

MAP # **A3841** ✓
 DATE FILED **12-20-2021**
 BY **JAP**
 DESCRIPTION FILED
 ONEIDA CO. SURVEYOR'S OFFICE

LOT 1
 C.S.M. NO. 3421
 DOC. NO. 647210
 PARCEL NO.: LY 530
 PROPERTY OWNER: THOMAS CHIER REV TRUST

PARENT PARCEL
LOT 2
 C.S.M. NO. 3421
 DOC. NO. 647210
 PARCEL NO.: LY 530-2
 PROPERTY OWNER: DANIEL & LOUISE CHIER

LOT 1
 C.S.M. NO. 2154
 DOC. NO. 493566
 PARCEL NO.: LY 530-1
 PROPERTY OWNER: BETH ANN BURTON

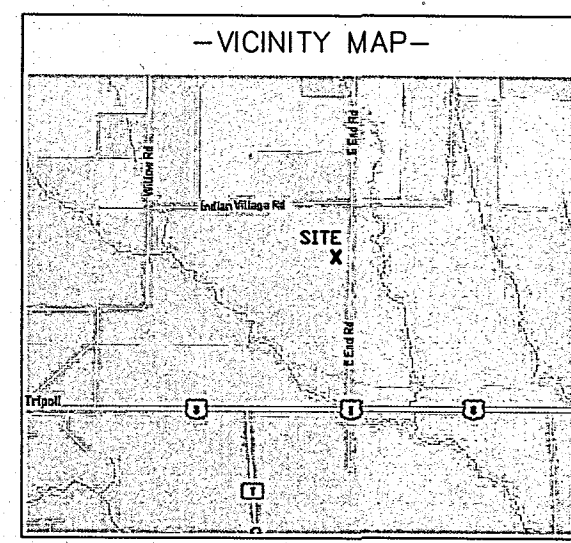
LOT 1
 C.S.M. NO. 4454
 DOC. NO. 759719
 PARCEL NO.: LY 533
 PROPERTY OWNER: JOSEPH & CYNTHIA KITCHEN

POINT OF COMMENCEMENT
 CLEASD PREMISES AND
 30' WIDE ACCESS &
 UTILITY EASEMENT

NE CORNER
 SECTION 34
 T.36N., R.4E
 (FND. MON.)

N1/16 CORNER
 SECTION 34
 T.36N., R.4E
 (FND. 3/4" RBR.)

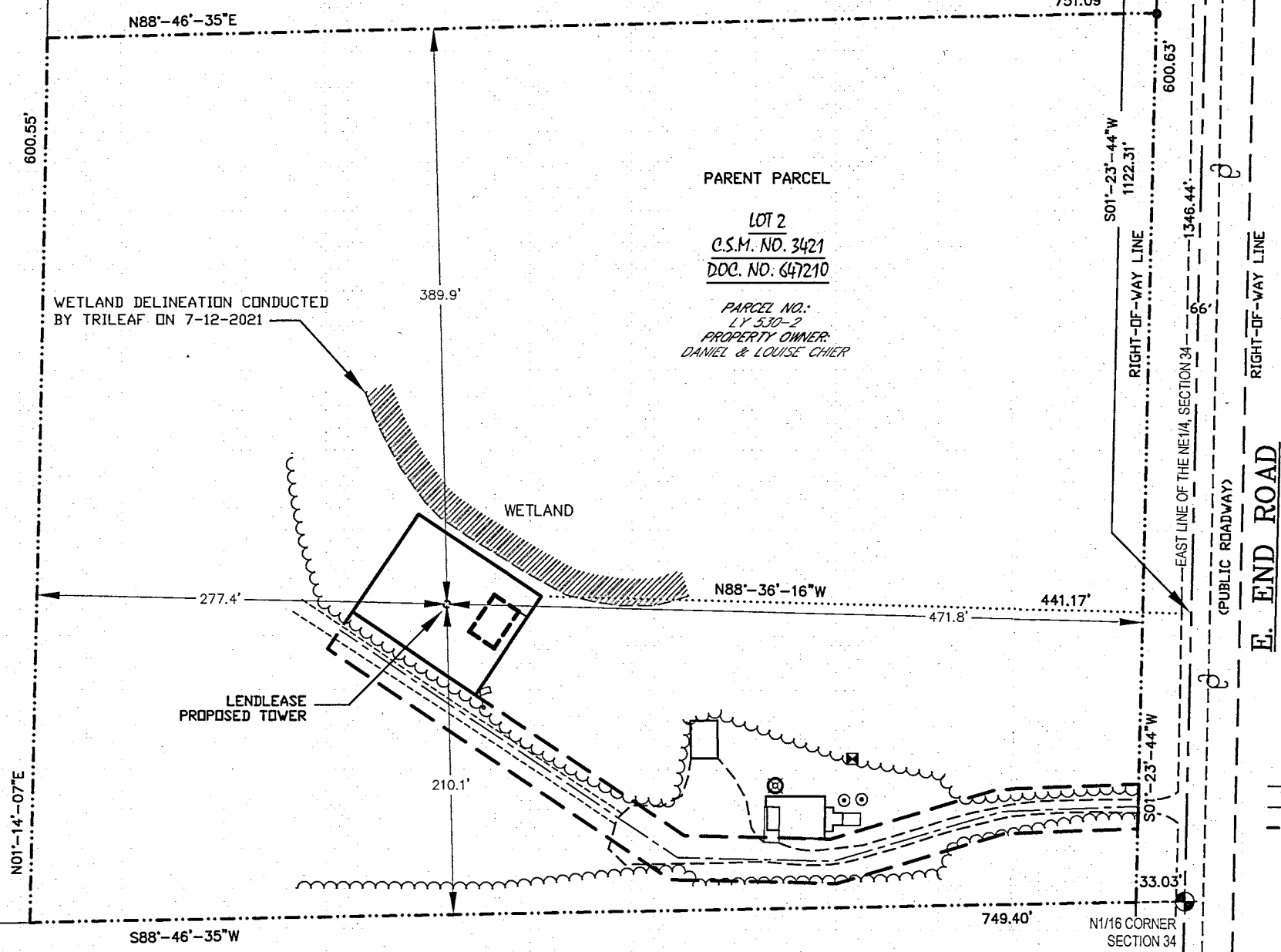
E1/4 CORNER
 SECTION 34
 T.36N., R.4E
 (FND. 5/8" RBR.)



PROPOSED TOWER BASE
 (LENLEASE)
 LATITUDE: 45°-34'-00.11"
 LONGITUDE: 89°-57'-45.59"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1581.3'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = REBAR W/CAP FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊗ = EXISTING POWER POLE
 - ⊠ = ELECTRIC METER
 - ⊙ = WELL HEAD
 - ⊚ = SEPTIC VENT/COVER
 - ⊛ = WOOD LATH
 - = OVERHEAD ELECTRIC
 - E— = BURIED ELECTRIC
 - = PROPERTY LINE
 - ⊕ = EXISTING TREE

BEARINGS REFERENCED TO THE ONEIDA
 COUNTY COORDINATE SYSTEM AND THE
 EAST LINE OF THE NE1/4 OF SECTION
 34, T.36N., R.4E., WHICH BEARS
 S01°-23'-44"W



E. END ROAD
 (PUBLIC ROADWAY)



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 **12TH** day of **NOVEMBER**, 2021.
 [Signature]
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Steven C. DeJong, S-2791

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:
verizon
 1515 WOODFIELD ROAD
 SUITE 1400
 SCHAUMBURG, IL 60173

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

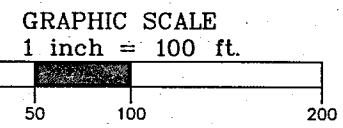
SITE NAME:
 TRIPOLI
SITE NUMBER:
 266900
SITE ADDRESS:
 2123 E. END ROAD
 TRIPOLI, WI 54564

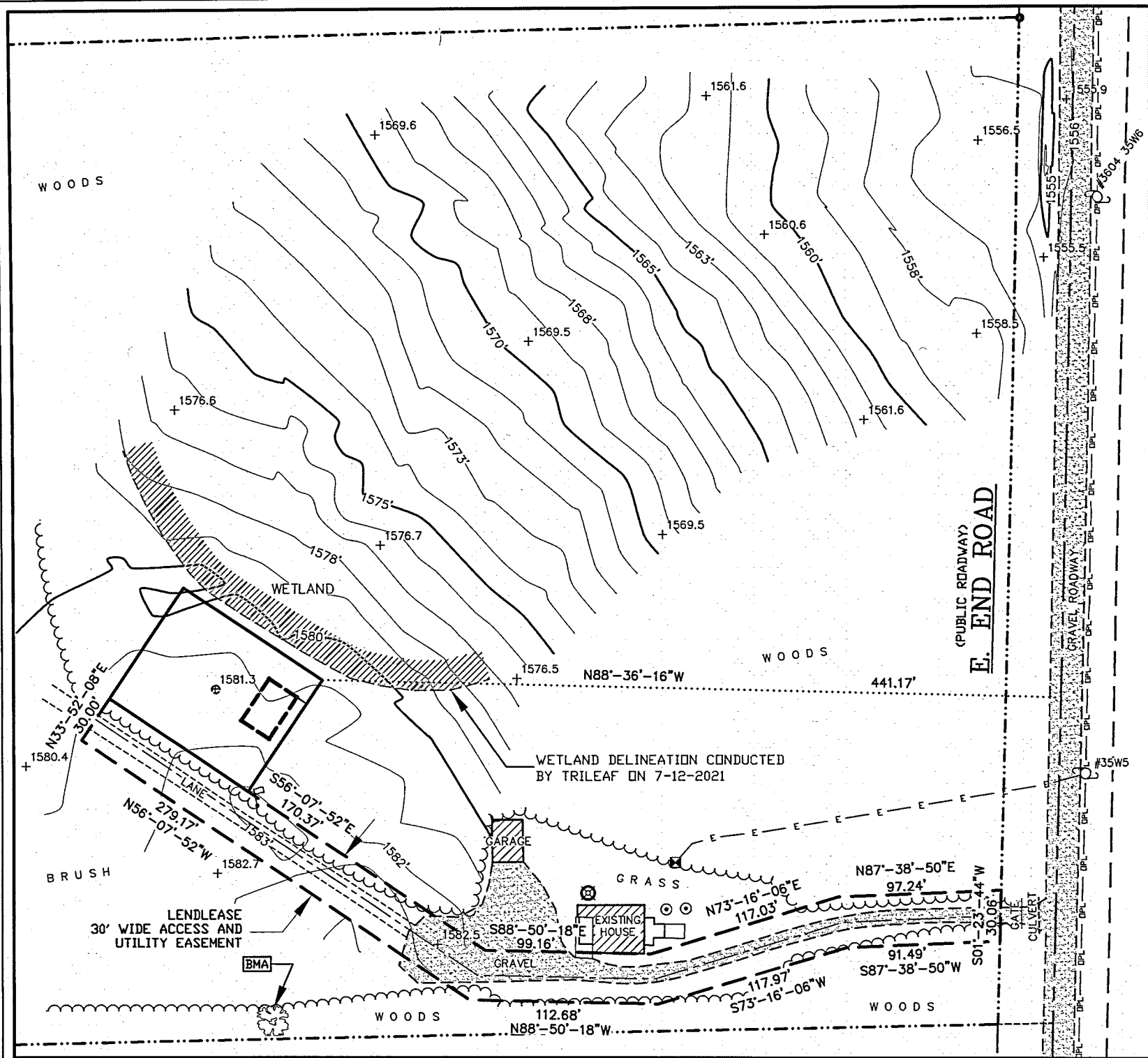
PROPERTY OWNER:
 DANIEL & LOUISE CHIER
 491 RURAL ST.
 BERLIN, WI 54923
PARCEL NO.: LY 530-2
ZONED: RESIDENTIAL & FARMING
DEED REFERENCE: DOCUMENT NO. 693334

LEASE EXHIBIT
 FOR
 VERIZON WIRELESS PERSONAL
 COMMUNICATIONS LP d/b/a VERIZON WIRELESS
 BEING A PART OF THE NE1/4 OF THE
 NE1/4, SECTION 34, T.36N., R.4E.,
 TOWN OF LYNNE, ONEIDA COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
5	10/26/21	Added Title Report Review	JB
4	10/14/21	Added Title Report Review	JB
3	9/7/21	Added Lease & Easement	JD
2	7/28/21	Added Wetland Delineation	JD
1	7/9/20	Preliminary Survey	JB

DRAWN BY: J.B. **FIELD WORK DATE:** 6-29-20
CHECKED BY: S.C.D. **FIELD BOOK:** M-58, PG.5
JOB NO.: 12150 **SHEET** 1 OF 3





- LEGEND-**
- = 1" X 18" IRON PIPE SET
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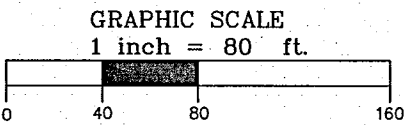
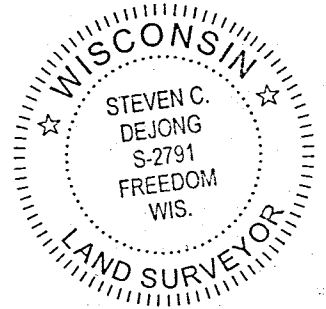
BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NE1/4 OF SECTION 34, T.36N., R.4E., WHICH BEARS S01°-23'-44"W

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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 **12th** day of **November**, 2021.

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



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN NORTH FACE OF 10" POPLAR TREE; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1585.62'

CALL DIGGERS HOTLINE TOLL FREE
 1(800)242-8511
 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



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. 20202615776.
- PRIVATE UTILITIES MARKED ON 6-29-2020.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55085C0705C, DATED MAY 16 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".
- NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASED PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.
- THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE 30' WIDE ACCESS & UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE E. END ROAD PUBLIC RIGHT OF WAY, AND THAT THERE ARE NO GAPS, GORES, SPACES, OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

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SITE NAME:
 TRIPOLI

SITE NUMBER:
 266900

SITE ADDRESS:
 2123 E. END ROAD
 TRIPOLI, WI 54564

PROPERTY OWNER:
 DANIEL & LOUISE CHIER
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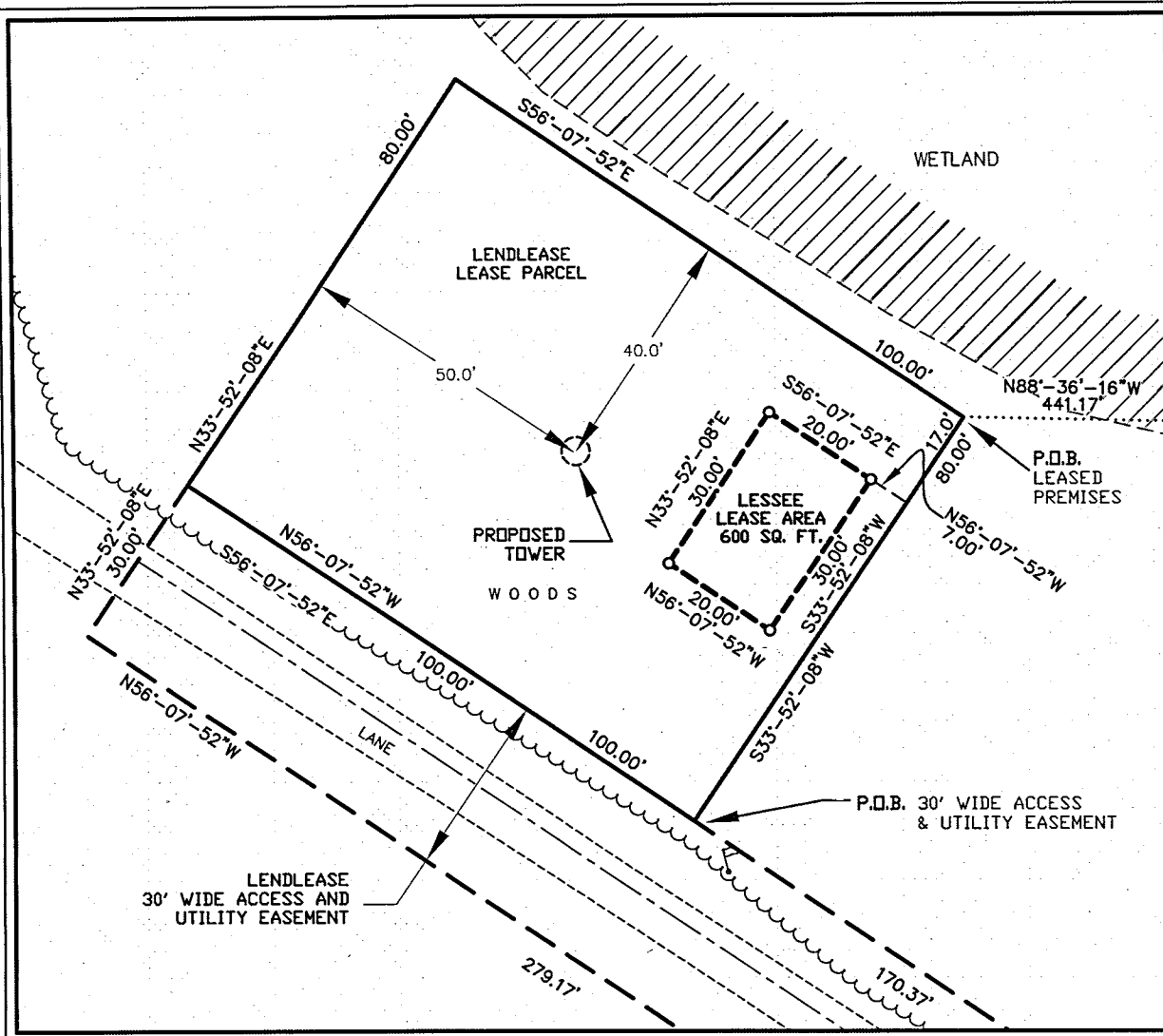
LEASE EXHIBIT
 FOR
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 BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 34, T.36N., R.4E., TOWN OF LYNNE, ONEIDA COUNTY, WISCONSIN

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CHECKED BY: S.C.D. **FIELD BOOK:** M-58, PG.5

JOB NO.: 12150 **SHEET** 2 OF 3



GRAPHIC SCALE
1 inch = 30 ft.



—LEGEND—

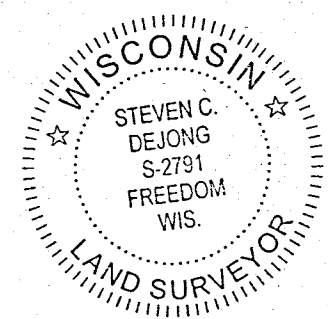
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BEARINGS REFERENCED TO THE ONEIDA COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NE1/4 OF SECTION 34, T.36N., R.4E., WHICH BEARS S01°-23'-44"W



MAP # A3841 ✓
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ONEIDA CO. SURVEYOR'S OFFICE

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 12TH day of NOVEMBER, 2021.
Steven C. DeJong
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



LESSEE LEASE AREA

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOUR (4) EAST, TOWN OF LYNN, ONEIDA COUNTY WISCONSIN, CONTAINING 600 SQUARE FEET OF LAND AND BEING DESCRIBED BY:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S01°-23'-44"W 1122.31 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 34; THENCE N88°-36'-16"W 441.17 FEET; THENCE S33°-52'-08"W 17.00 FEET; THENCE N56°-07'-52"W 7.00 FEET TO THE POINT OF BEGINNING; THENCE S33°-52'-08"W 30.00 FEET; THENCE N56°-07'-52"W 20.00 FEET; THENCE N33°-52'-08"E 30.00 FEET; THENCE S56°-07'-52"E 20.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEASE PREMISES (LENDLEASE)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOUR (4) EAST, TOWN OF LYNN, ONEIDA COUNTY WISCONSIN, CONTAINING 8,000 SQUARE FEET (0.184 ACRES) OF LAND AND BEING DESCRIBED BY:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S01°-23'-44"W 1122.31 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 34; THENCE N88°-36'-16"W 441.17 FEET TO THE POINT OF BEGINNING; THENCE S33°-52'-08"W 80.00 FEET; THENCE N56°-07'-52"W 100.00 FEET; THENCE N33°-52'-08"E 80.00 FEET; THENCE S56°-07'-52"E 100.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

30 FOOT WIDE ACCESS AND UTILITY EASEMENT (LENDLEASE)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOUR (4) EAST, TOWN OF LYNN, ONEIDA COUNTY WISCONSIN, CONTAINING 17,777 SQUARE FEET (0.408 ACRES) OF LAND AND BEING DESCRIBED BY:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S01°-23'-44"W 1122.31 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 34; THENCE N88°-36'-16"W 441.17 FEET; THENCE S33°-52'-08"W 80.00 FEET TO THE POINT OF BEGINNING; THENCE S56°-07'-52"E 170.37 FEET; THENCE S88°-50'-18"E 99.16 FEET; THENCE N73°-16'-06"E 117.03 FEET; THENCE N87°-38'-50"E 97.24 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF E. END ROAD; THENCE S01°-23'-44"W 30.06 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S87°-38'-50"W 91.49 FEET; THENCE S73°-16'-06"W 117.97 FEET; THENCE N88°-50'-18"W 112.68 FEET; THENCE N56°-07'-52"W 279.17 FEET; THENCE N33°-52'-08"E 30.00 FEET; THENCE S56°-07'-52"E 100.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3421, RECORDED ON APRIL 27, 2007, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, ON PAGE 3421, AS DOCUMENT NO. 647210, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4), SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOUR (4) EAST, TOWN OF LYNN, ONEIDA COUNTY, WISCONSIN.

AND BEING THE SAME PROPERTY CONVEYED TO DANIEL L. CHIER AND LOUISE A. CHIER FROM GEORGE KEITH HENDRICKSON AND LINDA G. HENDRICKSON BY WARRANTY DEED DATED OCTOBER 6, 2007 AND RECORDED OCTOBER 10, 2007 IN INSTRUMENT NO. 654587; AND FURTHER CONVEYED TO DANIEL L. CHIER AND LOUISE A. CHIER FROM COUNTY OF ONEIDA, IN THE STATE OF WISCONSIN, BY MARY BARTELT, ITS COUNTY CLERK BY QUIT CLAIM DEED DATED AUGUST 25, 2010 AND RECORDED AUGUST 26, 2010 IN INSTRUMENT NO. 693334.

TAX PARCEL NO. LY 530-2

TITLE REPORT REVIEW

TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 32012549
EFFECTIVE DATE: OCTOBER 7, 2021
FEE SIMPLE TITLE VESTED IN: DANIEL L. CHIER AND LOUISE A. CHIER

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

- (1-7) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.
- (8) MATTERS AS SHOWN AND NOTED ON MAP RECORDED IN INSTRUMENT NO. 003421. DOES APPLY, HOWEVER, THERE ARE NO EASEMENTS OR ENCUMBRANCES THAT AFFECT THE PARENT PARCEL, LEASED PREMISES OR 30 FOOT WIDE ACCESS AND UTILITY EASEMENT.
- (9) HOLDING TANK AGREEMENT DATED JULY 20, 2004, BY AND BETWEEN TOWN OF LYNN AND GEORGE HENDRICKSON, RECORDED ON AUGUST 10, 2004 IN INSTRUMENT NO. 602820. DOES APPLY, HOWEVER, IT IS BLANKET IN NATURE AND CANNOT BE PLOTTED. NO DETERMINATION CAN BE MADE AS TO THE AFFECT ON THE PARENT PARCEL, LEASED PREMISES OR 30 FOOT WIDE ACCESS AND UTILITY EASEMENT.
- (10) TRANSFER ON DEATH DEED DATED SEPTEMBER 24, 2008 BY AND BETWEEN DANIEL L. CHIER AND LOUISE A. CHIER, AS GRANTOR, AND DANIELLE R. HENKE, JULIE L. CHIER AND CURT D. CHIER, AS GRANTEE, RECORDED ON SEPTEMBER 30, 2008 IN INSTRUMENT NO. 668502. DOES APPLY BUT IS NOT A SURVEY RELATED MATTER. AFFECTS THE PARENT PARCEL, LEASED PREMISES AND 30 FOOT WIDE ACCESS AND UTILITY EASEMENT.

SURVEYED FOR:
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608.644.1449 voice
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SITE NUMBER:
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PROPERTY OWNER:
DANIEL & LOUISE CHIER
491 RURAL ST.
BERLIN, WI 54923

PARCEL NO.: LY 530-2

ZONED: RESIDENTIAL & FARMING

DEED REFERENCE: DOCUMENT NO. 693334

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