

50' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM LANGLADE COUNTY MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'23"W, 1230.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 8; THENCE N4°29'01"W, 95.32 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64; THENCE CONTINUING N4°29'01"W, 102.79 FEET; THENCE N6°24'31"E, 121.69 FEET; THENCE N0°00'00"E, 99.54 FEET; THENCE N90°00'00"E, 25.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0°00'00"E, 68.20 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N70°00'00"E, 86.79 FEET TO THE POINT OF TERMINATION. SAID CENTERLINE CONTAINS 86.79 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BEGIN AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

50' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM LANGLADE COUNTY MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'23"W, 1230.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 8; THENCE N4°29'01"W, 95.32 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64; THENCE CONTINUING N4°29'01"W, 102.79 FEET; THENCE N6°24'31"E, 121.69 FEET; THENCE N0°00'00"E, 99.54 FEET; THENCE N90°00'00"E, 25.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 41.18 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S10°00'00"W, 89.23 FEET TO THE POINT OF TERMINATION. SAID CENTERLINE CONTAINS 89.23 LEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BEGIN AT THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA.

50' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM LANGLADE COUNTY MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'23"W, 1230.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 8; THENCE N4°29'01"W, 95.32 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64; THENCE CONTINUING N4°29'01"W, 102.79 FEET; THENCE N6°24'31"E, 121.69 FEET; THENCE N0°00'00"E, 99.54 FEET; THENCE N90°00'00"E, 25.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 8.05 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N50°00'00"W, 74.73 FEET TO THE POINT OF TERMINATION. SAID CENTERLINE CONTAINS 74.73 LEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BEGIN AT THE NORTH & WEST LINES OF THE AFOREMENTIONED LEASE AREA.

LEGEND	
O	1" DIA. IRON PIPE, FOUND
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
()	RECORDED DATA
---	PARENT PARCEL BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	EXISTING TREELINE
---	EXISTING EASEMENT SIDELINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BURIED TELEPHONE
---	EXISTING BURIED FIBER OPTIC
---	EXISTING BURIED NATURAL GAS
---	EXISTING UTILITY POLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING ASPHALT
---	LEASE AREA
---	EASEMENT SIDELINE
---	EASEMENT CENTERLINE
---	SECTION LINE

SOUTH LINE SW1/4 SECTION 8, T31N, R14E

STATE HIGHWAY 64
PUBLIC RIGHT-OF-WAY



OVERALL SITE PLAN
SCALE: AS NOTED

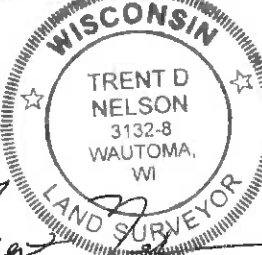

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(608) 643-4100 www.ramaker.com

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
ISSUE	FINAL	DATE ISSUED 04/08/2025

PROJECT TITLE:
WHITE LAKE

PROJECT ADDRESS:
W2788 HIGHWAY 64
WHITE LAKE, WI 54491
LANGLADE COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:	0	25'	50'	100'
11" x 17"	- 1" = 50'			
22" x 34"	- 1" = 25'			
PROJECT NUMBER	61891			
SHEET NUMBER	2 OF 2			



TITLE REPORT REVIEW

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
COMMITMENT NUMBER: 2316153
COMMITMENT DATE: 01/24/2025

SCHEDULE B, PART 2 EXCEPTIONS:

1. - 9. (GENERAL OR NON-SURVEY EXCEPTIONS.)

10. 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. (HWY 64). (HIGHWAY 64 PUBLIC RIGHT-OF-WAY SHOWN ON SURVEY.)

11. MINERAL RIGHTS AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED SEPTEMBER 16, 1947 IN VOL. 223 PAGE 109 AS DOCUMENT NO. 162435. (NON-SURVEY EXCEPTION.)

12. UTILITY EASEMENT TO GENERAL TELEPHONE COMPANY OF WISCONSIN RECORDED SEPTEMBER 4, 1984 AS DOCUMENT NO. 268321. (AFFECTS PARENT PARCEL AND IS SHOWN SURVEY. MAY AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)

13. UTILITY EASEMENT TO GENERAL TELEPHONE COMPANY OF WISCONSIN RECORDED MARCH 4, 1986 AS DOCUMENT NO. 273311. (AFFECTS PARENT PARCEL AND IS SHOWN SURVEY. MAY AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)

14. EASEMENT RECORDED SEPTEMBER 12, 2007 AS DOCUMENT NO. 395900. (AFFECTS PARENT PARCEL AND IS SHOWN SURVEY. DOES NOT AFFECT THE THE LEASE AREA OR ASSOCIATED EASEMENTS.)

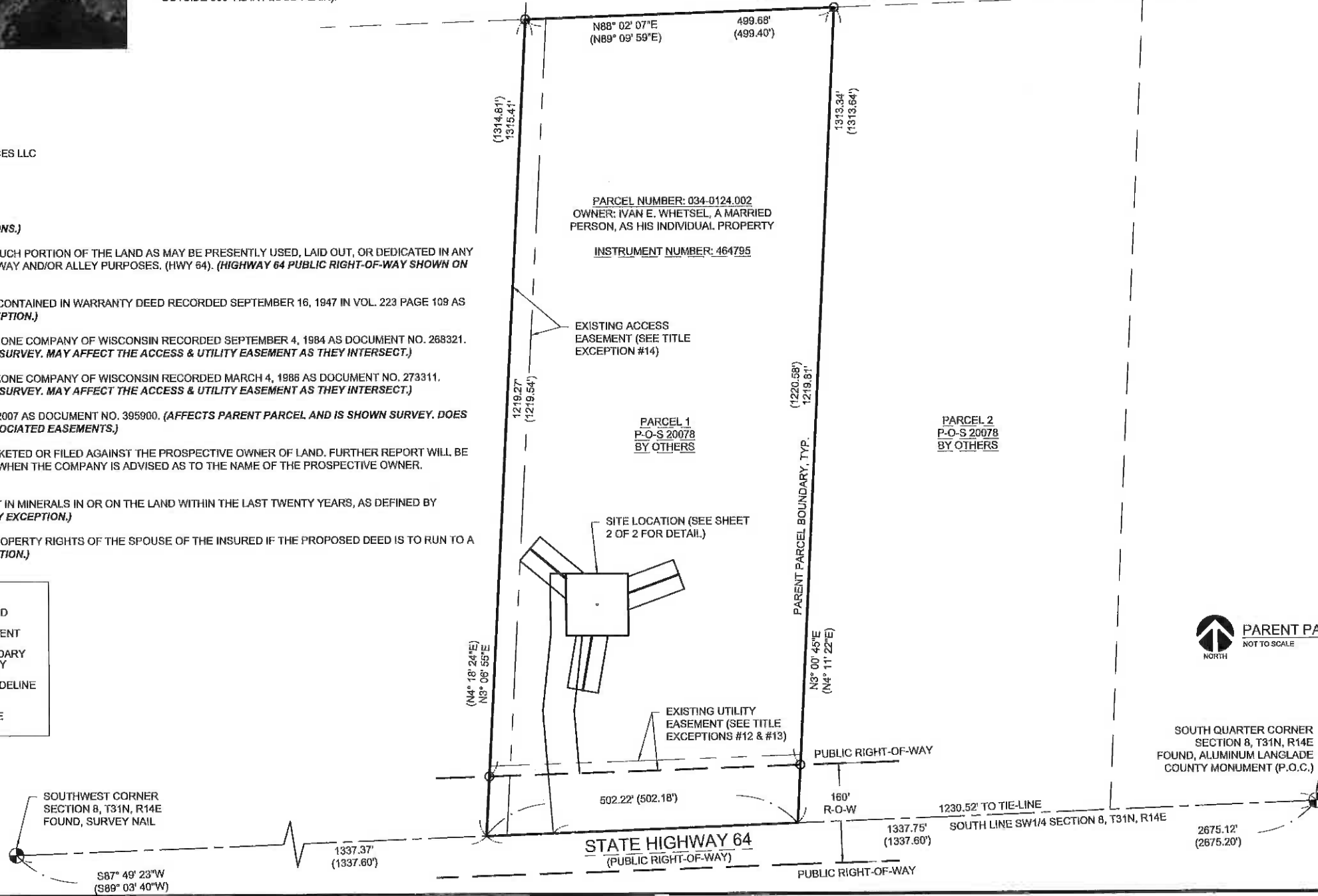
15. JUDGMENTS AND/OR LIENS, IF ANY, DOCKETED OR FILED AGAINST THE PROSPECTIVE OWNER OF LAND. FURTHER REPORT WILL BE MADE AS TO SUCH JUDGMENTS AND LIENS WHEN THE COMPANY IS ADVISED AS TO THE NAME OF THE PROSPECTIVE OWNER. (NON-SURVEY EXCEPTION.)

16. ANY UNRECORDED USE OF AN INTEREST IN MINERALS IN OR ON THE LAND WITHIN THE LAST TWENTY YEARS, AS DEFINED BY SECTION 706.057, WIS. STATS. (NON-SURVEY EXCEPTION.)

17. POSSIBLE HOMESTEAD AND MARITAL PROPERTY RIGHTS OF THE SPOUSE OF THE INSURED IF THE PROPOSED DEED IS TO RUN TO A MARRIED INDIVIDUAL. (NON-SURVEY EXCEPTION.)

LEGEND

○	1" DIA. IRON PIPE, FOUND
○	POINT OF BEGINNING
○	POINT OF COMMENCEMENT
()	RECORDED DATA
---	PARENT PARCEL BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	EXISTING EASEMENT SIDELINE
---	LEASE AREA
---	EASEMENT SIDELINE
---	EASEMENT CENTERLINE
---	SECTION LINE



PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 034-0124.002)

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2-SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN, EXCEPT THE EAST 330 FEET MORE OR LESS TO COMPRISE TEN ACRES.

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 20251001176.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WI 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, FILE NUMBER: 2316153, COMMITMENT DATE: 01/24/2025.
- 9) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 8, T31N, R14E, MEASURED TO BEAR S87°49'23"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, LANGLADE COUNTY, U.S. FOOT.
- 10) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 11) F.E.M.A. FLOOD PANEL MAP NUMBER 5505760225B, ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).

100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM LANGLADE COUNTY MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'23"W, 1230.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 8; THENCE N4°29'01"W, 95.32 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64; THENCE CONTINUING N4°29'01"W, 102.79 FEET; THENCE N6°24'31"E, 121.69 FEET; THENCE N0°00'00"E, 99.54 FEET; THENCE N90°00'00"E, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S0°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE N0°00'00"E, 100.00 FEET; THENCE N90°00'00"W, 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.

ACCESS & UTILITY EASEMENT METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF WOLF RIVER, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

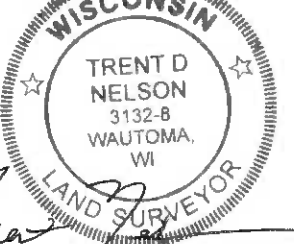
COMMENCING AT A FOUND ALUMINUM LANGLADE COUNTY MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S87°49'23"W, 1230.52 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 8; THENCE N4°29'01"W, 95.32 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64 AND THE POINT OF BEGINNING; THENCE CONTINUING N4°29'01"W, 102.79 FEET; THENCE N6°24'31"E, 121.69 FEET; THENCE N0°00'00"E, 99.54 FEET; THENCE N90°00'00"E, 25.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 100.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 25.26 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE S8°24'31"W, 122.07 FEET; THENCE S4°29'01"E, 100.30 FEET TO THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64; THENCE S88°07'08"W, 50.05 FEET ALONG THE NORTHERLY PUBLIC RIGHT-OF-WAY OF STATE HIGHWAY 64 TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 13,659.58 SQUARE FEET (0.31 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.


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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
3132-8
WAUTOMA, WI
LAND SURVEYOR

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

REV	DATE	DESCRIPTION

ISSUE	DATE	DATE

PROJECT TITLE:
WHITE LAKE

PROJECT ADDRESS:
W2788 HIGHWAY 64
WHITE LAKE, WI 54491
LANGLADE COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
NONE

PROJECT NUMBER	61891
SHEET NUMBER	1 OF 2