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  - T — T — = BURIED TELEPHONE
  - · · · — = PROPERTY LINE
  - OPL — OPL — = OVERHEAD ELECTRIC
  - ~~~~~ = EDGE OF BRUSH/WOODS

**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. 20230702090.
- PRIVATE UTILITIES MARKED ON 2-24-2023.
- THIS SURVEY WAS MADE WITH THE AID OF A TITLE REPORT PREPARED BY BROOKLINE ABSTRACT LLC AS COMMITMENT NO. TL-32995 WITH AN EFFECTIVE DATE OF MARCH 6, 2023. ALL ENCUMBRANCES, IF ANY, ARE PLOTTED AND SHOWN.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55069C0184D, DATED AUGUST 16 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

**WETLAND NOTE:**

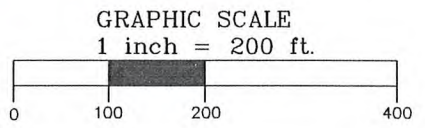
- THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

**PROPOSED TOWER BASE**  
(TOWER NORTH)

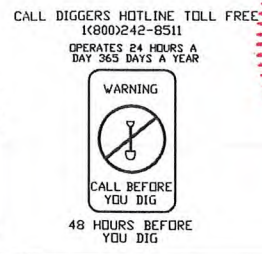
LATITUDE: 45°-27'-18.71"  
LONGITUDE: 89°-52'-55.44"  
(Per North American Datum of 83/2011)

Ground Elevation: 1478.6'  
(Per North American Vertical Datum of 1988)

RECEIVED BY LINCOLN COUNTY  
SURVEYOR THIS 25<sup>TH</sup> DAY  
OF July 20 23  
*Tony DeJong*  
COUNTY SURVEYOR



BEARINGS REFERENCED TO THE  
LINCOLN COUNTY COORDINATE SYSTEM  
AND THE SOUTH LINE OF THE SE1/4  
OF SECTION 5, T.34N., R.5E. WHICH  
BEARS N89°-32'-44"W



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 22<sup>ND</sup> day of JUNE, 2023.

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

SURVEYED FOR:

600 Busse Highway  
Park Ridge, IL 60068  
OFFICE: (847) 698-6400  
FAX: (678) 444-4472

SURVEYED FOR:

1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**MERIDIAN**  
SURVEYING, LLC

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

SITE NAME:  
SPIRIT RIVER

SITE NUMBER:  
431590

SITE ADDRESS:  
N9339 MITCHELL RD  
TOMAHAWK, WI 54487

PROPERTY OWNER:  
THOMAS GALLOY  
N9339 MITCHELL RD  
TOMAHAWK, WI 54487

PARCEL NO.: 03034050549996

DEED REFERENCE: DOC. # 240423

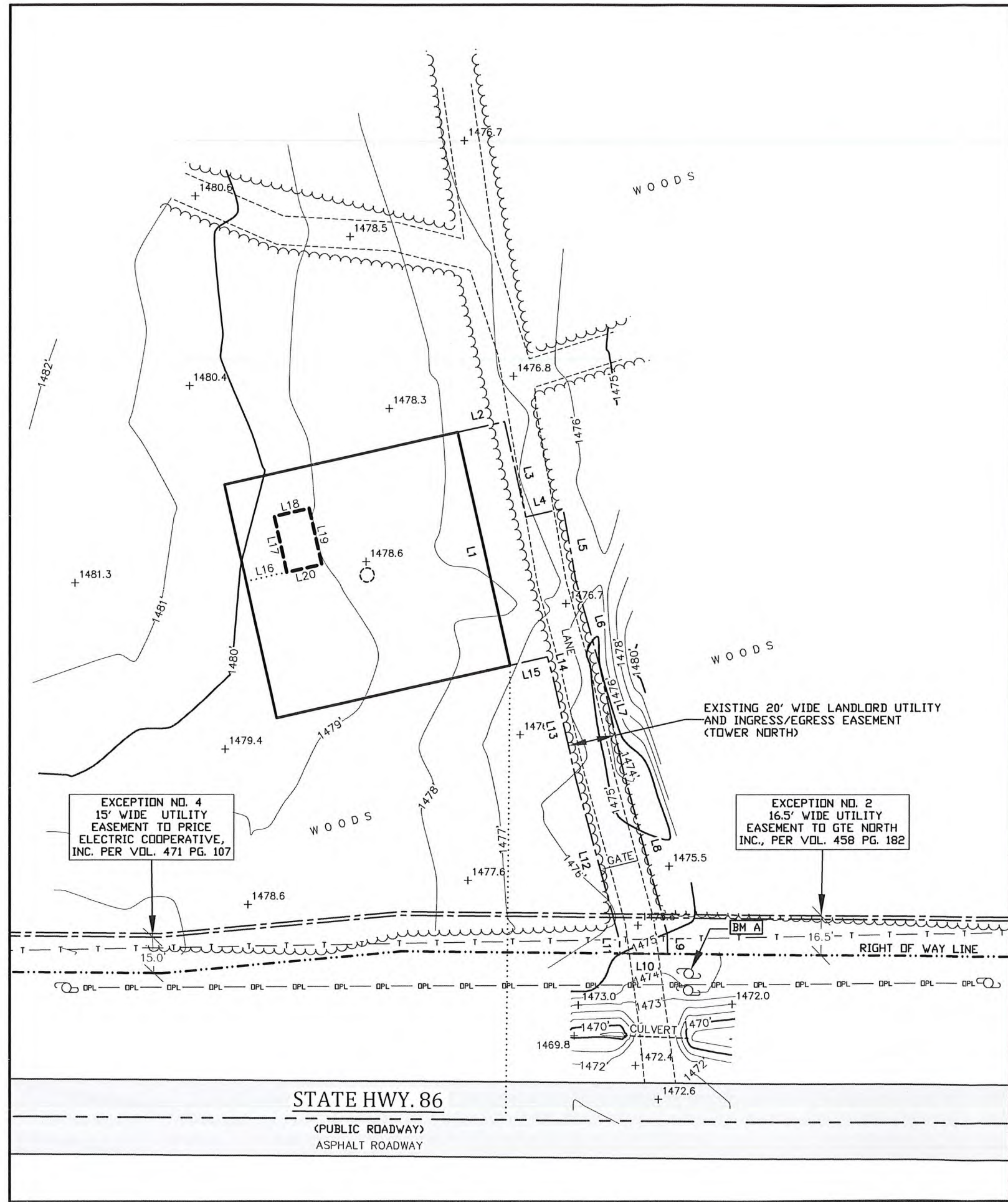
LEASE EXHIBIT  
FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE SE1/4 OF THE  
SE1/4, SECTION 5, T.34N., R.5E., TOWN  
OF TOMAHAWK, LINCOLN COUNTY,  
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-30-23	Revised Lease Area	KR
1	5-1-23	Preliminary Survey	JB

DRAWN BY: K.R.	FIELD WORK DATE: 2-24-23
CHECKED BY: S.C.D	FIELD BOOK: M-65, PG 78
JOB NO.: 14153	SHEET 1 OF 3

5850A



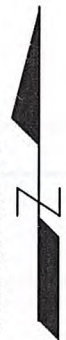


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- · · · — · · · — = PROPERTY LINE
- OPL — OPL — = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS

Line #	Direction	Length
L1	N12°43'17"W	100.00'
L2	N77°16'43"E	20.00'
L3	S12°43'17"E	40.87'
L4	N77°16'43"E	16.06'
L5	S09°56'06"E	30.05'
L6	S15°33'24"E	37.45'
L7	S15°29'20"E	103.50'
L8	S15°11'49"E	71.98'
L9	S01°00'28"E	8.32'
L10	N89°28'23"W	20.01'
L11	N01°00'28"W	5.30'
L12	N15°11'49"W	69.93'
L13	N12°43'17"W	43.58'
L14	N15°33'24"W	8.80'
L15	S77°16'43"W	16.02'
L16	N77°16'43"E	17.50'
L17	N12°43'17"W	24.00'
L18	N77°16'43"E	15.00'
L19	S12°43'17"E	24.00'
L20	S77°16'43"W	15.00'

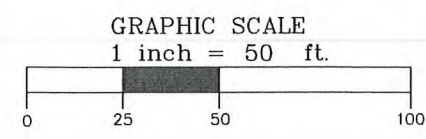
BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4 OF SECTION 5, T.34N., R.5E. WHICH BEARS N89°-32'-44"W



**BENCHMARK INFORMATION**  
SITE BENCHMARK: (BM A)  
RAILROAD SPIKE SET IN WEST FACE OF THE NORTH MOST POWER POLE; ±1' ABOVE GROUND LEVEL  
ELEVATION: 1474.90'

**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 22<sup>ND</sup> day of JUNE, 2023.



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

SURVEYED FOR:

600 Busse Highway  
Park Ridge, IL 60068  
OFFICE: (847) 698-6400  
FAX: (678) 444-4472

SURVEYED FOR:

1701 GOLF ROAD  
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**MERIDIAN**  
**SURVEYING, LLC**

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

**SITE NAME:**  
SPIRIT RIVER

**SITE NUMBER:**  
431590

**SITE ADDRESS:**  
N9339 MITCHELL RD  
TOMAHAWK, WI 54487

**PROPERTY OWNER:**  
THOMAS GALLOY  
N9339 MITCHELL RD  
TOMAHAWK, WI 54487

**PARCEL NO.:** 03034050549996

**DEED REFERENCE:** DOC. # 240423

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 5, T.34N., R.5E., TOWN OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	5-30-23	Revised Lease Area	KR
1	5-1-23	Preliminary Survey	JB

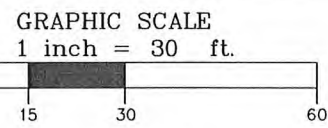
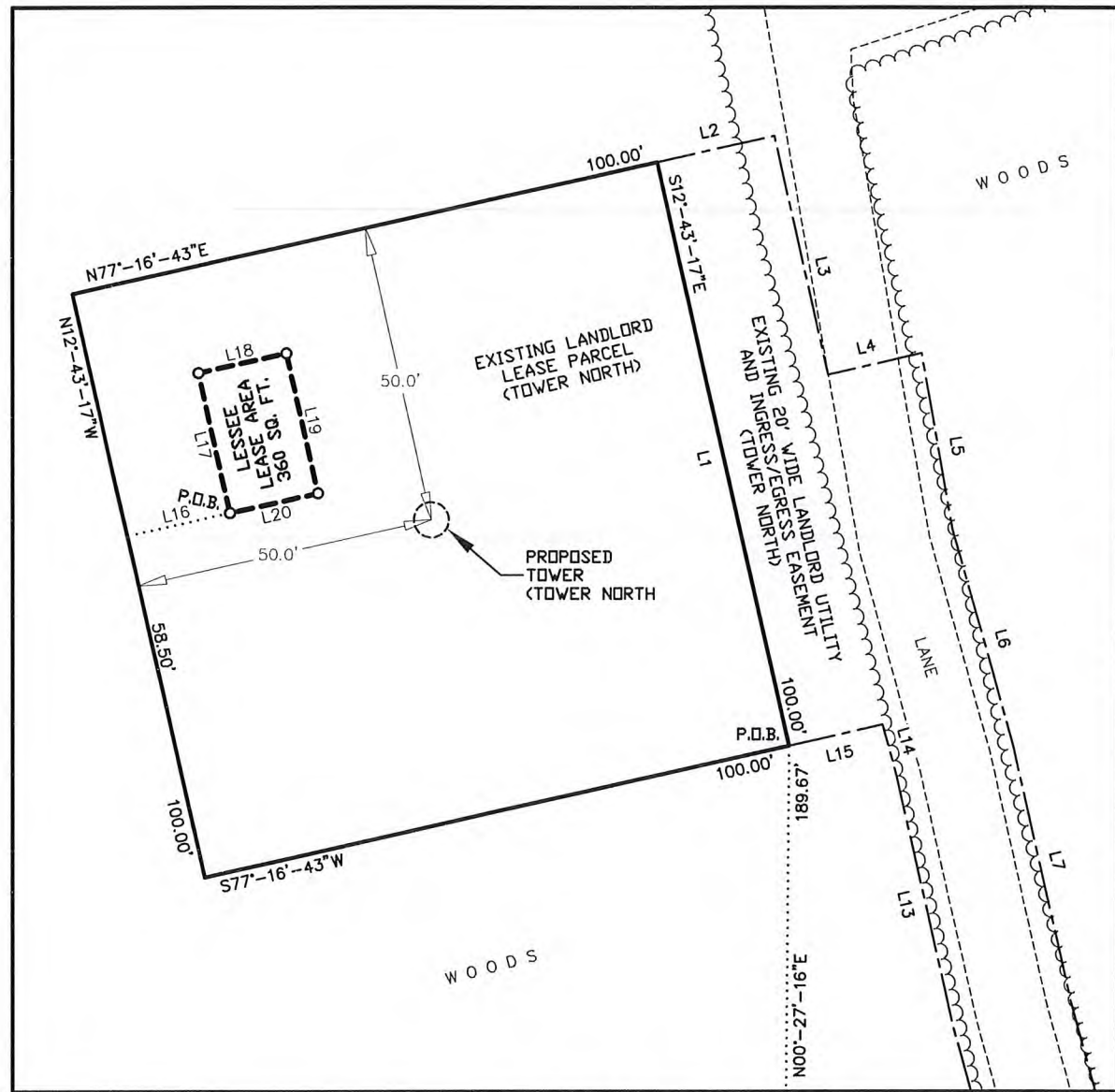
**DRAWN BY:** K.R. **FIELD WORK DATE:** 2-24-23

**CHECKED BY:** S.C.D. **FIELD BOOK:** M-65, PG 78

**JOB NO.:** 14153 **SHEET** 2 OF 3

S 850 B





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BEARINGS REFERENCED TO THE LINCOLN COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4 OF SECTION 5, T.34N., R.5E. WHICH BEARS N89°-32'-44"W

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 22ND day of JUNE, 2023.

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



**LESSEE LEASE PARCEL**

BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FIVE (5) EAST, TOWN OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN CONTAINING 360 SQUARE FEET (0.008 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°-32'-44"W 871.65 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5; THENCE N00°-27'-16"E 189.67 FEET; THENCE S77°-16'-43"W 100.00 FEET; THENCE N12°-43'-17"W 58.50 FEET; THENCE N77°-16'-43"E 17.50 FEET TO THE POINT OF BEGINNING; THENCE N12°-43'-17"W 24.00 FEET; THENCE N77°-16'-43"E 15.00 FEET; THENCE S12°-43'-17"E 24.00 FEET; THENCE S77°-16'-43"W 15.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**LEASE PARCEL (TOWER NORTH)**

BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FIVE (5) EAST, TOWN OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°-32'-44"W 871.65 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5; THENCE N00°-27'-16"E 189.67 FEET TO THE POINT OF BEGINNING; THENCE S77°-16'-43"W 100.00 FEET; THENCE N12°-43'-17"W 100.00 FEET; THENCE N77°-16'-43"E 100.00 FEET; THENCE S12°-43'-17"E 100.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**20' WIDE INGRESS/EGRESS & UTILITY EASEMENT (TOWER NORTH)**

BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FIVE (5) EAST, TOWN OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN CONTAINING 5,505 SQUARE FEET (0.126 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°-32'-44"W 871.65 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 5; THENCE N00°-27'-16"E 189.67 FEET TO THE POINT OF BEGINNING; THENCE N12°-43'-17"W 100.00 FEET; THENCE N77°-16'-43"E 20.00 FEET; THENCE S12°-43'-17"E 40.87 FEET; THENCE N77°-16'-43"E 16.06 FEET; THENCE S09°-56'-06"E 30.05 FEET; THENCE S15°-33'-24"E 37.45 FEET; THENCE S12°-43'-17"E 43.64 FEET; THENCE S15°-11'-49"E 71.98 FEET; THENCE S01°-00'-28"E 8.32 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY 86; THENCE N89°-28'-23"W 20.01 FEET ALONG SAID NORTH LINE OF STATE HIGHWAY 86; THENCE N01°-00'-28"W 5.30 FEET; THENCE N15°-11'-49"W 69.93 FEET; THENCE N12°-43'-17"W 43.58 FEET; THENCE N15°-33'-24"W 8.80 FEET; THENCE S77°-16'-43"W 16.02 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**PARENT PARCEL**

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, IN TOWNSHIP THIRTY-FOUR (34) NORTH, OF RANGE FIVE (5) EAST, EXCEPT ONE (1) ACRE IN THE SOUTHEAST (SE) CORNER, DEEDED TO SCHOOL DISTRICT NO. TOW (2), TOWN OF TOMAHAWK, LINCOLN COUNTY, WISCONSIN.

**TITLE REPORT REVIEW**

TITLE REPORT: BROOKLINE ABSTRACT, LLC  
REPORT NO.: TL-32995  
DATED: MARCH 8, 2023  
FEE SIMPLE TITLE VESTED IN: THOMAS GALLOY AND KATHERINE GALLOY  
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.

- (1) GRANT OF LAND FOR HIGHWAY TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION DATED 11/15/1989 AND RECORDED AT VOL. 457, PAGE 182. THIS GRANT WAS MADE TO WIDEN THE PUBLIC WAY AND SHOULD HAVE NO IMPACT ON THE PROPOSED TELECOMMUNICATIONS SITE. **THIS DOCUMENT CREATED THE CURRENT RIGHT OF WAY FOR STATE HIGHWAY 86 WHICH IS PLOTTED AND SHOWN.**
- (2) EASEMENT TO GTE NORTH INCORPORATED DATED 1/25/1990 AND RECORDED AT VOL. 458, PAGE 212. GRANT OF EASEMENT FOR COMMUNICATIONS SYSTEM. CONVEYANCE FOR WIDENING OF HIGHWAY. **THIS DOCUMENT CREATES A 16.5' WIDE UTILITY EASEMENT ALONG THE HIGHWAY. APPLIES TO PARENT PARCEL AND IS PLOTTED AND SHOWN.**
- (3) EASEMENT BY TOWN OF TOMAHAWK TO GTE NORTH INCORPORATED DATED 2/20/1990 AND RECORDED AT VOL. 459, PAGE 62. GRANT OF EASEMENT FOR COMMUNICATIONS SYSTEM. CONVEYANCE FOR WIDENING OF HIGHWAY. **THIS PORTION OF THE EASEMENT IS NOT ON THE PARENT PARCEL BUT THE ADJOINING TOWN PARCEL. DOES NOT APPLY.**
- (4) EASEMENT FOR RURAL ELECTRIC LINE TO PRICE ELECTRIC COOPERATIVE, INC., DATED 6/27/1990 AND RECORDED AT VOL. 471, PAGE 107. GRANT OF EASEMENT TO OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE. **THIS IS A 15' WIDE UTILITY EASEMENT ALONG THE HIGHWAY. APPLIES TO PARENT PARCEL AND IS PLOTTED AND SHOWN.**
- REVIEW NOTE: THE EASEMENTS LISTED ABOVE AS NUMBERS 2, 3, AND 4 APPEAR TO BE ORDINARY UTILITY EASEMENT AND SHOULD HAVE NO IMPACT ON THE PROPOSED TELECOMMUNICATIONS SITE. TOWER NORTH SHOULD TAKE CARE THAT ITS PROPOSED SITE INCLUDING THE ACCESS ROUTE NOT INTERFERE WITH EXISTING EASEMENTS.
- (5) PROPERTY LINE AGREEMENT WITH THE TOWN OF TOMAHAWK DATED 2/17/2000 AND RECORDED AT VOL. 660, PAGE 671. AGREEMENT TO SET BOUNDARY OF LOCUS BASED ON LOCATION OF EXISTING FENCES. THIS INSTRUMENT WILL HAVE NO IMPACT ON THE PROPOSED TELECOMMUNICATIONS SITE. **THIS DOCUMENT ALTERED THE PARENT PARCEL BOUNDARY. THE CURRENT PARENT PARCEL BOUNDARY IS PLOTTED AND SHOWN.**
- (6) GRANT OF EASEMENT TO ABUTTING PARCEL AND PARCEL NORTH OF ABUTTING PARCEL FOR ACCESS DATED 4/29/2002 AND RECORDED AS DOC. 407336. THIS INSTRUMENT GRANTS A RIGHT OF ACCESS ALONG THE EAST 16 FEET OF LOCUS FOR ACCESS TO TWO OTHER PARCELS. IT APPEARS FROM THE GIVEN SITE LAYOUT (PAGE 11 OF THE SCIP) THAT THE PROPOSED TELECOMMUNICATIONS SITE IS NOT NEAR THIS 16 FOOT WIDE EASEMENT, SO THIS ITEM WILL NOT AFFECT THE PROPOSED SITE. **THIS IS A 16' WIDE ACCESS EASEMENT ALONG THE EAST SIDE OF THE PARENT PARCEL. APPLIES TO PARENT PARCEL AND IS PLOTTED AND SHOWN.**

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