

30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN GOVERNMENT LOT 1, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL LOCATING THE E1/4 CORNER OF SAID SECTION 17; THENCE N1°45'12"E, 416.17 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17; THENCE N88°46'38"W, 35.32 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET; THENCE CONTINUING N88°46'38"W, 134.15 FEET; THENCE N0°00'00"W, 74.07 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 25.00 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, 45.63 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N5°00'00"E, 89.81 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 89.81 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE OFFSET 15 FEET OF AND PARALLEL WITH SAID CENTERLINE AND SHALL BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA.

30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION

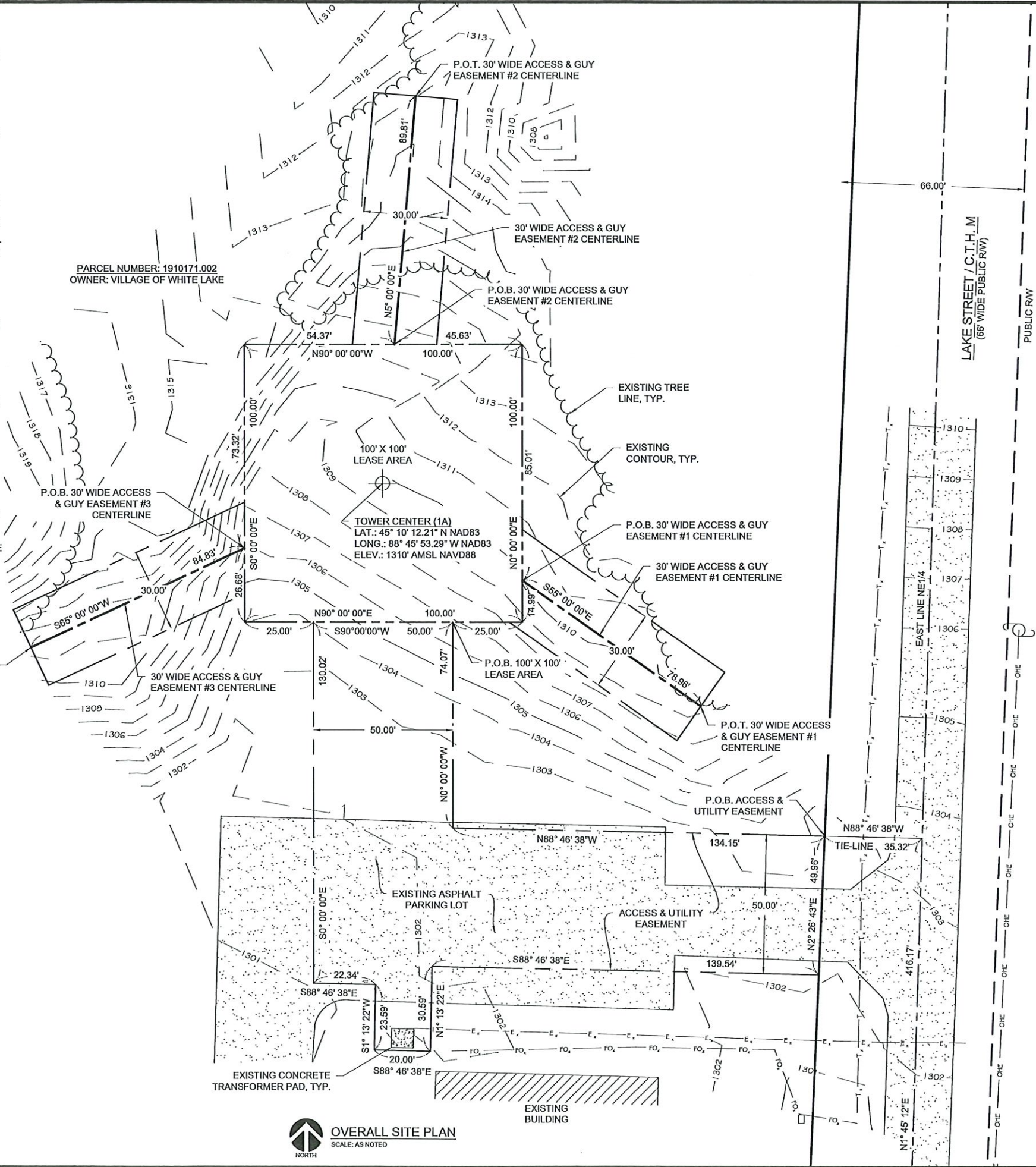
A PORTION OF LAND LOCATED IN GOVERNMENT LOT 1, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL LOCATING THE E1/4 CORNER OF SAID SECTION 17; THENCE N1°45'12"E, 416.17 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17; THENCE N88°46'38"W, 35.32 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET; THENCE CONTINUING N88°46'38"W, 134.15 FEET; THENCE N0°00'00"W, 74.07 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 25.00 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, 73.32 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S85°00'00"W, 84.83 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 84.83 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE OFFSET 15 FEET OF AND PARALLEL WITH SAID CENTERLINE AND SHALL BEGIN AT THE WEST LINE OF THE AFOREMENTIONED LEASE AREA.

RECORD # 20685  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: 8/19/25 BY: P.T.

**LEGEND**

|        |                             |
|--------|-----------------------------|
| P.O.B. | POINT OF BEGINNING          |
| P.O.T. | POINT OF TERMINATION        |
| ---    | PARENT PARCEL BOUNDARY      |
| ---    | EXISTING RIGHT-OF-WAY       |
| ---    | EXISTING LOT LINE           |
| ---    | EXISTING TREELINE           |
| ---    | EXISTING OVERHEAD ELECTRIC  |
| ---    | EXISTING BURIED ELECTRIC    |
| ---    | EXISTING BURIED FIBER OPTIC |
| ---    | EXISTING UTILITY POLE       |
| ---    | EXISTING ASPHALT            |
| ---    | EXISTING CONCRETE           |
| ---    | LEASE AREA                  |
| ---    | EASEMENT SIDELINE           |
| ---    | EASEMENT CENTERLINE         |
| ---    | SECTION LINE                |



**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

**WISCONSIN**  
TRENT D NELSON  
3132-8  
WAUTOMA, WI  
LAND SURVEYOR

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   | 08/05/2025 | FINAL       |

PROJECT TITLE: WHITE LAKE

PROJECT ADDRESS: C.T.H. M WHITE LAKE, WI 54491 LANGLADE COUNTY

SHEET TITLE: LEASE SURVEY

SCALE: 0 20' 40' 80'

11" x 17" - 1" = 40'  
22" x 34" - 1" = 20'

PROJECT NUMBER: 63063  
SHEET NUMBER: 2 OF 2



#### ACCESS & UTILITY EASEMENT METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN GOVERNMENT LOT 1, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL LOCATING THE E1/4 CORNER OF SAID SECTION 17; THENCE N1°45'12"E, 416.17 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17; THENCE N88°46'38"W, 35.32 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N88°46'38"W, 134.15 FEET; THENCE N0°00'00"W, 74.07 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE S90°00'00"W, 50.00 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 130.02 FEET; THENCE S88°46'38"E, 22.34 FEET; THENCE S1°13'22"W, 23.59 FEET; THENCE S88°46'38"E, 20.00 FEET; THENCE N1°13'22"E, 30.59 FEET; THENCE S88°46'38"E, 139.54 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET; THENCE N2°26'43"E, 49.96 FEET ALONG THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 13,601 SQUARE FEET (0.31 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED.

#### 30' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN GOVERNMENT LOT 1, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL LOCATING THE E1/4 CORNER OF SAID SECTION 17; THENCE N1°45'12"E, 416.17 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 17; THENCE N88°46'38"W, 35.32 FEET TO A POINT ON THE WESTERLY PUBLIC RIGHT-OF-WAY OF LAKE STREET; THENCE CONTINUING N88°46'38"W, 134.15 FEET; THENCE N0°00'00"W, 74.07 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 25.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N0°00'00"E, 14.99 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE S55°00'00"E, 78.96 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 78.96 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE OFFSET 15 FEET OF AND PARALLEL WITH SAID CENTERLINE AND SHALL BEGIN AT THE SOUTH AND EAST LINES OF THE AFOREMENTIONED LEASE AREA.

#### 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 2025618301.
- 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. SETTING MISSING PROPERTY CORNER MONUMENTS 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: 2331244, DOCUMENT DATE: 05/04/2025.
- 9) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE XX1/4 OF SECTION 17, T31N, R14E, MEASURED TO BEAR N1°45'12"E 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 550233, NO DIGITAL DATA AVAILABLE.

#### PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: 1910171.002)

GOVERNMENT LOT ONE (1), SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN.

EXCEPTING THEREFROM THAT PART CONVEYED IN VOLUME 231 OF RECORDS, PAGE 124 AND FURTHER EXCEPTING THE NORTH 66 FEET OF GOVERNMENT LOT ONE (1), AS DESCRIBED IN A WARRANTY DEED, RECORDED NOVEMBER 7, 2006 AS DOCUMENT NO. 390787.

#### 100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN GOVERNMENT LOT 1, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE FOURTEEN (14) EAST, VILLAGE OF WHITE LAKE, LANGLADE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

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| LEGEND        |                              |
|---------------|------------------------------|
| P.O.C.<br>( ) | POINT OF COMMENCEMENT        |
| ---           | RECORDED DATA                |
| ---           | PARENT PARCEL BOUNDARY       |
| ---           | EXISTING RIGHT-OF-WAY        |
| ---           | EXISTING LOT LINE            |
| ---           | LEASE AREA                   |
| ---           | EASEMENT SIDELINE            |
| ---           | EASEMENT CENTERLINE          |
| ---           | SECTION LINE                 |
| ---           | QUARTER SECTION LINE         |
| ---           | QUARTER-QUARTER SECTION LINE |

#### TITLE REPORT REVIEW

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC  
FILE NUMBER: 2331244  
COMMITMENT DATE: 05/04/2025

#### SCHEDULE B, PART 2 EXCEPTIONS:

1. - 8. (GENERAL EXCEPTIONS.)

9. (NON-SURVEY EXCEPTION.)

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. (LAKE STREET PUBLIC RIGHT-OF-WAY SHOWN ON SURVEY.)

11. (NON-SURVEY EXCEPTION.)

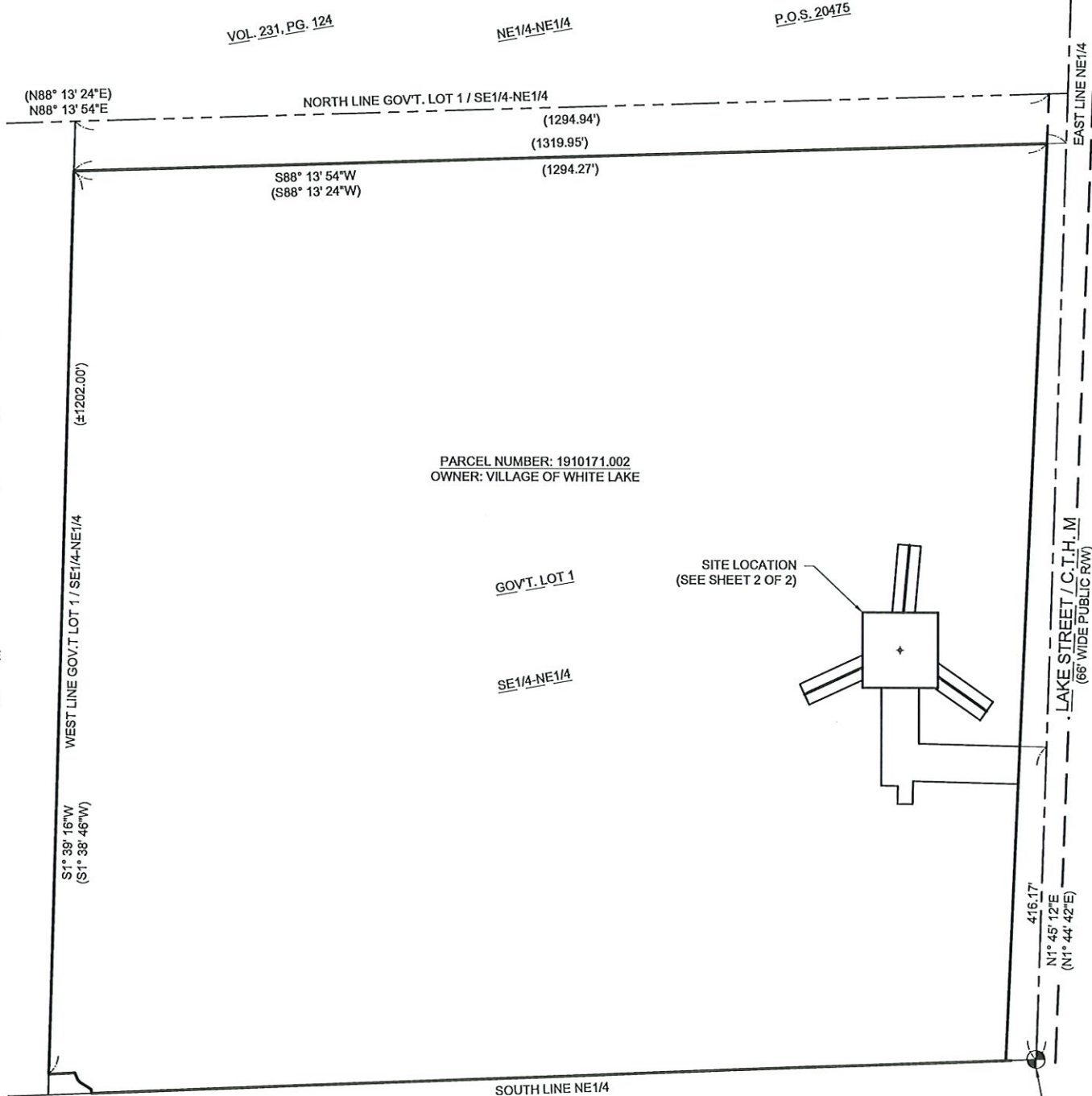
#### JUDGEMENTS AND LIENS

12. (NONE. NON-SURVEY EXCEPTION.)

#### OTHER MATTERS

13. (NON-SURVEY EXCEPTION.)

NORTHEAST CORNER  
SECTION 17, T31N, R14E  
FOUND, 1" IRON PIPE



PARCEL NUMBER: 1910171.002  
OWNER: VILLAGE OF WHITE LAKE

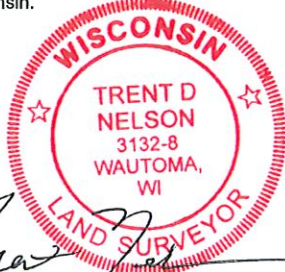


EAST QUARTER CORNER  
SECTION 17, T31N, R14E  
FOUND, PK NAIL (P.O.C.)



#### 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 08/05/2025 |

#### PROJECT TITLE:

WHITE LAKE

#### PROJECT ADDRESS:

C.T.H. M  
WHITE LAKE, WI 54491  
LANGLADE COUNTY

#### SHEET TITLE:

LEASE SURVEY

#### SCALE:

NONE

|                |        |
|----------------|--------|
| PROJECT NUMBER | 63063  |
| SHEET NUMBER   | 1 OF 2 |