

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.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-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. 55127C0093D, DATED OCTOBER 2 2009, 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.

CALL DIGGERS HOTLINE TOLL FREE

1(800)242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR



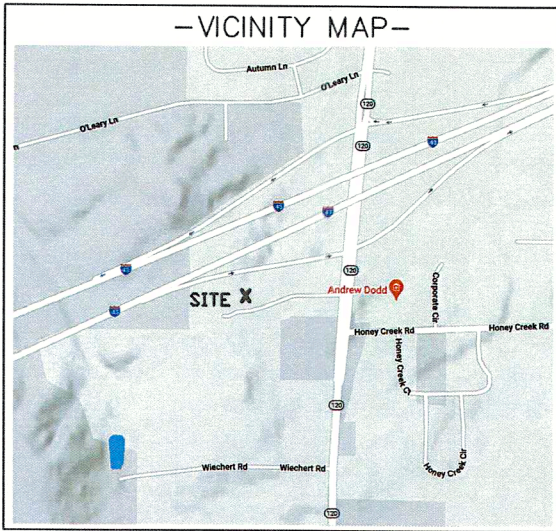
48 HOURS BEFORE
YOU DIG

PROPOSED TOWER BASE

LATITUDE: 42°-46'-16.73"
LONGITUDE: 88°-24'-33.61"
(Per North American Datum of 83/2011)

Ground Elevation: 956.6'
(Per North American Vertical Datum of 1988)

BEARINGS REFERENCED WALWORTH COUNTY
COORDINATE SYSTEM AND THE SOUTH LINE
OF THE SE1/4, SECTION 30, T.4N., R.18E.,
WHICH BEARS: N89°-54'-19"W



—LEGEND—

- = 1" X 18" IRON PIPE SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = FIRE HYDRANT
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC TRANSFORMER
- E — E — = BURIED ELECTRIC
- DPL — DPL — = OVERHEAD ELECTRIC
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- * — * — = FENCE LINE
- ~ — ~ — = EDGE OF BRUSH/WOODS
- · — · — = PROPERTY LINE

SURVEYOR'S CERTIFICATE

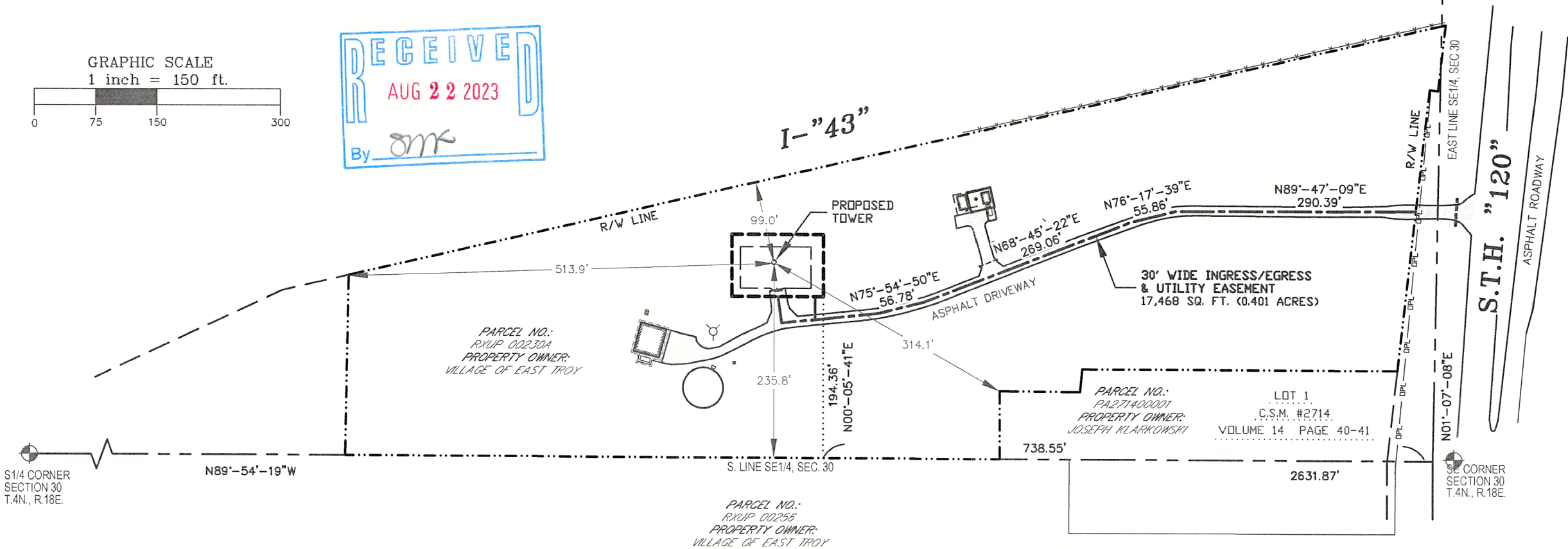
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 17th day of APRIL, 2023.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333



GRAPHIC SCALE
1 inch = 150 ft.



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:

**WALWORTH
COUNTY WI**

1770 COUNTY ROAD NN
ELKHORN, WI 53121

MERIDIAN

SURVEYING, LLC

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

SITE NAME:
EAST TROY WT

SITE ADDRESS:
2485 HIGHWAY 120
EAST TROY, WI 53120

PROPERTY OWNER:
VILLAGE OF EAST TROY
2015 ENERGY DRIVE
EAST TROY, WI 53120

PARCEL NO.: RXUP 00230A

ZONED: BP, BUSINESS PARK

DEED REFERENCE: DOCUMENT NO. XX

LEASE EXHIBIT

FOR
WALWORTH COUNTY

BEING A PART OF THE SE1/4 OF THE
SE1/4, SECTION 30, T.4N., R.18E.,
CITY OF EAST TROY,
WALWORTH COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	3-15-23	Preliminary Survey	JD

DRAWN BY:	JD	FIELD WORK DATE:	3-14-23
CHECKED BY:	C.A.K.	FIELD BOOK:	P-325, PG. 5
JOB NO.:	14429	SHEET	1 OF 3

RXUP-230A

003-1156

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
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representation thereof to the best of my knowledge and belief.

Dated this 17th day of APRIL, 2023.

Craig A. Keach
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Craig A. Keach, S-2333

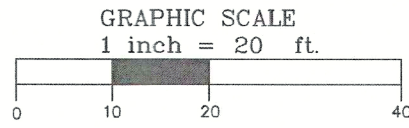
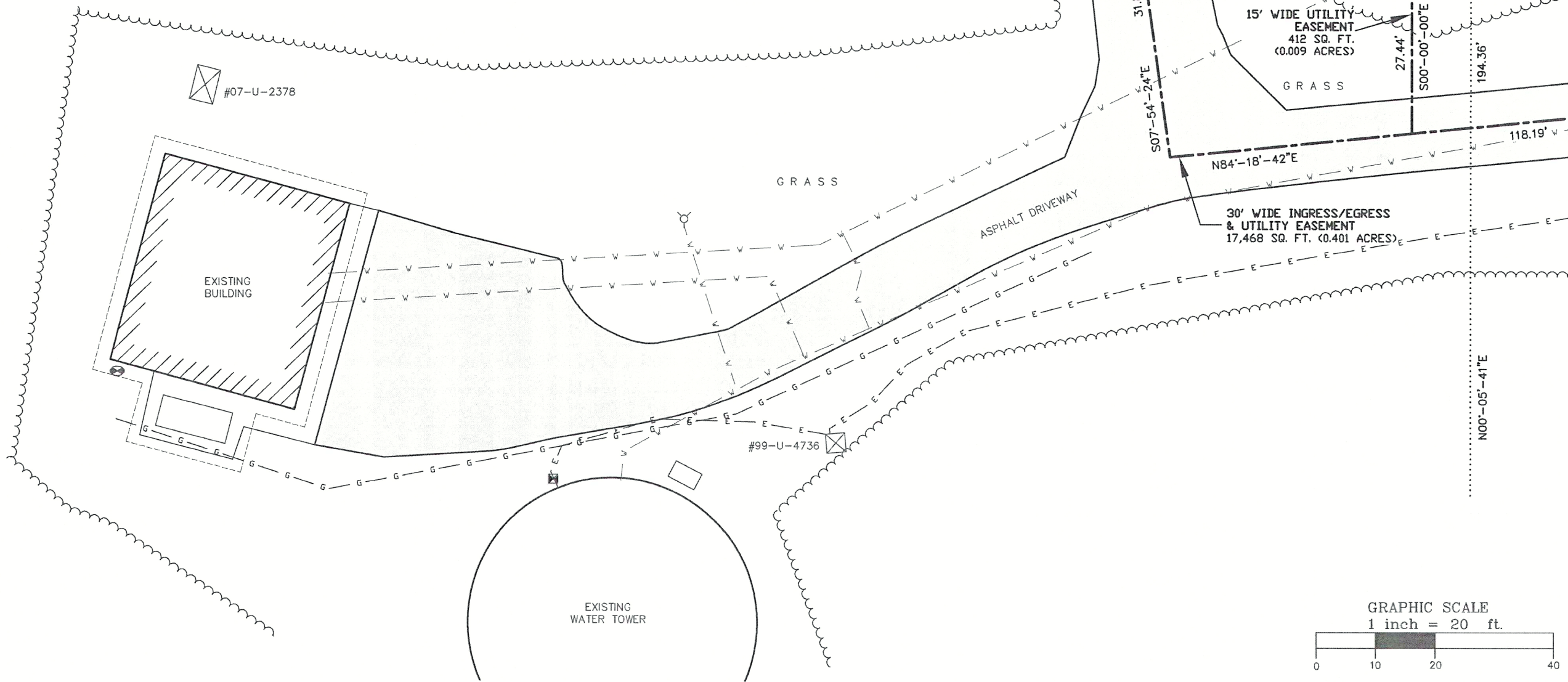


BEARINGS REFERENCED WALWORTH COUNTY
COORDINATE SYSTEM AND THE SOUTH LINE
OF THE SE1/4, SECTION 30, T.5N., R.18E.,
WHICH BEARS: N89°-54'-19"W



—LEGEND—

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- ⊙ = FIRE HYDRANT
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MERIDIAN
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Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
EAST TROY WT

SITE ADDRESS:
2485 HIGHWAY 120
EAST TROY, WI 53120

PROPERTY OWNER:
VILLAGE OF EAST TROY
2015 ENERGY DRIVE
EAST TROY, WI 53120

PARCEL NO.: RXUP 00230A

ZONED: BP, BUSINESS PARK

DEED REFERENCE: DOCUMENT NO. XX

LEASE EXHIBIT
FOR
WALWORTH COUNTY
BEING A PART OF THE SE1/4 OF THE
SE1/4, SECTION 30, T.4N., R.18E.,
CITY OF EAST TROY,
WALWORTH COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	3-15-23	Preliminary Survey	JD

DRAWN BY: JD	FIELD WORK DATE: 3-14-23
CHECKED BY: C.A.K.	FIELD BOOK: P-325, PG. 5
JOB NO.: 14429	SHEET 2 OF 3

LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Four (4) North, Range Eighteen (18) East, City of East Troy, Walworth County, Wisconsin containing 192 square feet of land and being described by:

Commencing at the Southeast Corner of said Section 30; thence N89°-54'-19"W 738.55 feet along the South line of the SE1/4 of said Section 30; thence N00°-05'-41"E 194.36 feet to the point of beginning; thence S90°-00'-00"W 110.00 feet; thence N00°-00'-00"W 75.00 feet; thence N90°-00'-00"E 110.00 feet; thence S00°-00'-00"E 75.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

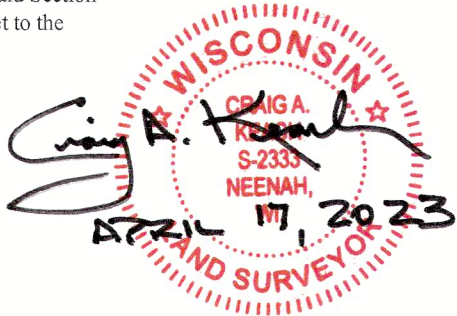
A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Four (4) North, Range Eighteen (18) East, City of East Troy, Walworth County, Wisconsin containing 24,662 square feet (0.566 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 30; thence N89°-54'-19"W 738.55 feet along the South line of the SE1/4 of said Section 30; thence N00°-05'-41"E 194.36 feet; thence S90°-00'-00"W 55.11 feet to the point of beginning; thence S07°-54'-24"E 31.80 feet; thence N84°-18'-42"E 118.19 feet; thence N75°-54'-50"E 56.78 feet; thence N68°-45'-22"E 269.06 feet; thence N76°-17'-39"E 55.86 feet; thence N89°-47'-09"E 290.39 feet to a point on the Westerly Right of Way line of S.T.H. 120 and the point of termination. Being subject to any and all easements and restrictions of record. The side lot lines of said easement shall be shortened or lengthened to terminate on the Westerly Right of Way line of S.T.H. 120 and the South line of the afore described "Lease Parcel".

15 FOOT WIDE UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Four (4) North, Range Eighteen (18) East, City of East Troy, Walworth County, Wisconsin containing 412 square feet (0.010 acres) of land and being 7.5 feet each side of and parallel to the following described line:

Commencing at the Southeast Corner of said Section 30; thence N89°-54'-19"W 738.55 feet along the South line of the SE1/4 of said Section 30; thence N00°-05'-41"E 194.36 feet; thence S90°-00'-00"W 10.00 feet to the point of beginning; thence S00°-00'-00"E 27.44 feet to the point of termination. Being subject to any and all easements and restrictions of record.




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