ESTABLISHED THE BLOCK CORNER BY CENTERING THE STREET RIGHT-OF-WAYS WITH THE EXISTING STREET IMPROVEMENTS FOR WASHINGTON AVENUE AND SOUTH PARK AVENUE

℄ OF PAVEMENT S56°19'22"E

WASHINGTON AVENUE

S56°19'22"E 50'

50'

565.17' (565.17')

33' 33'

N00°40'21"W

OWNER: MICHAEL G. GEALL

LOT 2
FIRST ADDITION TO LAKE VIEW

ACCESS EASEMENT as Document No. 1354238. (Exception #12) & as Document No. 1375783. (Exception #13)

24' WIDE ACCESS EASEMENT

N89°16'39"E

PROPERTY LINE

412'±

366.92'

25'±

PARK AVE.

SOUTH

424.58'

443.88'

PROPERTY LINE

209.69' (209.22')

OWNER: NEENAH-WATERWORKS

197100 S.F. ±
4.525 ACRES ±

EXISTING WATER TREATMENT FACILITY

EXISTING WATER TOWER FOUNDATION (TYP.)

Memorandum of Agreement of Lease as Document No. 978223. (Exception #8)

OPTIONAL 12X40 LEASE AREA as Document No. 1354238. (Exception #12)

444.11'

ACCESS EASEMENT

EXISTING CHAINLINK FENCE

OPTIONAL 12X40 LEASE AREA

FAIRVIEW ST.

STAIRS TO GROUND LEVEL

CARRIER EQUIPMENT BUILDINGS (TYP. OF 4)

EXISTING 36" STORM SEWER

EXISTING CURB

42" DI WASHWATER RETURN LINE

8' DIA. - 38' DEEP CONC. FOUNDATION FOR CELL TOWER

Memorandum of Lease as Document No. 1132153. (Exception #9)

Memorandum of Ground Lease and Construction Agreement as Document No. 1352724. (Exception #11)

EXISTING MECHANICAL ROOM

12' x 110' LEASE AREA

12' x 110' LEASE AREA as Document No. 1354238. (Exception #12) & as Document No. 1375783. (Exception #13)

35'x40' LEASE AREA

Utility Easement as Document No. 1354238. (Exception #12) & as Document No. 1375783. (Exception #13).

S08°02'35"E 252.05'

CHAINLINK FENCE

OWNER: NEENAH WATER UTILITY

TREATMENT PLANT

EXIST. 1" CHLORINE LINE TO SWIMMING POOL - APPROX. 18" DEEP

Distribution Easement as Document No. 1349570. (Exception #10)

RESERVED FOR FUTURE PLANT EXPANSION

RESERVED FOR FUTURE PLANT EXPANSION

443.92'

42'±

S83°50'25"W

PROPERTY LINE

OWNER: NEENAH-POOL & REC

486'±

SOUTH LINE OF LOT 4
FIRST ADDITION TO LAKE VIEW

LOT 5
FIRST ADDITION TO LAKE VIEW

N00°40'21"W 645.78' (644.325')

N88°09'59"E

NORTH LINE OF LOT 7 FIRST ADDITION TO LAKE VIEW

(S.77.60'E. = 144.79' PER ABSTRACT & CITY PARCEL MAP)
(S.27.60'E. = 136.46' PER RECORDED PLAT)

N00°32'07"W 140.00' 60.00' 60.00'

20.00' N88°09'59"E (281.00') 280.73' N88°09'59"E (263.57') 263.64'

4.70'

SOUTH LINE OF LOT 7

LAKE WINNEBAGO

BEARINGS ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SOUTH PARK AVENUE, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N00°32'07"W.

50 25 0 50

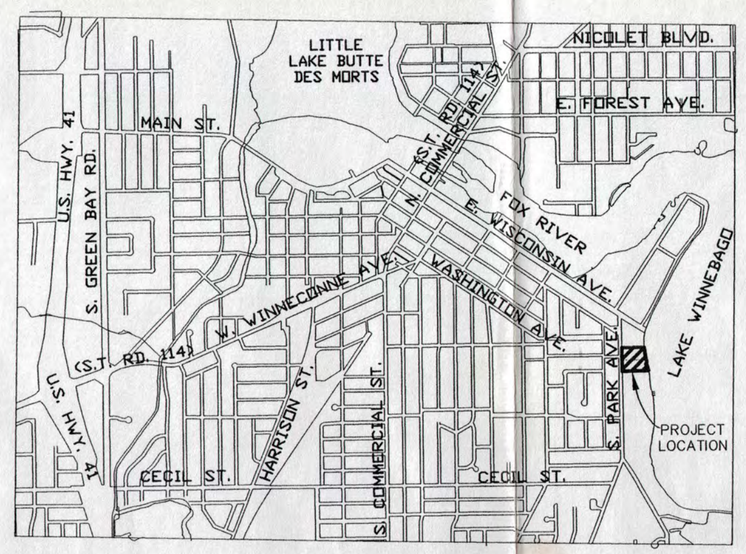
SCALE - FEET

PARCEL DESCRIPTION:

THE SOUTH 24.5 FEET OF LOT 2 IN THE FIRST ADDITION TO LAKE VIEW, IN THE FIRST WARD, CITY OF NEENAH.

AND

ALL OF OF LOTS 3 AND 4 IN THE FIRST ADDITION TO LAKE VIEW, IN THE FIRST WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

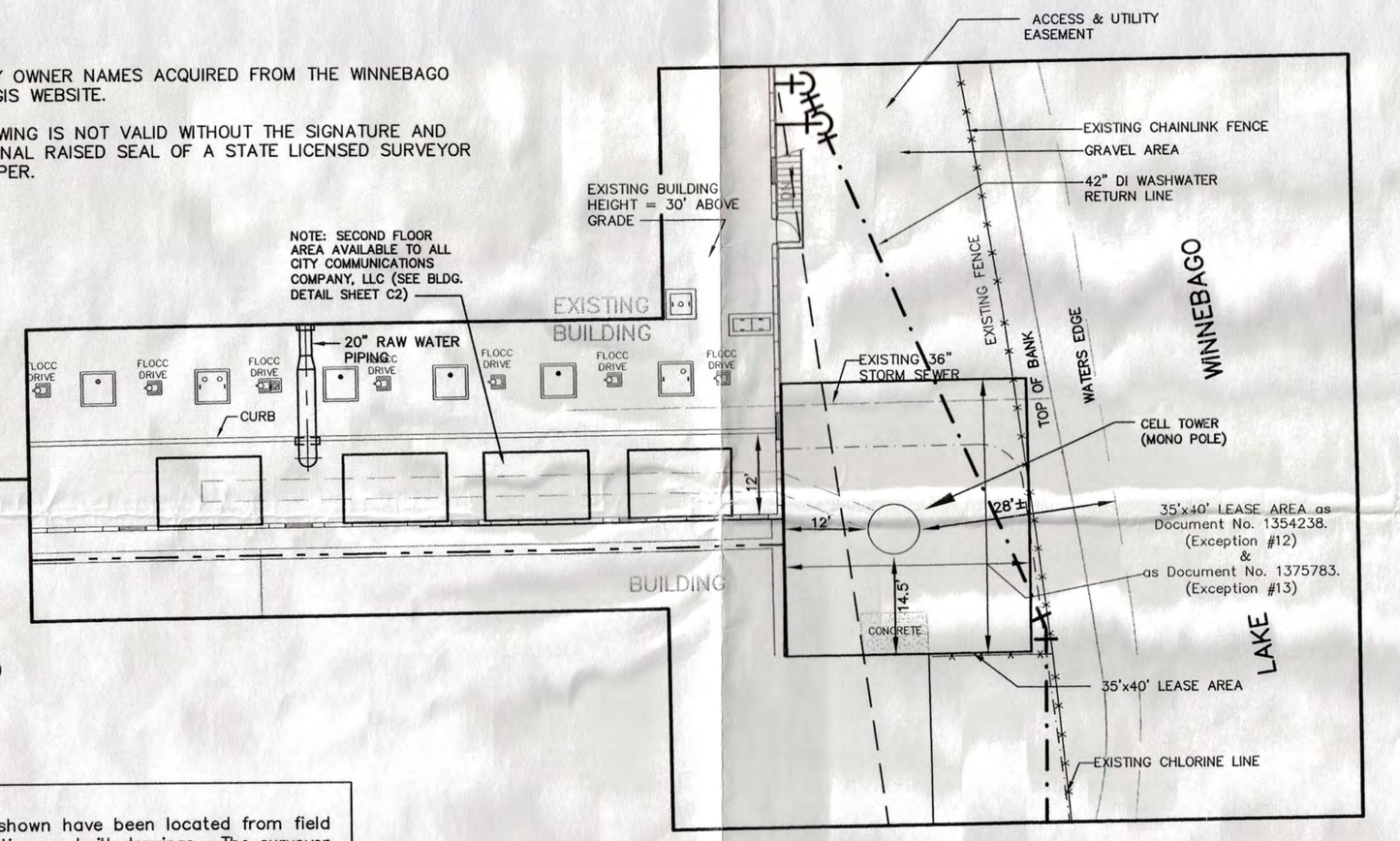


ZONING NOTE:
ENTIRE PROPERTY, INCLUDING LEASED AREAS, IS ZONED R1, SINGLE FAMILY RESIDENTIAL.

FLOOD PLAIN NOTE:
100 YEAR FLOOD PLAIN ELEVATION IS 750.00 GROUND SURFACE AT TOWER BASE IS APPROXIMATELY 751.8±. THEREFORE TOWER BASE IS LOCATED IN FEMA ZONE B, 500 YEAR FLOOD PLAIN. PORTIONS OF LEASED AREA NEAREST LAKE WINNEGAO ARE ZONE A, 100 YEAR FLOOD PLAIN.

NOTES:
PROPERTY OWNER NAMES ACQUIRED FROM THE WINNEBAGO COUNTY GIS WEBSITE.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A STATE LICENSED SURVEYOR AND MAPPER.



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Except shown hereon, there are no visible easements benefiting or burdening the premises or right-of-way across the land or any other unrecorded easements or rights-of-way of which the surveyor has been advised.

PLOTTABLE TITLE EXCEPTIONS
LAWYERS TITLE INSURANCE CORPORATION
FILE NUMBER 16880-WT

EXCEPTION NO.	INSTRUMENT	COMMENT
8	DOCUMENT NO. 978223	AS SHOWN ON SURVEY
9	DOCUMENT NO. 1132153	AS SHOWN ON SURVEY
10	DOCUMENT NO. 1349570	AS SHOWN ON SURVEY
11	DOCUMENT NO. 1352724	AS SHOWN ON SURVEY
12	DOCUMENT NO. 1354238	AS SHOWN ON SURVEY
13	DOCUMENT NO. 1375783	AS SHOWN ON SURVEY
15	VOLUME 304 PGS. 35-36	DOES NOT AFFECT SURVEY

NOTES:
1) THIS PROPERTY IS MAPPED WITHIN ZONE X (AREAS OF MINIMAL FLOODING) PER FEMA MAP NUMBER 55139C0112E, COMMUNITY NAME - CITY OF NEENAH WITH AN EFFECTIVE DATE OF MARCH 17, 2003.

2) TOWER INFO:
- CENTER OF TOWER LOCATION = X/LONGITUDE: 88°26'46.17" (NAD 1983 DATUM) = Y/LATITUDE: 44°10'38.81"
- GROUND ELEVATION AT BASE OF TOWER = 752.0 (NGVD 1929 DATUM)
- HEIGHT OF TOWER FRAME STRUCTURE = 157 FEET±
- TOTAL HEIGHT OF ANTENNA = 164 FEET±

SURVEY FOR:
-LOTIS GROUP, PC
-6095 CLARENCE LANE NORTH
-EAST AMHERST, NY 14051
-PHONE #716-430-2217

WISCONSIN DAVID M. SCHMALZ S-1284 NEENAH WI LAND SURVEYOR

LEGEND

( ) - RECORDED BEARING AND/OR DISTANCE

S.F. - SQUARE FEET

-x-x-x- - EXISTING FENCE

I HEREBY CERTIFY TO SBA TOWERS II, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SEIDMAN, PREWITT & DIBELLO, P.A. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, THE FOLLOWING:

I, DAVID M. SCHMALZ, REGISTERED WISCONSIN LAND SURVEYOR, HAVE RECEIVED AND REVIEWED THAT CERTAIN TITLE FILE NO. 16880-WT WITH AN EFFECTIVE DATE OF APRIL 23, 2007, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

BASED ON MY KNOWLEDGE, THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

I FURTHER CERTIFY, BASED ON MY KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE INSURED LANDS, INCLUDING THE LEASE AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

DAVID M. SCHMALZ RLS-1284 — DATED 05-09-2007

NO.	DATE	REVISION

McMAHON ASSOCIATES
ENGINEERS | ARCHITECTS | SURVEYORS | PROJECT MANAGERS
1445 McMAHON DRIVE NEENAH, WI 54956
Madison (608) 273-0380 Milwaukee (262) 522-6025
tel (920) 751-4200 Fax: (920) 751-4284

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SURVEYED: RJD
DRAWN: MJA
CHECKED: DEW

TELECOMMUNICATION TOWER SURVEY
NEENAH WATER PLANT SITE - SEC. 27, T20N, R17E
CITY OF NEENAH, WINNEBAGO COUNTY

SCALE: 1" = 50'
DATE: APRIL, 2007
PROJECT NO: L0962 970385
SHEET NO. 1 OF 2
FILE NO. CAD

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