

**PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 002-00346-0000)**  
 PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, IN THE TOWN OF ALVIN, FOREST COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING 915 FEET WEST ALONG THE NORTH LINE FROM THE NORTHEAST CORNER OF THE NE 1/4; THENCE SOUTH 558.5 FEET; THENCE WEST 390 FEET; THENCE NORTH 558.5 FEET; THENCE EAST 390 FEET TO THE PLACE OF BEGINNING.

**100' X 100' LEASE AREA DESCRIPTION**

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A"; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 85.00 FEET; THENCE S0°00'00"E, 100.00 FEET; THENCE N90°00'00"W, 100.00 FEET; THENCE N0°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 15.00 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.

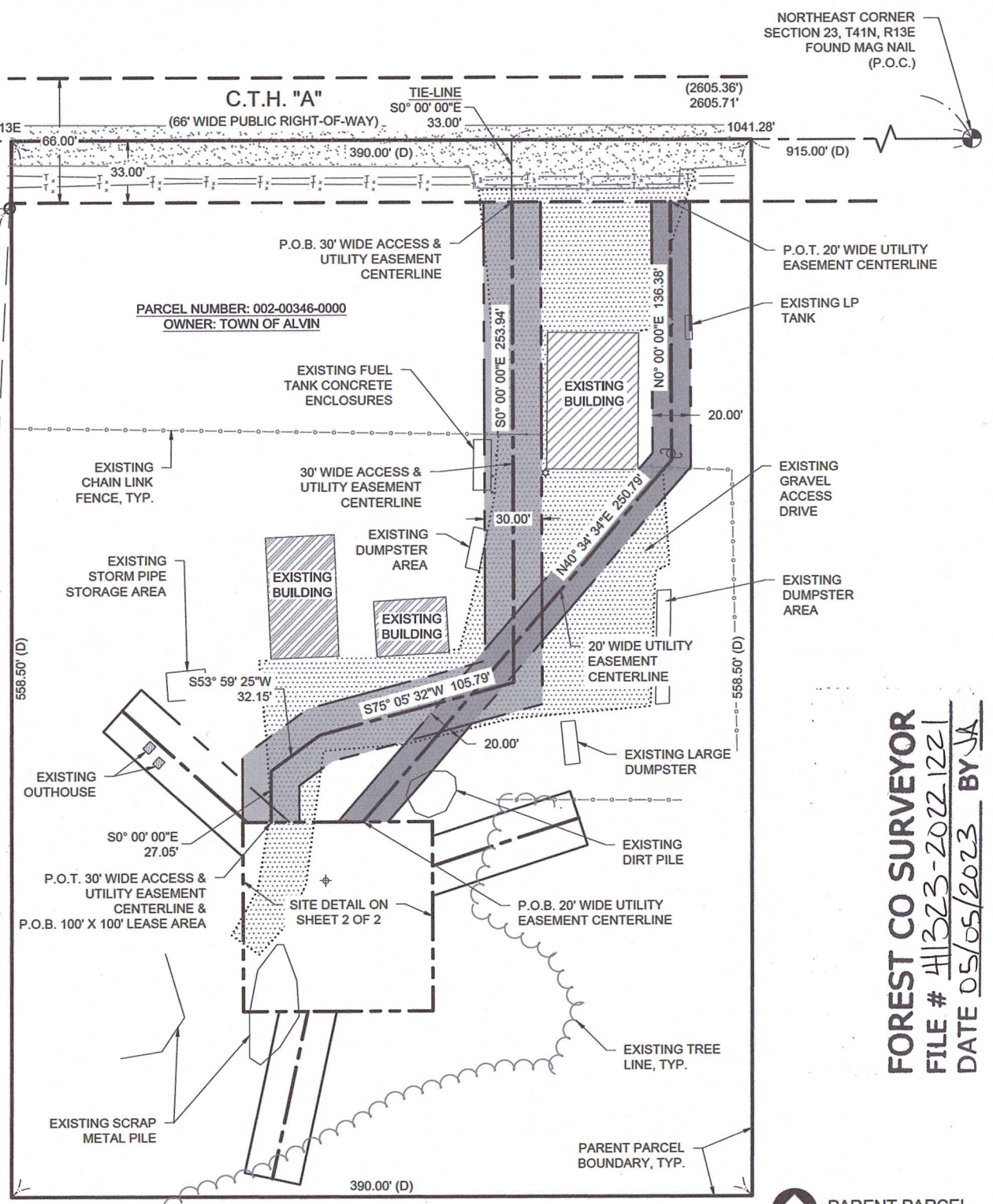
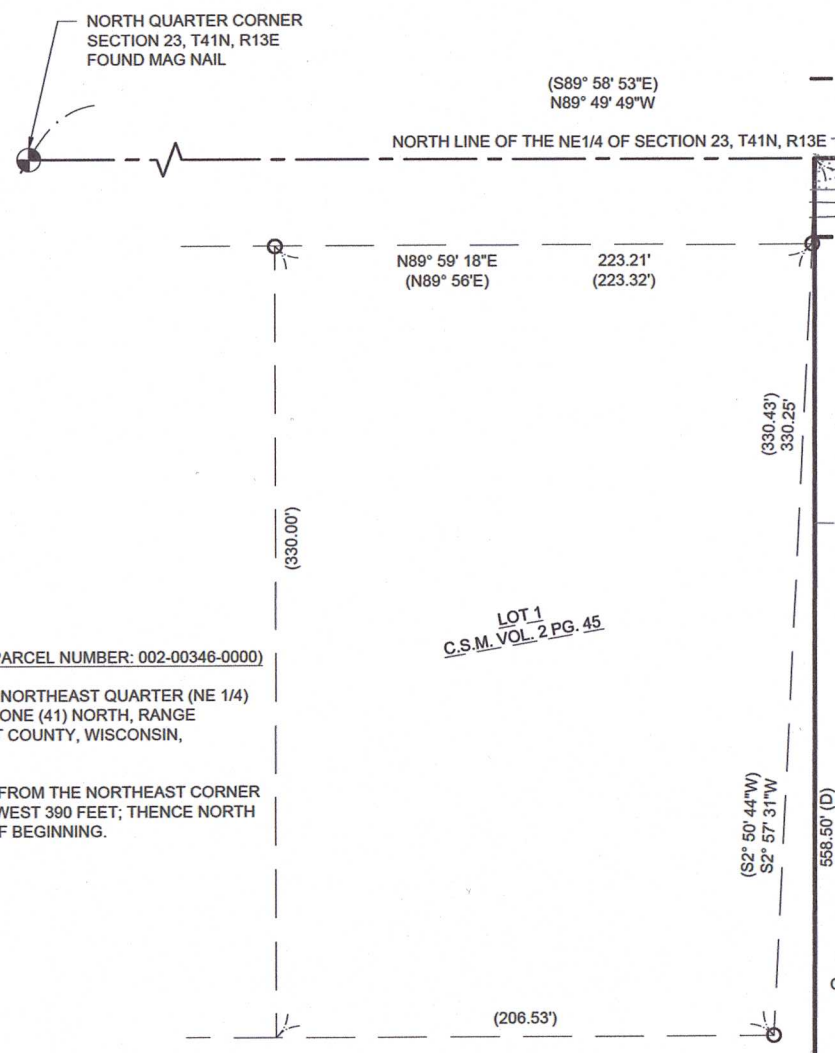
**30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A" AND THE POINT OF BEGINNING; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 418.93 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A" AND TERMINATE AT THE NORTH LINE 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 20224705578.
- 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 & 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, DOCUMENT NUMBER: 2146551, COMMITMENT DATE: 05/09/2022.
- 9) BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 23, T41N, R13E, MEASURED TO BEAR N89° 49' 49"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, FOREST COUNTY, U.S. FOOT.
- 10) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 11) F.E.M.A. FLOOD PANEL MAP NUMBER 55041C0040C, ZONE X (AREA OF MINIMAL FLOOD HAZARD).



**TITLE REVIEW**

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC  
 DOCUMENT NUMBER: 2146551  
 COMMITMENT DATE: 05/09/2022  
 LAST REVISED DATE: 05/16/2022

**SCHEDULE B - PART 2 EXCEPTIONS:**

- 1.-8. (GENERAL EXCEPTIONS.)
- 9.-10. (NON-SURVEY EXCEPTIONS.)

11. 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. (C.T.H. "A" PUBLIC RIGHT-OF-WAY IS SHOWN ON SURVEY.)

12. STATEMENT OF MINERAL CLAIM AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 19, 1993 IN VOLUME 4 OF MINERAL RECORDS, PAGE 513 AS DOCUMENT NO. 148698. (NON-SURVEY EXCEPTION.)

**LEGEND**

	C.S.M.		2" IRON PIPE, FOUND CERTIFIED SURVEY MAP
	P.O.B.		EXISTING RIGHT-OF-WAY
	P.O.C.		EXISTING CHAINLINK FENCE
	P.O.T.		EXISTING LOT LINE
	(D)		EXISTING UTILITY POLE
	(###)		EXISTING BURIED TELEPHONE
			EXISTING LIGHT POLE
			EXISTING ASPHALT
			EXISTING GRAVEL
			LEASE AREA
			EASEMENT SIDELINE
			EASEMENT CENTERLINE
			SECTION LINE



**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 PHASE	FINAL	DATE ISSUED	12/21/2022
PROJECT TITLE:	NELMA		

PROJECT ADDRESS:  
 COUNTY HWY A  
 NELMA, WI 54542  
 FOREST COUNTY

SHEET TITLE:  
**LEASE SURVEY**

11" x 17" - 1" = 80'  
 22" x 34" - 1" = 40'

PROJECT NUMBER	56142
SHEET NUMBER	1 OF 2

**20' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A"; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 48.77 FEET ALONG THE NORTH LINE OF AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N40°34'34"E, 250.79 FEET; THENCE N0°00'00"E, 136.38 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A" AND THE POINT OF TERMINATION. SAID UTILITY EASEMENT CENTERLINE CONTAINS 387.17 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA AND TERMINATE AT THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A".

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

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A"; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 85.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 23.49 FEET ALONG THE EAST LINE OF AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N72°10'08"E, 81.12 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #1 CENTERLINE CONTAINS 81.12 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

**30' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION**

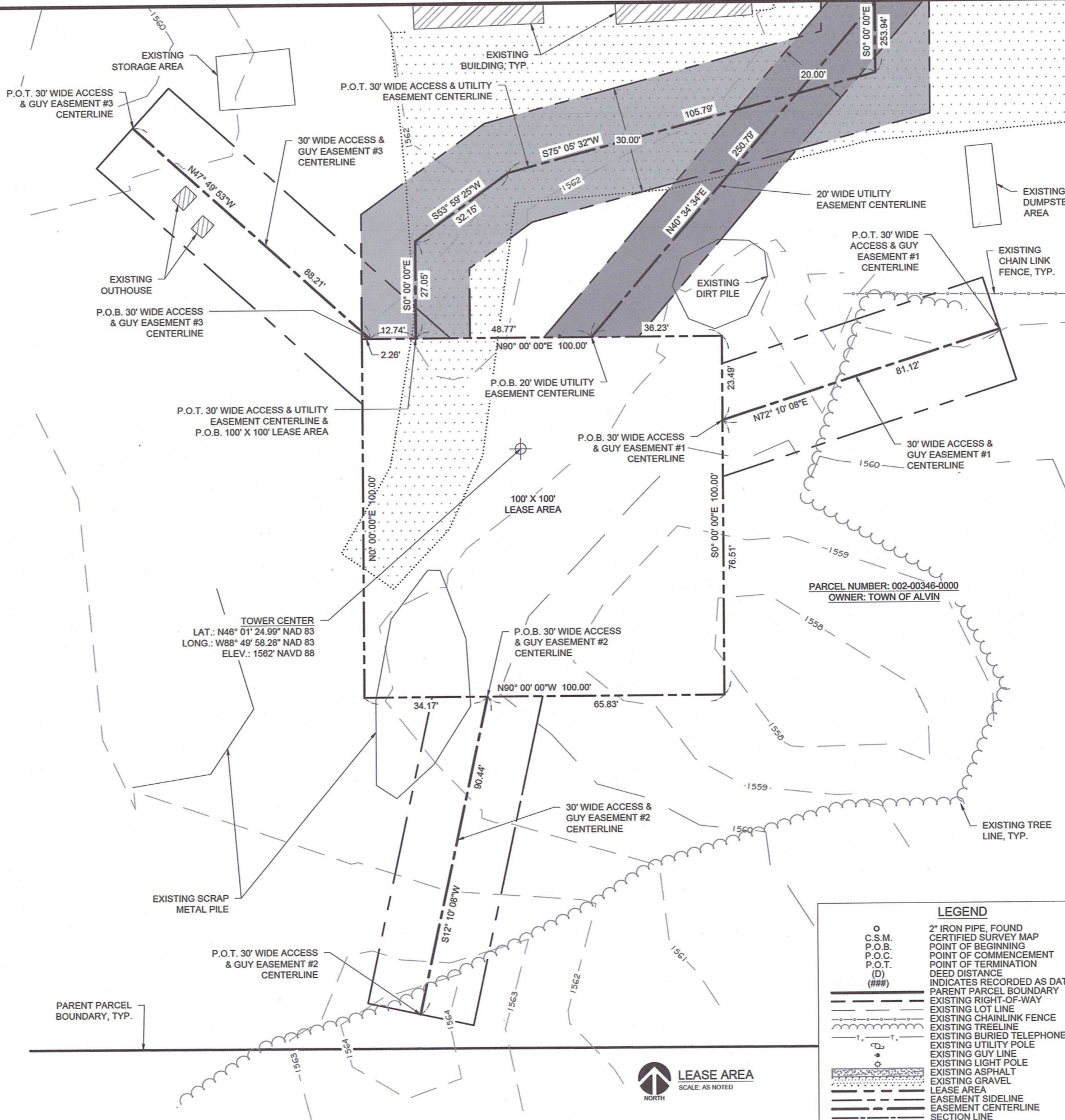
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A"; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"E, 85.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"W, 65.83 FEET ALONG THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; S12°10'08"W, 90.44 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #2 CENTERLINE CONTAINS 90.44 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE SOUTH LINE OF THE AFOREMENTIONED LEASE AREA.

**30' WIDE ACCESS & GUY EASEMENT #3 CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST, TOWN OF ALVIN, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL LOCATING THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°49'49"W, 1041.28 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S0°00'00"E, 33.00 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "A"; THENCE CONTINUING S0°00'00"E, 253.94 FEET; THENCE S75°05'32"W, 105.79 FEET; THENCE S53°59'25"W, 32.15 FEET; THENCE S0°00'00"E, 27.05 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"W, 12.74 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N47°49'53"W, 88.21 FEET TO THE POINT OF TERMINATION. SAID ACCESS & GUY EASEMENT #3 CENTERLINE CONTAINS 88.21 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE NORTH AND WEST LINES OF THE AFOREMENTIONED LEASE AREA.



**LEGEND**

- o 2" IRON PIPE, FOUND
- C.S.M. CERTIFIED SURVEY MAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- (D) DEED DISTANCE
- (###) INDICATES RECORDED AS DATA
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CHAINLINK FENCE
- EXISTING TREELINE
- EXISTING BURIED TELEPHONE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- EXISTING GRAVEL
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE

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cloud1  
 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, PLS  
 License Number: 3132-8

REV	DATE	DESCRIPTION

PROJECT TITLE:  
**NELMA**

PROJECT ADDRESS:  
 COUNTY HWY A  
 NELMA, WI 54542  
 FOREST COUNTY

SHEET TITLE:  
**LEASE SURVEY**

0 15' 30' 60'

11" x 17" - 1" = 30'  
 22" x 34" - 1" = 15'

PROJECT NUMBER: 56142  
 SHEET NUMBER: 2 OF 2