

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 3/4" REBAR FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⚑ = FLAG POLE
 - ⚓ = TRAFFIC SIGN
 - ⦿ = WELL HEAD
 - ⊗ = STORM INLET (ROUND)
 - ⊙ = SANITARY MANHOLE
 - ⊙ = GAS METER
 - ⊙ = CABLE BOX
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = LIGHT POLE
 - ⊙ = ELECTRIC METER
 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = EXISTING POWER POLE
 - ⊙ = EXISTING GUY ANCHOR
 - ST — ST — = STORM SEWER MAIN
 - E — E — = BURIED ELECTRIC
 - DPL — DPL — = OVERHEAD ELECTRIC
 - G — G — = BURIED GAS LINE
 - TV — TV — = BURIED CABLE TELEVISION
 - X — X — = CHAINLINK FENCE
 - ~~~~~ = EDGE OF BRUSH/WOODS
 - = PROPERTY LINE
 - ⊙ = EXISTING SPRUCE TREE

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. 20223906701.

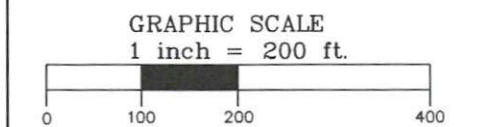
—NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

—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 EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55139C0100E, 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 14TH day of DECEMBER, 2022.

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



PROPOSED TOWER BASE

LATITUDE: 44°-12'-28.49"
LONGITUDE: 88°-31'-33.58"
(Per North American Datum of 83/2011)

Ground Elevation: 833.5'
(Per North American Vertical Datum of 1988)



BEARINGS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NE1/4, SECTION 13, T.20N., R.16E., WHICH BEARS: N00°-51'-03"W

SURVEYED FOR:

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

SURVEYED FOR:

uscellular™
8410 BRYN MAWR AVENUE
CHICAGO, IL 60631

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

SITE NAME:
HWY 76 & HWY 10

SITE NUMBER:
776479

SITE ADDRESS:
8707 CLAYTON AVENUE
NEENAH, WI 54956

PROPERTY OWNER:
3RD GENERATION ASSETS LLC
8707 CLAYTON AVENUE
NEENAH, WI 54956

PARCEL NO.: 0060351

ZONED: I-2, HEAVY INDUSTRIAL DISTRICT

DEED REFERENCE: DOC. NO. 1620961

LEASE EXHIBIT FOR US CELLULAR

BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 13, T.20N., R.16E., TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-19-22	Added Tower, Lease, & Ease.	JB
1	10-4-22	Preliminary Survey	JD

DRAWN BY:	FIELD WORK DATE:
J.D.	9-21-22

CHECKED BY:	FIELD BOOK:
C.A.K.	M-67, PG. 19

JOB NO.:	SHEET
14075	1 OF 3

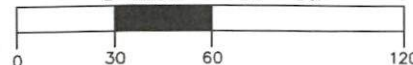
SURVEYOR'S CERTIFICATE

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 14th day of DECEMBER, 2022.

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

GRAPHIC SCALE
1 inch = 60 ft.



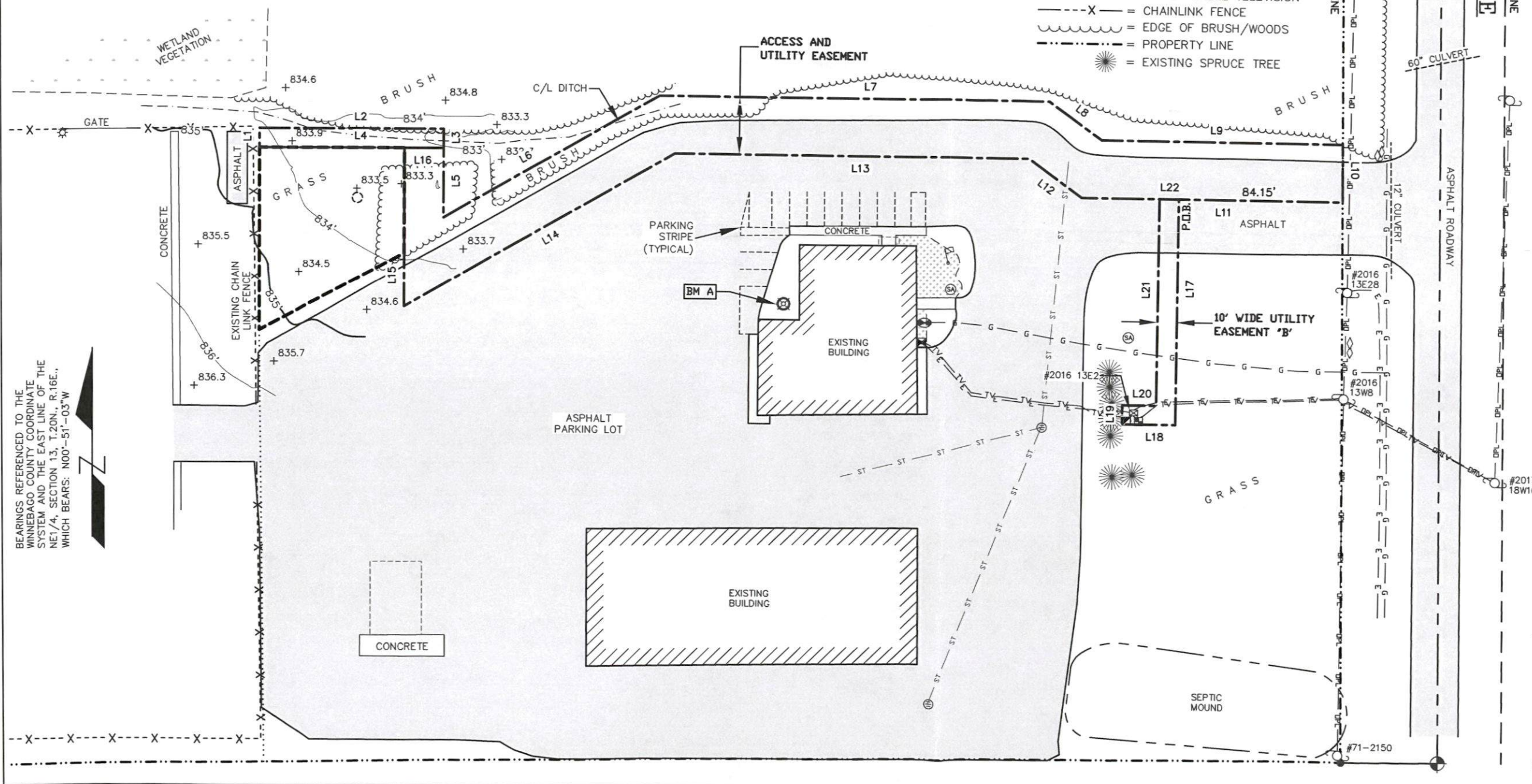
BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
TOP OF WELL CASING LOCATED WEST SIDE OF BUILDING
ELEVATION: 837.23'

LINE TABLE					
Line #	Direction	Length			
L1	N00°00'00"E	10.00'	L12	N53°34'12"W	33.53'
L2	N90°00'00"E	95.00'	L13	N90°00'00"W	182.31'
L3	S00°00'00"E	10.00'	L14	S59°49'50"W	160.20'
L4	N90°00'00"W	95.00'	L15	N00°00'00"E	82.53'
L5	S00°00'00"E	36.20'	L16	N90°00'00"E	20.00'
L6	N59°49'50"E	127.72'	L17	S00°00'00"E	117.77'
L7	N90°00'00"E	200.26'	L18	N90°00'00"W	27.40'
L8	S53°34'12"E	33.53'	L19	N00°00'00"E	10.00'
L9	N90°00'00"E	123.82'	L20	N90°00'00"E	17.40'
L10	S00°51'03"E	30.00'	L21	N00°00'00"E	107.77'
L11	N90°00'00"W	134.13'	L22	N90°00'00"E	10.00'

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 3/4" REBAR FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⚑ = FLAG POLE
- ⬢ = TRAFFIC SIGN
- ⊙ = WELL HEAD
- ⊗ = STORM INLET (ROUND)
- ⊕ = SANITARY MANHOLE
- ⊙ = GAS METER
- ⊕ = CABLE BOX
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = ELECTRIC METER
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- ST — ST — = STORM SEWER MAIN
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- G — G — = BURIED GAS LINE
- TV — TV — = BURIED CABLE TELEVISION
- X — X — = CHAINLINK FENCE
- ~~~~~ = EDGE OF BRUSH/WOODS
- — — = PROPERTY LINE
- ⊙ = EXISTING SPRUCE TREE



BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE EAST LINE OF THE
NE1/4, SECTION 13, T.20N., R.16E.,
WHICH BEARS: N00°51'03"W

SURVEYED FOR:

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

SURVEYED FOR:

uscellular
8410 BRYN MAWR AVENUE
CHICAGO, IL 60631

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
HWY 76 & HWY 10

SITE NUMBER:
776479

SITE ADDRESS:
8707 CLAYTON AVENUE
NEENAH, WI 54956

PROPERTY OWNER:
3RD-GENERATION ASSETS LLC
8707 CLAYTON AVENUE
NEENAH, WI 54956

PARCEL NO.: 0060351

ZONED: I-2, HEAVY INDUSTRIAL DISTRICT

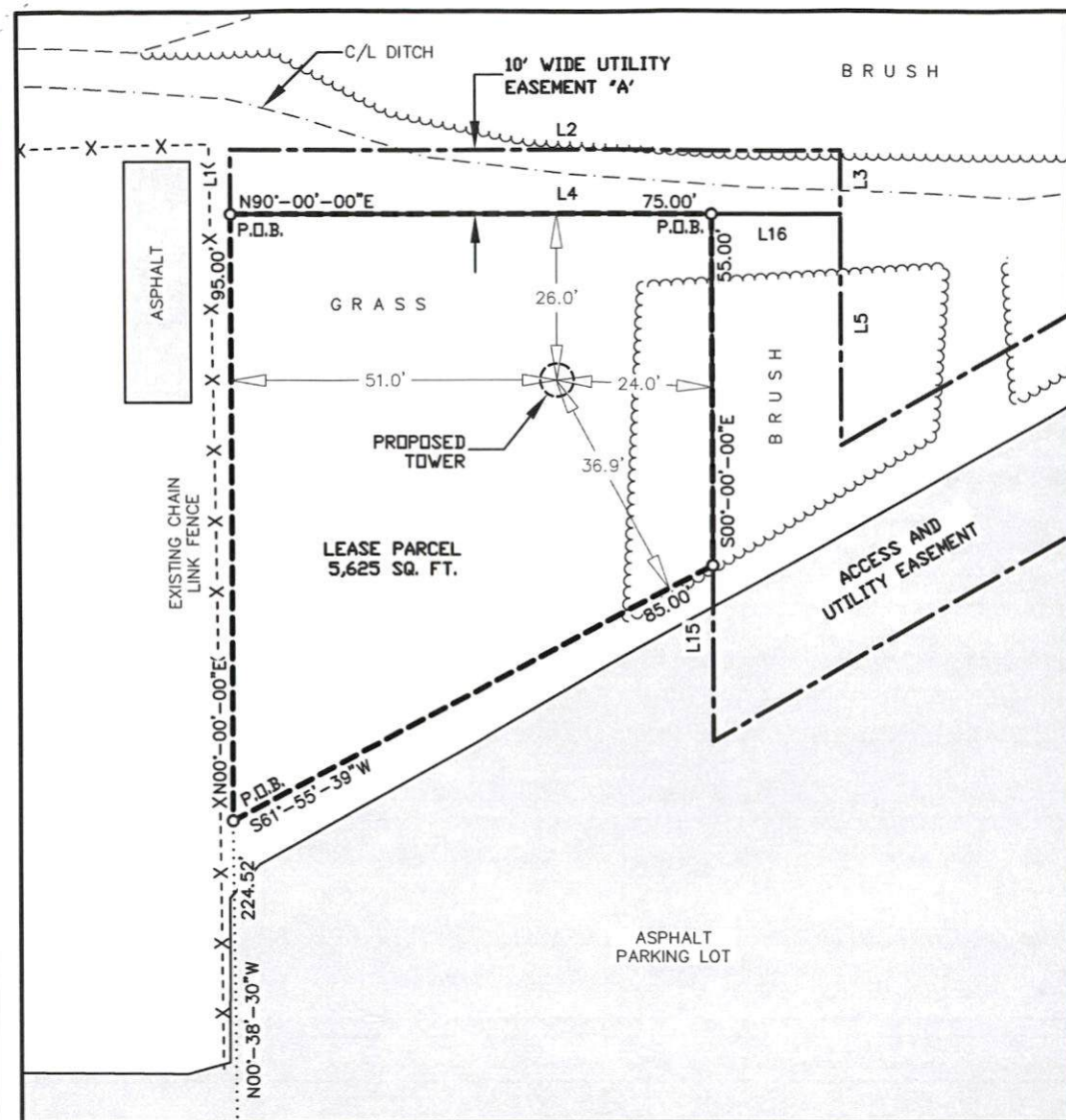
DEED REFERENCE: DOC. NO. 1620961

LEASE EXHIBIT
FOR
US CELLULAR

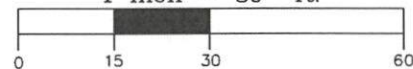
BEING A PART OF THE SE1/4 OF THE
NE1/4, SECTION 13, T.20N., R.16E.,
TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-19-22	Added Tower, Lease, & Ease.	JB
1	10-4-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 9-21-22
CHECKED BY: C.A.K.	FIELD BOOK: M-67, PG. 19
JOB NO.: 14075	SHEET 2 OF 3



GRAPHIC SCALE
1 inch = 30 ft.



BEARINGS REFERENCED TO THE
WINNEBAGO COUNTY COORDINATE
SYSTEM AND THE EAST LINE OF THE
NE1/4, SECTION 13, T.20N., R.16E.,
WHICH BEARS: N00°-51'-03"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 14th day of December, 2022.

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



LEASE PARCEL

A part of Lot One (1) of Certified Survey Map No. 4896, Recorded in Volume 1, Page 4896 as Document No. 1156122 of Winnebago County Records and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Twenty (20) North, Range Sixteen (16) East, Town of Clayton, Winnebago County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence S89°-21'-22"W 608.76 feet along the South line of the NE1/4 of said Section 13; thence N00°-38'-30"W 224.52 feet to the point of beginning; thence N00°-00'-00"E 95.00 feet; thence N90°-00'-00"E 75.00 feet; thence S00°-00'-00"E 55.00 feet; thence S61°-55'-39"W 85.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

ACCESS AND UTILITY EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4896, Recorded in Volume 1, Page 4896 as Document No. 1156122 of Winnebago County Records and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Twenty (20) North, Range Sixteen (16) East, Town of Clayton, Winnebago County, Wisconsin containing 16,120 square feet (0.370 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence S89°-21'-22"W 608.76 feet along the South line of the NE1/4 of said Section 13; thence N00°-38'-30"W 224.52 feet; thence N00°-00'-00"E 95.00 feet; thence N90°-00'-00"E 75.00 feet to the point of beginning; thence continue N90°-00'-00"E 20.00 feet; thence S00°-00'-00"E 36.20 feet; thence N59°-49'-50"E 127.72 feet; thence N90°-00'-00"E 200.26 feet; thence S53°-34'-12"E 33.53 feet; thence N90°-00'-00"E 123.82 feet to a point on the West Right of Way line of Clayton Avenue; thence S00°-51'-03"E 30.00 feet along said West Right of Way line; thence N90°-00'-00"W 134.13 feet; thence N53°-34'-12"W 33.53 feet; thence N90°-00'-00"W 182.31 feet; thence S59°-49'-50"W 160.20 feet; thence N00°-00'-00"E 82.53 feet to the point of beginning; being subject to any and all easements and restrictions of record.

10 FOOT WIDE UTILITY EASEMENT "A"

A part of Lot One (1) of Certified Survey Map No. 4896, Recorded in Volume 1, Page 4896 as Document No. 1156122 of Winnebago County Records and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Twenty (20) North, Range Sixteen (16) East, Town of Clayton, Winnebago County, Wisconsin containing 950 square feet (0.022 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence S89°-21'-22"W 608.76 feet along the South line of the NE1/4 of said Section 13; thence N00°-38'-30"W 224.52 feet; thence N00°-00'-00"E 95.00 feet to the point of beginning; thence N00°-00'-00"E 10.00 feet; thence N90°-00'-00"E 95.00 feet; thence; thence S00°-00'-00"E 10.00 feet; thence N90°-00'-00"W 95.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

10 FOOT WIDE UTILITY EASEMENT "B"

A part of Lot One (1) of Certified Survey Map No. 4896, Recorded in Volume 1, Page 4896 as Document No. 1156122 of Winnebago County Records and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Twenty (20) North, Range Sixteen (16) East, Town of Clayton, Winnebago County, Wisconsin containing 1,352 square feet (0.031 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 13; thence S89°-21'-22"W 608.76 feet along the South line of the NE1/4 of said Section 13; thence N00°-38'-30"W 224.52 feet; thence N00°-00'-00"E 95.00 feet; thence N90°-00'-00"E 75.00 feet; thence continue N90°-00'-00"E 20.00 feet; thence S00°-00'-00"E 36.20 feet; thence N59°-49'-50"E 127.72 feet; thence N90°-00'-00"E 200.26 feet; thence S53°-34'-12"E 33.53 feet; thence N90°-00'-00"E 123.82 feet to a point on the West Right of Way line of Clayton Avenue; thence S00°-51'-03"E 30.00 feet along said West Right of Way line; thence N90°-00'-00"W 84.15 feet to the point of beginning; thence S00°-00'-00"E 117.77 feet; thence N90°-00'-00"W 27.40 feet; thence N00°-00'-00"E 10.00 feet; thence N90°-00'-00"E 17.40 feet; thence N00°-00'-00"E 107.77 feet thence N90°-00'-00"E 10.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

—LEGEND—

- | | |
|----------------------------|---------------------------------------|
| ○ = 1" X 18" IRON PIPE SET | ⊠ = ELECTRIC METER |
| ● = 3/4" REBAR FOUND | ⊞ = ELECTRIC TRANSFORMER |
| ⊙ = COUNTY MONUMENT FOUND | ⊕ = EXISTING POWER POLE |
| ⚑ = FLAG POLE | —> = EXISTING GUY ANCHOR |
| ◇ = TRAFFIC SIGN | — ST — ST — = STORM SEWER MAIN |
| ⊗ = WELL HEAD | — E — E — = BURIED ELECTRIC |
| ⊕ = STORM INLET (ROUND) | — OPL — OPL — = OVERHEAD ELECTRIC |
| ⊙ = SANITARY MANHOLE | — G — G — = BURIED GAS LINE |
| ⊙ = GAS METER | — TV — TV — = BURIED CABLE TELEVISION |
| ⊠ = CABLE BOX | — X — = CHAINLINK FENCE |
| ⊞ = TELEPHONE PEDESTAL | — --- --- = EDGE OF BRUSH/WOODS |
| ⊙ = LIGHT POLE | — · · · · · = PROPERTY LINE |
| | ⊙ = EXISTING SPRUCE TREE |

SURVEYED FOR:

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

SURVEYED FOR:

uscellular
8410 BRYN MAWR AVENUE
CHICAGO, IL 60631

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

SITE NAME:
HWY 76 & HWY 10

SITE NUMBER:
776479

SITE ADDRESS:
8707 CLAYTON AVENUE
NEENAH, WI 54956

PROPERTY OWNER:
3RD GENERATION ASSETS LLC
8707 CLAYTON AVENUE
NEENAH, WI 54956

PARCEL NO.: 0060351

ZONED: I-2, HEAVY INDUSTRIAL DISTRICT

DEED REFERENCE: DOC. NO. 1620961

LEASE EXHIBIT FOR US CELLULAR

BEING A PART OF THE SE1/4 OF THE
NE1/4, SECTION 13, T.20N., R.16E.,
TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10-19-22	Added Tower, Lease, & Ease.	JB
1	10-4-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 9-21-22
CHECKED BY: C.A.K.	FIELD BOOK: M-67, PG. 19
JOB NO.: 14075	SHEET 3 OF 3