



150' X 150' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE N82°18'50"W, 975.18 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 12; THENCE N0°00'00"E, 954.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°00'00"E, 150.00 FEET; THENCE N90°00'00"W, 150.00 FEET; THENCE S0°00'00"E, 150.00 FEET; THENCE N90°00'00"E, 150.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 22,250 SQUARE FEET (0.52 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED.

75' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE N82°18'50"W, 975.18 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 12; THENCE N0°00'00"E, 954.59 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING N0°00'00"E, 150.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"W, 150.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE S0°00'00"E, 75.00 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 125.28 FEET TO A POINT ON THE EASTERLY PUBLIC RIGHT-OF-WAY OF AIRPORT ROAD AND THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 125.28 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & OFFSET 37.50 FEET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL TERMINATE AT THE EASTERLY PUBLIC RIGHT-OF-WAY OF AIRPORT ROAD.

50' WIDE ACCESS & GUY EASEMENT #1 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE N82°18'50"W, 975.18 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 12; THENCE N0°00'00"E, 954.59 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING N0°00'00"E, 75.00 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 145.00 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 145.00 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & OFFSET 25 FEET ON EITHER SIDE OF DESCRIBED CENTERLINE.

50' WIDE ACCESS & GUY EASEMENT #2 CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE N82°18'50"W, 975.18 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 12; THENCE N0°00'00"E, 954.59 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING N0°00'00"E, 150.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90°00'00"W, 118.30 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA TO THE POINT OF BEGINNING; THENCE N30°00'00"W, 133.40 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CENTERLINE CONTAINS 133.40 LINEAR FEET AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE PARALLEL WITH & OFFSET 25 FEET ON EITHER SIDE OF DESCRIBED CENTERLINE AND SHALL BEGIN AT THE NORTH LINE OF THE AFOREMENTIONED LEASE AREA.

PARENT PARCEL DESCRIPTION PER TITLE REPORT BY KNIGHT BARRY TITLE SERVICES LLC (PARCEL NUMBER: 014-00434-0000)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN.

EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN, RECORDED IN DOCUMENT NO. 231992, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF STATE TRUNK HIGHWAY 52, 300 FEET WEST OF THE SOUTHEAST CORNER OF ABOVE DESCRIBED QUARTER SECTION; THENCE RUNNING NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID DESCRIPTION, 200 FEET; THENCE RUNNING WEST ON A PERPENDICULAR LINE 200 FEET; THENCE RUNNING SOUTH ON A PERPENDICULAR LINE 200 FEET TO THE NORTH LINE OF THE HIGHWAY; THENCE RUNNING EAST ALONG THE NORTH LINE OF HIGHWAY, 200 FEET TO THE PLACE OF BEGINNING. ALSO EXCEPTING THAT PART DESCRIBED AS LOT ONE (1) OF CERTIFIED SURVEY MAP, RECORDED SEPTEMBER 20, 1996 IN VOLUME 5 OF CERTIFIED SURVEYS, PAGE 59 AS DOCUMENT NO. 156843.

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 20252304495.
- 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: 2316152, COMMITMENT DATE: 01/28/2025.
- 9) BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 12, T34N, R14E, MEASURED TO BEAR N82°18'50"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 55041C0655C, ZONE X, OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TITLE REPORT REVIEW

PREPARED BY: KNIGHT BARRY TITLE SERVICES LLC
FILE NUMBER: 2316152
COMMITMENT DATE: 01/28/2025

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. (AIRPORT ROAD PUBLIC RIGHT-OF-WAY SHOWN ON SURVEY.)

11. NEW TOWN HIGHWAY RECORD AND OTHER MATTERS RECORDED NOVEMBER 20, 1974 IN VOLUME 117 OF RECORDS, PAGE 834 & 835 AS DOCUMENT NO. 106396. (AIRPORT ROAD PUBLIC RIGHT-OF-WAY SHOWN ON SURVEY.)

12. DESIGNATION OF THE LAND OR A PART OF THE LAND AS MANAGED FOREST LAND, AS IDENTIFIED IN THAT CERTAIN ORDER OF DESIGNATION ISSUED BY WISCONSIN DEPARTMENT OF NATURAL RESOURCES AS ORDER NO. 21 004 2009, RECORDED NOVEMBER 12, 2008 AS DOCUMENT NO. 199050. CONDITIONS, COVENANTS, RESTRICTIONS, LIMITATIONS, AGREEMENTS, CHARGES, ASSESSMENTS, TAXES AND PENALTIES, IF ANY, IMPOSED BY CHAPTER 77, WISCONSIN STATUTES BECAUSE OF SUCH DESIGNATION. (NON-SURVEY EXCEPTION.)

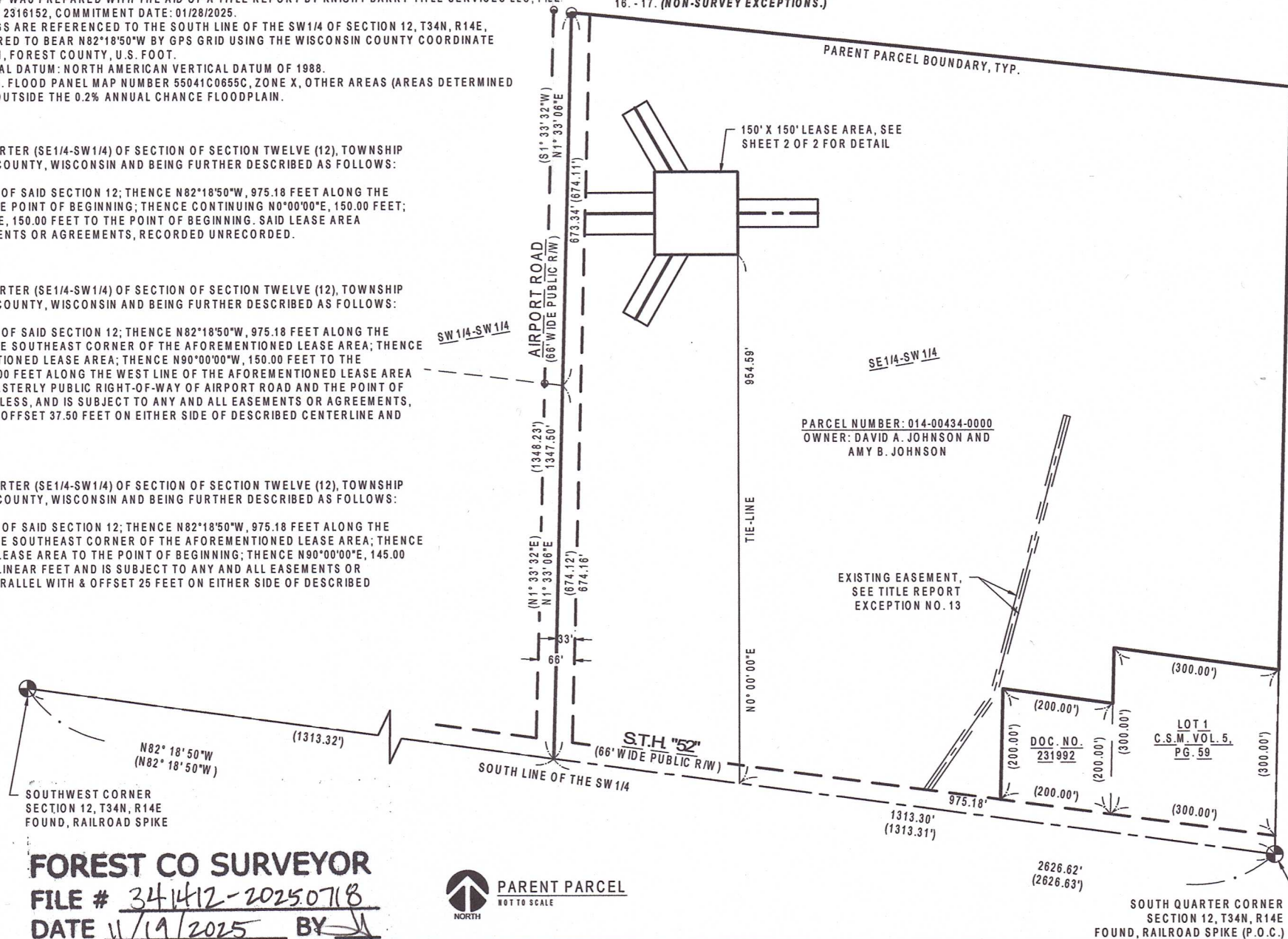
13. ELECTRIC UNDERGROUND EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 21, 2017 AS DOCUMENT NO. 223275. (AFFECTS PARENT PARCEL, SHOWN ON SURVEY. DOESN'T AFFECT LEASE AREA OR ASSOCIATED EASEMENTS.)

14. (NON-SURVEY EXCEPTION.)

15. LEASE ENTERED INTO BY AND BETWEEN DAVID A. JOHNSON AND AMY B. JOHNSON, LESSOR AND AMERICAN TOWERS LLC, LESSEE AND OTHER MATTERS CONTAINED IN THE INSTRUMENT DATED MAY 4, 2017 AND RECORDED JULY 24, 2017 AS DOCUMENT NO. 223046.

16. - 17. (NON-SURVEY EXCEPTIONS.)

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



FOREST CO SURVEYOR
FILE # 341412-2025.0718
DATE 11/19/2025 BY JAS



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
1	07/18/2025	FINAL

PROJECT TITLE: **WABENO WEST**

PROJECT ADDRESS:
5132 STATE HIGHWAY 52
WABENO, WI 54566
FOREST COUNTY

SHEET TITLE: **LEASE SURVEY**

SCALE: **NONE**








PROJECT NUMBER: **61893**
SHEET NUMBER: **1 OF 2**



A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION OF SECTION TWELVE (12), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOURTEEN (14) EAST, TOWN OF FREEDOM, FOREST COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

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LEGEND

P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
	PARENT ARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING BURIED ELECTRIC
	EXISTING GRAVEL
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE



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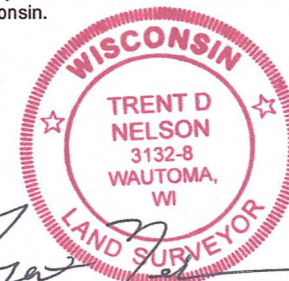
cloud1

417 PINE STREET
GREEN BAY, WI 54305-1060
PHONE: (920) 940-0147



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 07/18/2025

PROJECT TITLE:

WABENO WEST

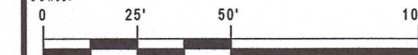
PROJECT ADDRESS:

5132 STATE HIGHWAY 52
WABENO, WI 54566
FOREST COUNTY

SHEET TITLE:

LEASE SURVEY

SCALE:



11" x 17"	- 1" = 50'
22" x 34"	- 1" = 25'

PROJECT NUMBER	61893
SHEET NUMBER	2 OF 2



OVERALL SITE PLAN
SCALE: AS NOTED

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