

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ( ) = RECORDED INFORMATION
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊙ = METAL POST
  - ⊙ = FIRE HYDRANT
  - ⊙ = GAS VALVE
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = LIGHT POLE
  - ⊙ = ELECTRIC METER
  - ⊙ = EXISTING POWER POLE
  - OPL- = OVERHEAD ELECTRIC
  - G- = BURIED GAS
  - - - = PROPERTY LINE

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

N8774 Firelane 1 Office: 920-993-0881  
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: MERRILL RELO

SITE NUMBER: 384873

SITE ADDRESS: 401 SOUTH KYES STREET  
 MERRILL, WI 54452

PROPERTY OWNER:  
 CITY OF MERRILL  
 1004 EAST FIRST STREET  
 MERRILL, WI 54452

TOWER OWNER: (FUTURE)  
 TOWERCO  
 5000 VALLEYSTONE DRIVE  
 CARY, NC 27519

PIN NO.: 251-3106-182-0011

ZONED: INDUSTRIAL

DEED: DOCUMENT NO. 507988

LEASE EXHIBIT  
 FOR  
 VERIZON WIRELESS PERSONAL  
 COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
 BEING A PART OF THE SW1/4 OF THE  
 SW1/4, SECTION 7, T.31N., R.7E.,  
 CITY OF MERRILL, LINCOLN COUNTY,  
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
8	4-18-16	Added Easement	B.J.B.
7	1-22-16	Removed Easement	J.B.
6	1-8-16	Revised Easement	J.D.
5	10-20-15	Added Utilities	J.D.
4	9-30-15	Added Easement	J.D.
3	9-1-15	Added Title Report	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 6-11-15
CHECKED BY: C.A.K.	FIELD BOOK: M-80
JOB NO.: 8319	SHEET 1 OF 3

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, 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 18<sup>th</sup> day of April 2016.

*Bradley A. Buechel*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Bradley A. Buechel, S-2613

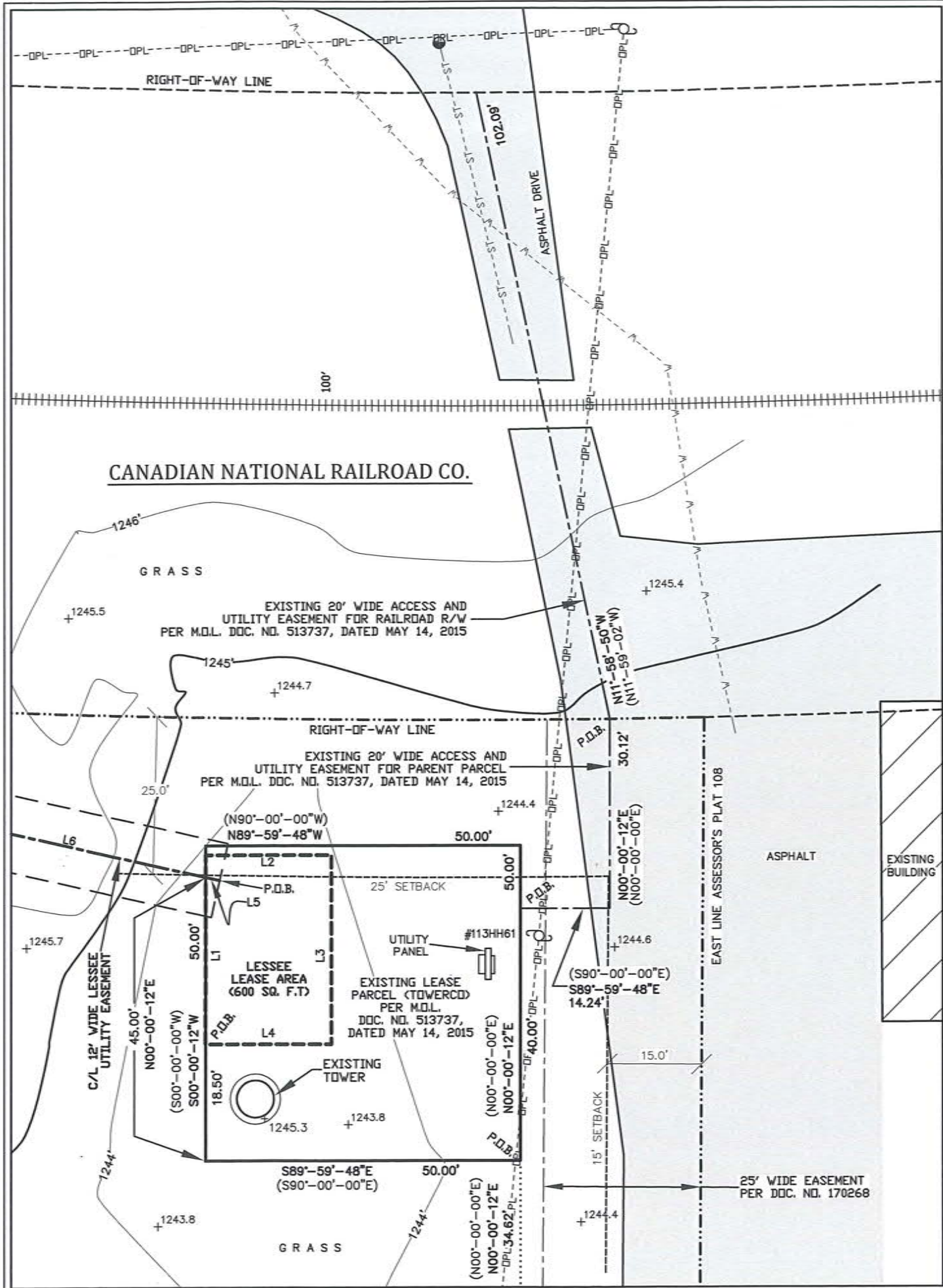
WISCONSIN  
 BRADLEY A. BUECHEL  
 S-2613  
 CHILTON, WI  
 LAND SURVEYOR

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)  
 TOP NUT ON FIRE HYDRANT  
 ELEVATION: 1248.60'

SITE BENCHMARK: (BM B)  
 SET 6" NAIL IN NORTH FACE OF POWER  
 POLE; ±.05' ABOVE GROUND LEVEL  
 ELEVATION: 1245.54'

5574A



**WETLAND NOTE:**

—THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

**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.

—THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

—PRIVATE UTILITIES MARKED ON 10-06-2015 BY PRIVATE LINES, INC. E3221 STATE ROAD "161" IOLA, WI 54945



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 18<sup>TH</sup> DAY OF May 20, 16  
*Tommy Doherty*  
 COUNTY SURVEYOR

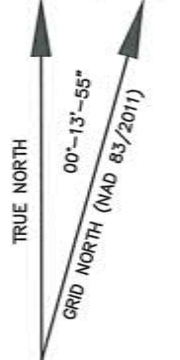
**EXISTING TOWER BASE**

LATITUDE: 45°-10'-39.98"  
 LONGITUDE: 89°-40'-17.28"  
 (Per North American Datum of 83/2011)  
 Top of Lighting Rod Elevation: 1438.6' (Highest Point)  
 Top of Tower Elevation: 1434.7'  
 Port Elevation: 1430.6'  
 Port Elevation: 1422.6'  
 Port Elevation: 1412.6'  
 Port Elevation: 1402.6'  
 Ground Elevation: 1244.6' (Per North American Vertical Datum of 1988)

**—LEGEND—**

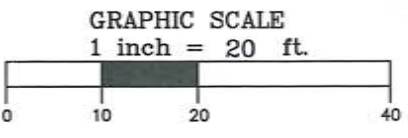
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- OPL- = OVERHEAD ELECTRIC
- G- = BURIED GAS
- W- = WATER MAIN
- ST- = STORM SEWER
- = PROPERTY LINE

Line #	Direction	Length
L1	N00°00'12"E	30.00'
L2	S89°59'48"E	20.00'
L3	S00°00'12"W	30.00'
L4	N89°59'48"W	20.00'
L5	S77°12'33"E	2.29'
L6	N77°12'33"W	119.18'
L7	N14°03'43"E	5.26'



**SURVEYOR'S CERTIFICATE**  
 I, Bradley A. Buechel, 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 18<sup>th</sup> day of April 2016  
*Bradley A. Buechel*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Bradley A. Buechel, S-2613



BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW1/4 SECTION 7, T-31N., R-7E., WHICH BEARS: S89°-17'-20"W

SURVEYED FOR:  
**Edge**  
 Consulting Engineers, Inc.  
 624 Wafer 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  
 N8774 Firelane 1 Menasha, WI 54952  
 Office: 920-993-0881  
 Fax: 920-273-6037

SITE NAME: MERRILL RELO  
 SITE NUMBER: 384873  
 SITE ADDRESS: 401 SOUTH KYES STREET MERRILL, WI 54452

PROPERTY OWNER: CITY OF MERRILL 1004 EAST FIRST STREET MERRILL, WI 54452  
 TOWER OWNER: (FUTURE) TOWERCO 5000 VALLESTONE DRIVE CARY, NC 27519  
 PIN NO.: 251-3106-182-0011  
 ZONED: INDUSTRIAL  
 DEED: DOCUMENT NO. 507988

LEASE EXHIBIT FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 7, T.31N., R.7E., CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
8	4-18-16	Added Easement	B.J.B.
7	1-22-16	Removed Easement	J.B.
6	1-8-16	Revised Easement	J.D.
5	10-20-15	Added Utilities	J.D.
4	9-30-15	Added Easement	J.D.
3	9-1-15	Added Title Report	J.D.

DRAWN BY: J.D. FIELD WORK DATE: 6-11-15  
 CHECKED BY: C.A.K. FIELD BOOK: M-80  
 JOB NO.: 8319 SHEET 2 OF 3

5574B

LESSEE LEASE AREA

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVEN (7), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE SEVEN (7) EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN CONTAINING 600 SQUARE FEET (0.013 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE S89° 17' 20"W (RECORDED AS S89° 17' 08"W) 2,352.27 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE N00° 00' 12"E 34.62 FEET; THENCE N89° 59' 48"W 50.00 FEET; THENCE N00° 00' 12"E 18.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00° 00' 12"E 30.00 FEET; THENCE S89° 59' 48"E 20.00 FEET; THENCE S00° 00' 12"W 30.00 FEET; THENCE N89° 59' 48"W 20.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEE 12 FOOT WIDE UTILITY EASEMENT

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SEVEN (7), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE SEVEN (7) EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN CONTAINING 1,493 SQUARE FEET (0.034 ACRES) OF LAND AND BEING SIX (6) FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE S89° 17' 20"W (RECORDED AS S89° 17' 08"W) 2,352.27 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE N00° 00' 12"E 34.62 FEET; THENCE N89° 59' 48"W 50.00 FEET; THENCE N00° 00' 12"W 45.00 FEET; THENCE S77°-12'-33"E 2.29 FEET TO THE POINT OF BEGINNING; THENCE N77° 12' 33"W 119.18 FEET; THENCE N14°-03'-43"E 5.26 FEET TO THE SOUTH LINE OF THE CANADIAN NATIONAL RAILROAD RIGHT-OF-WAY AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE ON THE SOUTH LINE OF THE CANADIAN NATIONAL RAILROAD RIGHT-OF-WAY

PARENT PARCEL

PART OF ALL THAT PARCEL OF LAND IN CITY OF MERRILL, LINCOLN COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 507988, ID# 34.0001.000.0009.0000, BEING KNOWN AND DESIGNATED AS PART OF PARCEL #1, METES AND BOUNDS PROPERTY.

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 11178372

EFFECTIVE DATE: JUNE 16, 2015

FEE SIMPLE TITLE VESTED IN: THE CITY OF MERRILL

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

(1-6) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

TAXES

(7) 2014 ANNUAL REAL ESTATE TAXES PAID, TAX ID#34.0001.000.0009.0000, TAXES ACCRUING WITHIN THE CURRENT YEAR. NEXT TAX DUE INFORMATION NOT AVAILABLE. ADDITIONAL INFORMATION: PIN # 251-3106-182-0011. ANY SPECIAL ASSESSMENTS (SIDEWALKS, STREETLIGHTS, SEWERS, ETC.): NO IF MULTIPLE PARCELS/TRACTS, DOES TAX ID COVER ALL: YES

OTHER

(8) SUBJECT TO EASEMENT FROM DEVELOPMENT AND LEASING CORPORATION TO THE SEMLING-MENKE COMPANY, INC., AS SET FORTH IN DOC #507595 RECORDED 05/13/2014 IN THE LINCOLN COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

SUBJECT TO EASEMENT FOR INGRESS AND EGRESS FROM GEO.L.GILKEY AND ANSON AND GILKEY COMPANY, AS SET FORTH IN DOC #170268 RECORDED 12/03/1954 IN THE LINCOLN COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

SUBJECT TO PERMANENT LIMITED EASEMENT FROM DEVELOPMENT AND LEASING CORPORATION TO THE CITY OF MERRILL, AS SET FORTH IN DOC #420250 RECORDED 05/20/2003, LINCOLN COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

(9) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SERVITUDES, RESERVATIONS FOR MINERALS OR MINERAL RIGHTS, IF ANY, AFFECTING TITLE TO THE LAND, WHICH: (I) APPEAR IN OR ARE REFERENCED IN THE PUBLIC LAND RECORDS, OR (II) APPEAR IN, ARE SHOWN ON, OR ARE REFERENCED IN ANY RECORDED PLAT OR CERTIFIED SURVEY MAP.

(10) SUBJECT TO ANY PRIVATE ASSESSMENTS FOR ASSOCIATION DUES OR OTHERWISE.

(11) SUBJECT TO ANY MATTERS SHOWN ON SURVEY FOR RIVER DISTRICT DEVELOPMENT FOUNDATION AS SET FORTH IN DOC # 513594 RECORDED 6/15/2014, LINCOLN COUNTY RECORDS. ALL ITEMS, IF ANY, ARE PLOTTED AND SHOWN.

SUBJECT TO ALLEY VACATION BY THE CITY OF MERRILL, AS SET FORTH IN DOC #505165 RECORDED 11/15/2013, LINCOLN COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

SUBJECT TO ORDINANCE NO. 619 VACATING HOPE STREET EAST OF BLOCK 3, MRS. STEWART;S ADDITION AND THE WEST PORTION OF ASSESSOR'S LOT NUMBER 109 BY THE CITY OF MERRILL, AS SET FORTH IN DOC #191622 RECORDED 01/24/1963, LINCOLN COUNTY RECORDS. DOES APPLY AND IS PLOTTED AND SHOWN.

RESOLUTION VACATING NORTH-SOUTH AND EAST-WEST ALLEYS IN BLOCK 2 BY CITY OF MERRILL, AS SET FORTH IN DOC # 216087 RECORDED 07/17/1970, LINCOLN COUNTY RECORDS. DOES NOT APPLY.

(12-13) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

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 18774 Firelane 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037

SITE NAME: MERRILL RELO SITE NUMBER: 384873 SITE ADDRESS: 401 SOUTH KYES STREET MERRILL, WI 54452

PROPERTY OWNER: CITY OF MERRILL 1004 EAST FIRST STREET MERRILL, WI 54452 TOWER OWNER: (FUTURE) TOWERCO 5000 VALLEYSTONE DRIVE CARY, NC 27519 PIN NO.: 251-3106-182-0011 ZONED: INDUSTRIAL DEED: DOCUMENT NO. 507988

LEASE EXHIBIT FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS BEING A PART OF THE SW1/4 OF THE SW1/4, SECTION 7, T.31N., R.7E., CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN

Table with 3 columns: NO., DATE, DESCRIPTION, BY. Rows include: 8 4-18-16 Added Easement B.J.B., 7 1-22-16 Removed Easement J.B., 6 1-8-16 Revised Easement J.D., 5 10-20-15 Added Utilities J.D., 4 9-30-15 Added Easement J.D., 3 9-1-15 Added Title Report J.D.

Table with 2 columns: DRAWN BY, CHECKED BY, JOB NO. and FIELD WORK DATE, FIELD BOOK, SHEET. Values: DRAWN BY: J.D., CHECKED BY: C.A.K., JOB NO.: 8319, FIELD WORK DATE: 6-11-15, FIELD BOOK: M-80, SHEET: 3 OF 3

Bradley A. Buechel Apr 11 18, 2016



RECEIVED BY LINCOLN COUNTY SURVEYOR THIS 18TH DAY OF May 20 16 Tony Dahl COUNTY SURVEYOR

5574C