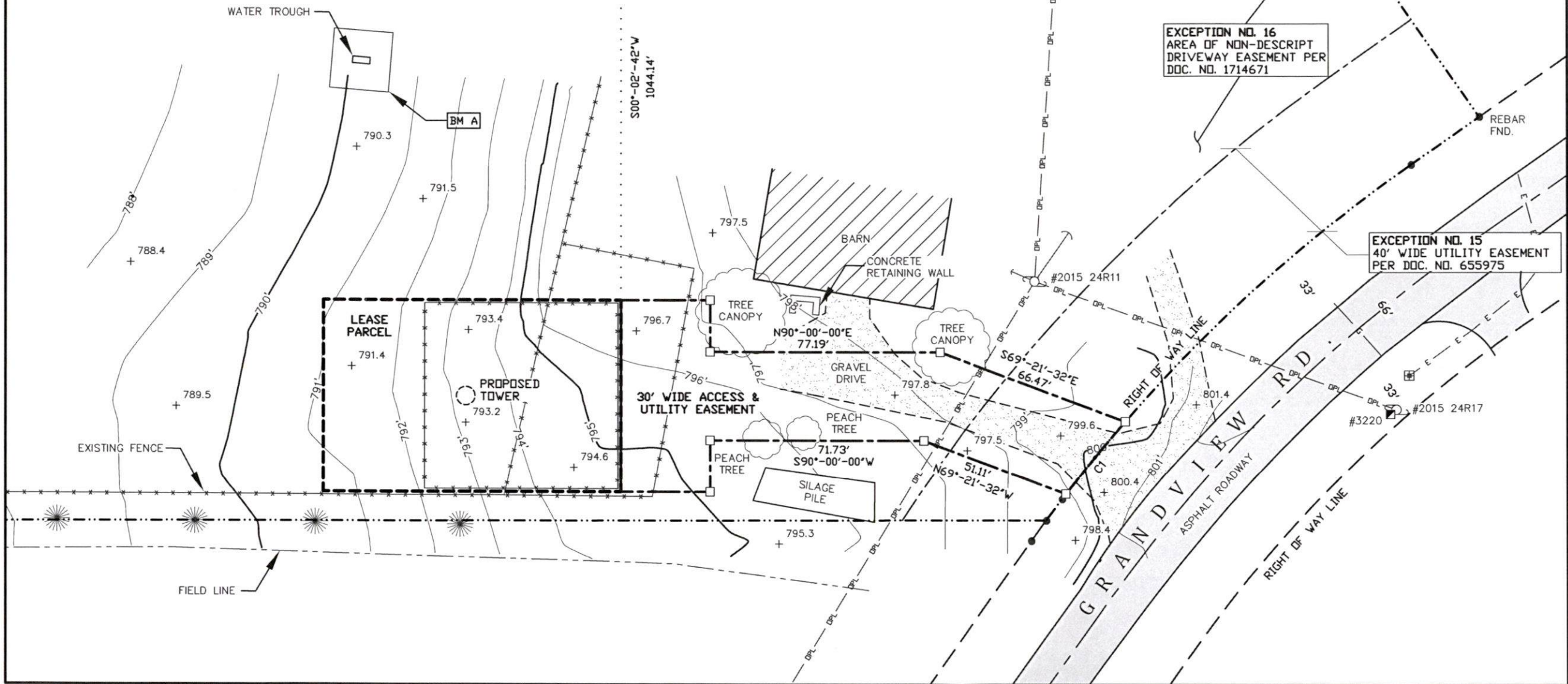
LEASE EXHIBIT FOR TOWER NORTH

BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 24, T.20N., R.15E.,
TOWN OF WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	3-21-25	Added Lease & Easement	KR
3	3-20-25	Edited Title Report Review	KR
2	3-11-25	Added Title Report Review	KR
1	1-29-25	Preliminary Survey	KR

DRAWN BY: KR	FIELD WORK DATE: 1-28-25
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 16041	SHEET 1 OF 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	516.98'	31.60	003°-30'-06"	S38°-54'-04"W	31.59'



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. 20250403545.

-PRIVATE UTILITIES MARKED ON 1-28-25.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-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.

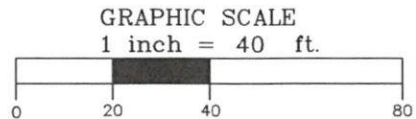
BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SOUTHEAST CORNER OF CONCRETE
SLAB ELEVATION: 790.80'

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⊕ = FIBER OPTIC VAULT
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = EXISTING POWER POLE
- ⊕ = EXISTING GUY ANCHOR
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- G — G — = BURIED GAS LINE
- * — * — = FENCE LINE
- · — · — = PROPERTY LINE
- ⊙ = EXISTING SPRUCE TREE

BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE NORTH LINE OF THE
SE1/4, SECTION 24, T.20N., R.15E.,
WHICH BEARS: N89°-57'-18"W



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, 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 28th day of MARCH, 2025.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:



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

SURVEYED FOR:



TowerNorth

750 W. Center St. Floor 3
West Bridgewater, MA 02379
1-800-821-5825 x2

MERIDIAN

SURVEYING, LLC

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

SITE NAME:
WINCHESTER DT

SITE NUMBER:
WI 1043-B

SITE ADDRESS:
**4940 GRANDVIEW RD.
LARSEN, WI 54947**

PROPERTY OWNER:

RYAN & BROOKE OVERTON
4940 GRANDVIEW RD.
LARSEN, WI 54947

PARCEL NO.: 02807100105

ZONED: A-2

DEED REFERENCE: DOC. NO. 1682119

LEASE EXHIBIT

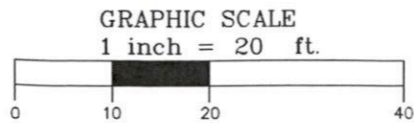
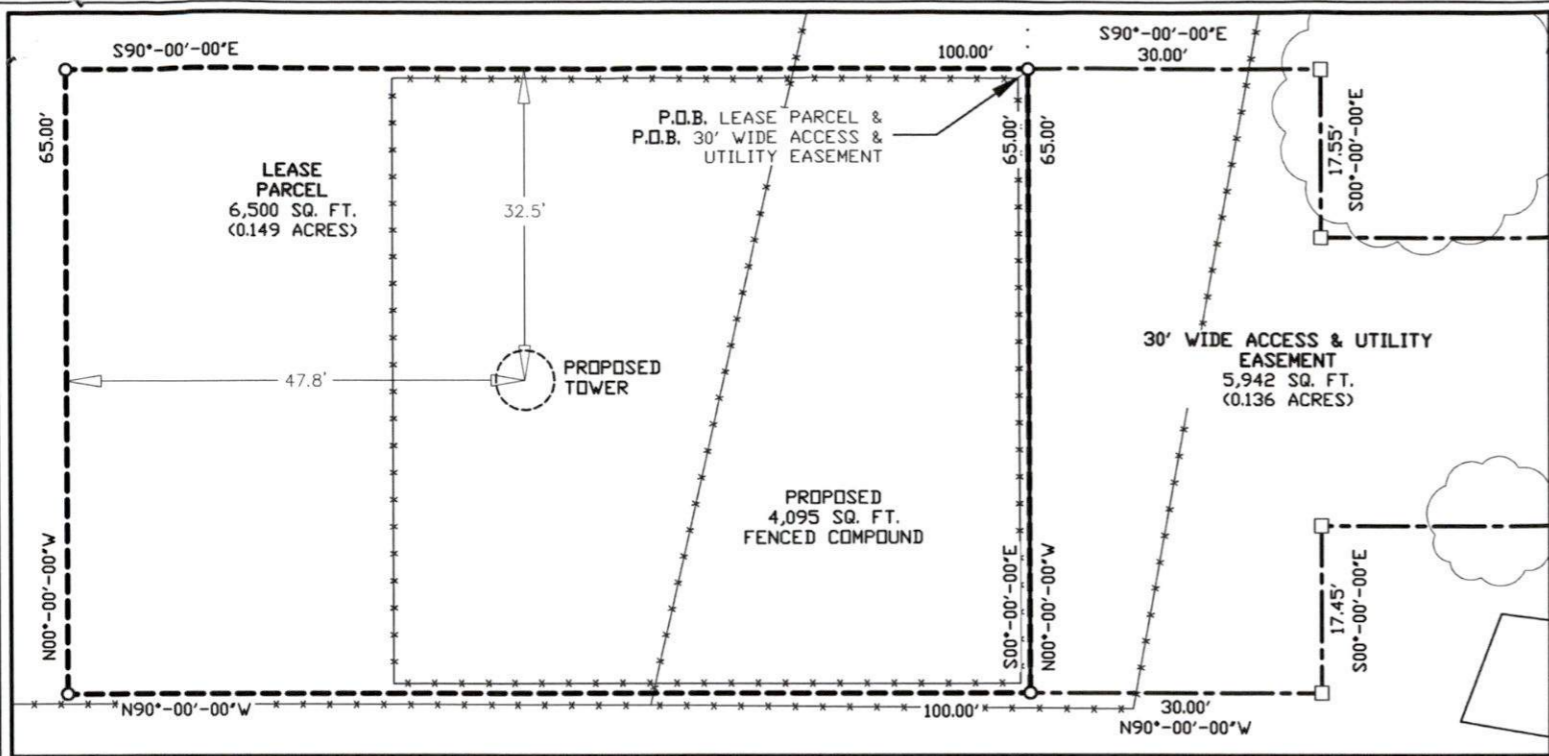
FOR

TOWER NORTH

BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 24, T.20N., R.15E.,
TOWN OF WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	3-21-25	Added Lease & Easement	KR
3	3-20-25	Edited Title Report Review	KR
2	3-11-25	Added Title Report Review	KR
1	1-29-25	Preliminary Survey	KR

DRAWN BY: KR	FIELD WORK DATE: 1-28-25
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 16041	SHEET 2 OF 3



SURVEYOR'S CERTIFICATE
I, Craig A. Keach, 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 28th day of MARCH, 2025.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

- LEGEND—
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊕ = FIBER OPTIC VAULT
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = EXISTING POWER POLE
 - = EXISTING GUY ANCHOR
 - E — E — = BURIED ELECTRIC
 - OPL — OPL — = OVERHEAD ELECTRIC
 - G — G — = BURIED GAS LINE
 - * — * — = FENCE LINE
 - · — · — = PROPERTY LINE
 - ☼ = EXISTING SPRUCE TREE



LEASE PARCEL

Being a part of Lot One (1) of Certified Survey Map No. 6994 Recorded in Volume 1 on Page 6994 as Document No. 1696043; located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Four (24), Township Twenty (20) North, Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin containing 6,500 square feet (0.149 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 24; thence N89°-57'-18"W 981.27 feet along the north line of the SE1/4 of said Section 24; thence S00°-02'-42"W 1044.14 feet to the point of beginning; thence S00°-00'-00"E 65.00 feet; thence N90°-00'-00"W 100.00 feet; thence N00°-00'-00"W 65.00 feet; thence S90°-00'-00"E 100.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 6994 Recorded in Volume 1 on Page 6994 as Document No. 1696043; located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Four (24), Township Twenty (20) North, Range Fifteen (15) East, Town of Winchester, Winnebago County, Wisconsin containing 5,942 square feet (0.136 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 24; thence N89°-57'-18"W 981.27 feet along the north line of the SE1/4 of said Section 24; thence S00°-02'-42"W 1044.14 feet to the point of beginning; thence S90°-00'-00"E 30.00 feet; thence S00°-00'-00"E 17.55 feet; thence N90°-00'-00"E 77.19 feet; thence S69°-21'-32"E 66.47 feet to a point on the north right of way line of Grandview Road; thence southwesterly along said north right of way line 31.60 feet along the arc of a curve to the left having a radius of 516.98 feet and a chord which bears S38°-54'-04"W 31.59 feet; thence N69°-21'-32"W 51.11 feet; thence S90°-00'-00"W 71.73 feet; thence S00°-00'-00"E 17.45 feet; thence N90°-00'-00"W 30.00 feet; thence N00°-00'-00"W 65.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

Lot One (1) according to CERTIFIED SURVEY MAP field in Volume 1 of Survey Maps on Page 6994 as Document No. 1696043; being part of Lot 1 of Certified Survey Map No. 6917, being part of the North East 1/4 of the South East 1/4 of Section Twenty-four (24), Township Twenty (20) north, of Range Fifteen (15) East, in the Town of Winchester, Winnebago County, Wisconsin.

TITLE REPORT REVIEW

TITLE REPORT: Brookline Abstract, LLC

REPORT NO.: WOH25-02329145

DATED: February 14, 2025

FEE SIMPLE TITLE VESTED IN: Ryan L. Overton and Brook M. Overton, husband and wife

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.

- (1-12) These are general statements and not specific encumbrances.
- (13) Easement/Right of Way granted to Wisconsin Public Service Corporation, a Wisconsin Corporation, by an instrument dated February 4, 1970, and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, on March 4, 1970, in Volume 1265, Page(s) 630, as Document Number 393185. Easement Assignment dated January 1, 2001 and recorded January 3, 2001 as Document No. 1115348. **Affects Parent Parcel and is plotted and shown.**
- (14) Easement/Right of Way granted to Larsen-Winchester Sanitary District, by an instrument dated October 10, 1979, and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, on October 16, 1979 as Document Number 541642. **Affects Parent Parcel and is plotted and shown.**
- (15) Grant of Private Right of Way Easement for Telephone Company Plant, by an instrument dated June 5, 1986, and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, on July 2, 1986 as Document Number 655975. **Affects Parent Parcel and approximate location has been plotted and shown.**
- (16) Septic System and Driveway Easement Agreement dated June 1, 2016 and recorded June 6, 2016 as Document No. 1714671. **Affects Parent Parcel but is only graphically shown. General area of encumbrance has been plotted and shown.**
- (17) Reservations for easements, building setback lines and other matters as referenced on the Recorded Certified Survey Map No. 6994, Certified Survey Map No. 6917 and Certified Survey Map No. 4943. **Document do not disclose and specific stated encumbrances. Any pertinent matters associated with these documents are plotted and shown.**

SURVEYED FOR:

**TERRA**
CONSULTING GROUP, LTD.

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

SURVEYED FOR:

**TowerNorth**

750 W. Center St. Floor 3
West Bridgewater, MA 02379
1-800-821-5825 x2

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
WINCHESTER DT

SITE NUMBER:
WI 1043-B

SITE ADDRESS:
**4940 GRANDVIEW RD.
LARSEN, WI 54947**

PROPERTY OWNER:
RYAN & BROOKE OVERTON
4940 GRANDVIEW RD.
LARSEN, WI 54947

PARCEL NO.: 02807100105

ZONED: A-2

DEED REFERENCE: DOC. NO. 1682119

LEASE EXHIBIT
FOR
TOWER NORTH

BEING A PART OF THE NE1/4 OF THE
SE1/4, SECTION 24, T.20N., R.15E.,
TOWN OF WINCHESTER, WINNEBAGO
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	3-21-25	Added Lease & Easement	KR
3	3-20-25	Edited Title Report Review	KR
2	3-11-25	Added Title Report Review	KR
1	1-29-25	Preliminary Survey	KR

DRAWN BY: KR	FIELD WORK DATE: 1-28-25
CHECKED BY: S.C.D.	FIELD BOOK: X
JOB NO.: 16041	SHEET 3 OF 3