

TITLE REVIEW

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
DOCUMENT NUMBER: 2162992
COMMITMENT DATE: 07/07/2022
LAST REVISED DATE: 08/22/2022

SCHEDULE B - PART 2 EXCEPTIONS:

1. - 7. (GENERAL EXCEPTIONS.)
8. (NON-SURVEY EXCEPTION.)

9. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES.
(C.T.H. "W" AND S.T.H. 52 PUBLIC RIGHTS-OF-WAY ARE SHOWN ON SURVEY.)

10. HIGHWAY EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MAY 27, 1963 IN VOLUME 92 OF RECORDS, PAGE 354 AS DOCUMENT NO. 87163. (EXISTING EASEMENT AFFECTS THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA & ASSOCIATED EASEMENTS.)

100' X 100' LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE POINT OF BEGINNING; THENCE N0° 00' 00"E, 100.00 FEET; THENCE N90° 00' 00"W, 100.00 FEET; THENCE S0° 00' 00"E, 100.00 FEET; THENCE N90° 00' 00"E, 100.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 10,000 SQUARE FEET (0.23 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

LEGEND

- SECTION CORNER
- POINT OF COMMENCEMENT
- CERTIFIED SURVEY MAP
- INDICATES RECORDED AS DATA
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE

PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 014-00483-0000)

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, IN THE TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) COMMENCING AT THE NORTHWEST CORNER THEREOF FOR A POINT OF BEGINNING; THENCE 208 FEET EAST; THENCE SOUTH 416 FEET; THENCE WEST 208 FEET; THENCE NORTH 416 FEET TO THE POINT OF BEGINNING.

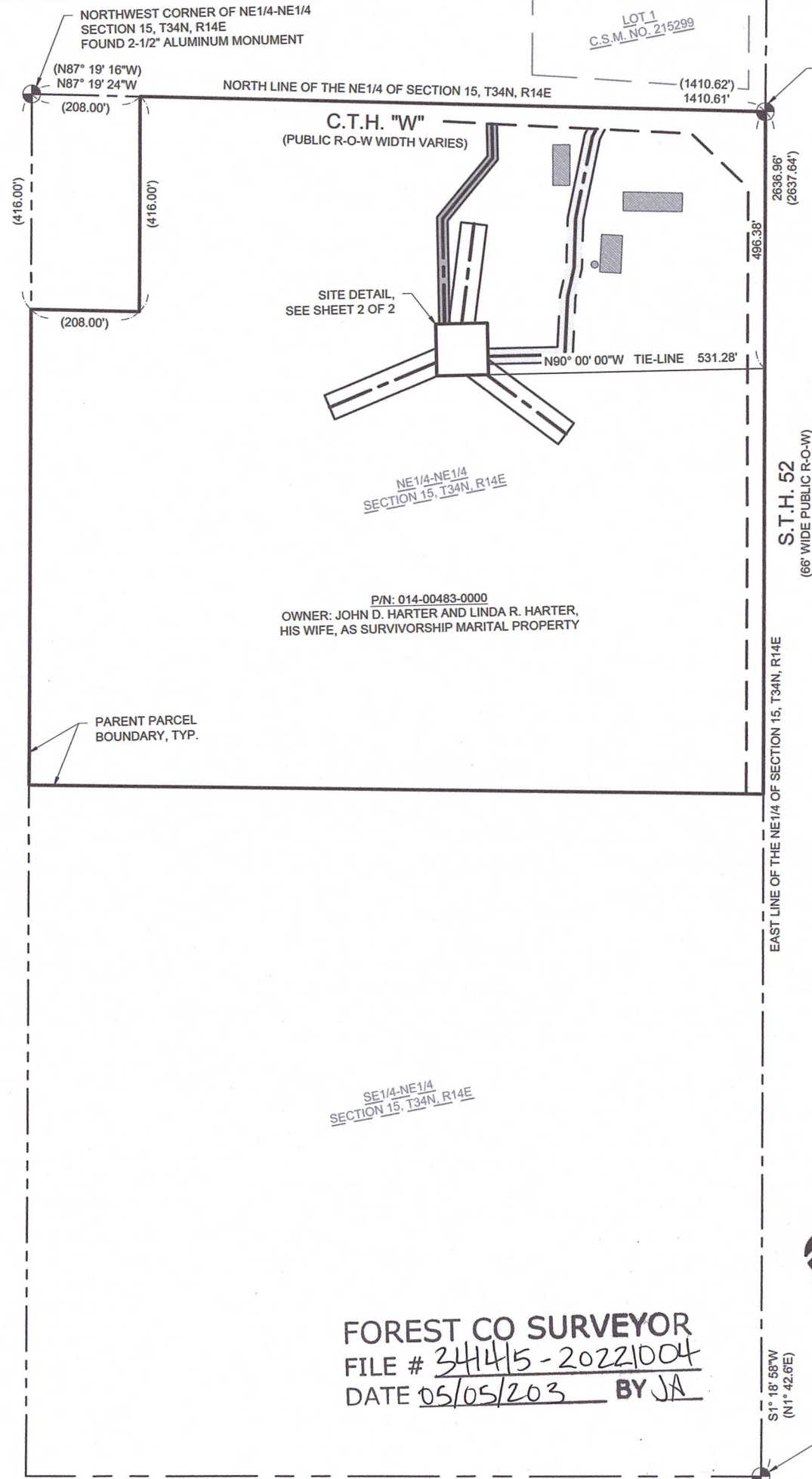
SURVEYOR'S NOTES

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20223609648.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 8) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC, DOCUMENT NUMBER: 2162992, COMMITMENT DATE: 07/07/2022.
- 9) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 15, T34N, R14E, MEASURED TO BEAR S1° 18' 58"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, FOREST COUNTY, U.S. FOOT.
- 10) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 11) F.E.M.A. FLOOD PANEL MAP NUMBER 55041C0665C, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 35.46 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90° 00' 00"E, 147.33 FEET; THENCE N4° 02' 43"E, 111.59 FEET; THENCE N13° 07' 08"E, 58.51 FEET; THENCE N2° 48' 07"E, 93.82 FEET; THENCE N14° 41' 01"E, 161.01 FEET; THENCE N27° 26' 43", 17.39 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "W" AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 589.65 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "W".



FOREST CO SURVEYOR
FILE # 34415-20221004
DATE 05/05/2023 BY JA

employee-owned
(608) 643-4100 www.ramaker.com

417 PINE STREET
GREEN BAY, WI 54305-1060
PHONE: (920) 940-0147

NORTH

Certification & Seal:

I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
1	10/04/2022	FINAL

PROJECT TITLE:

HARTER

PROJECT ADDRESS:

1727 COUNTY ROAD W
WABENO, WI 54566
FOREST COUNTY

SHEET TITLE:

LEASE SURVEY

SCALE:

NONE

PROJECT NUMBER: 56538
SHEET NUMBER: 1 OF 2

20' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 82.67 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N0° 00' 00"E, 202.79 FEET; THENCE N40° 42' 32"E, 152.58 FEET; THENCE N0° 00' 00"E, 66.12 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "W" AND THE POINT OF TERMINATION. SAID UTILITY EASEMENT CENTERLINE CONTAINS 421.49 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "W".

50' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 49.40 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N8° 10' 53"E, 194.04 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 194.04 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA.

50' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

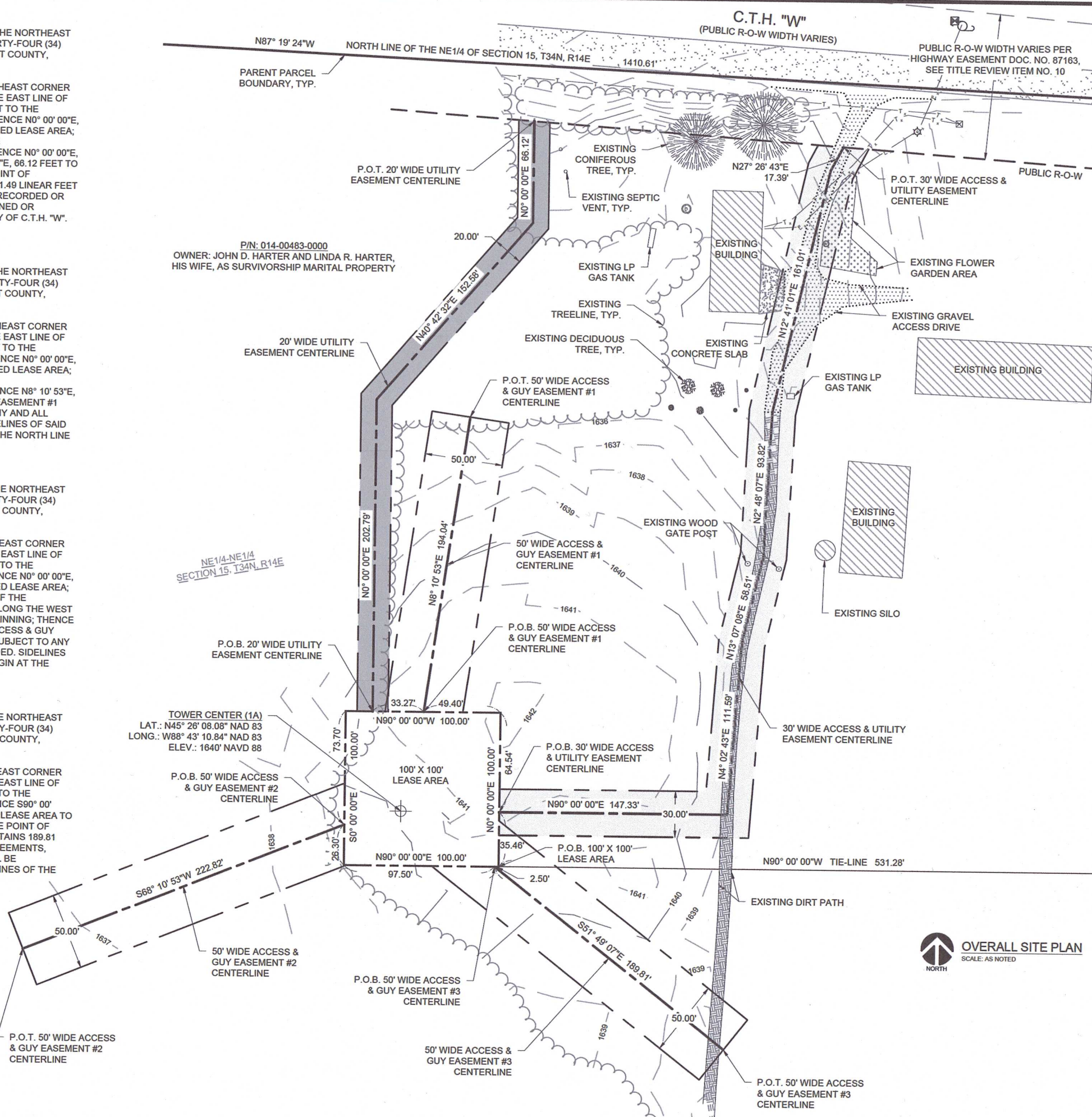
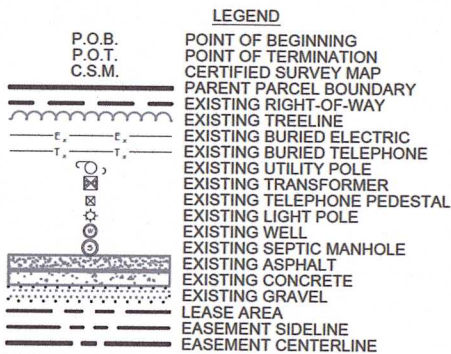
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0° 00' 00"E, 100.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"W, 100.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0° 00' 00"E, 73.70 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S68° 10' 53"W, 222.82 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 222.82 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE WEST AND SOUTH LINES OF THE AFOREMENTIONED LEASE AREA.

50' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S1° 18' 58"W, 496.38 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 15; THENCE N90° 00' 00"W, 531.28 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S90° 00' 00"W, 2.50 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S51° 49' 07"E, 189.81 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 189.81 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE SOUTH AND EAST LINES OF THE AFOREMENTIONED LEASE AREA.



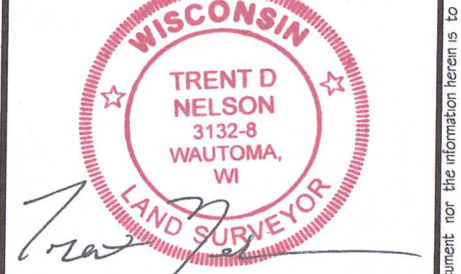
OVERALL SITE PLAN
SCALE: AS NOTED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

cloud1
417 PINE STREET
GREEN BAY, WI 54305-1060
PHONE: (920) 940-0147



Certification & Seal:
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
1	10/04/2022	FINAL

HARTER

PROJECT ADDRESS:
1727 COUNTY ROAD W
WABENO, WI 54566
FOREST COUNTY

SHEET TITLE:
LEASE SURVEY

0 35' 70' 140'

11" x 17" - 1" = 70'
22" x 34" - 1" = 35'

PROJECT NUMBER: 56538
SHEET NUMBER: 2 OF 2