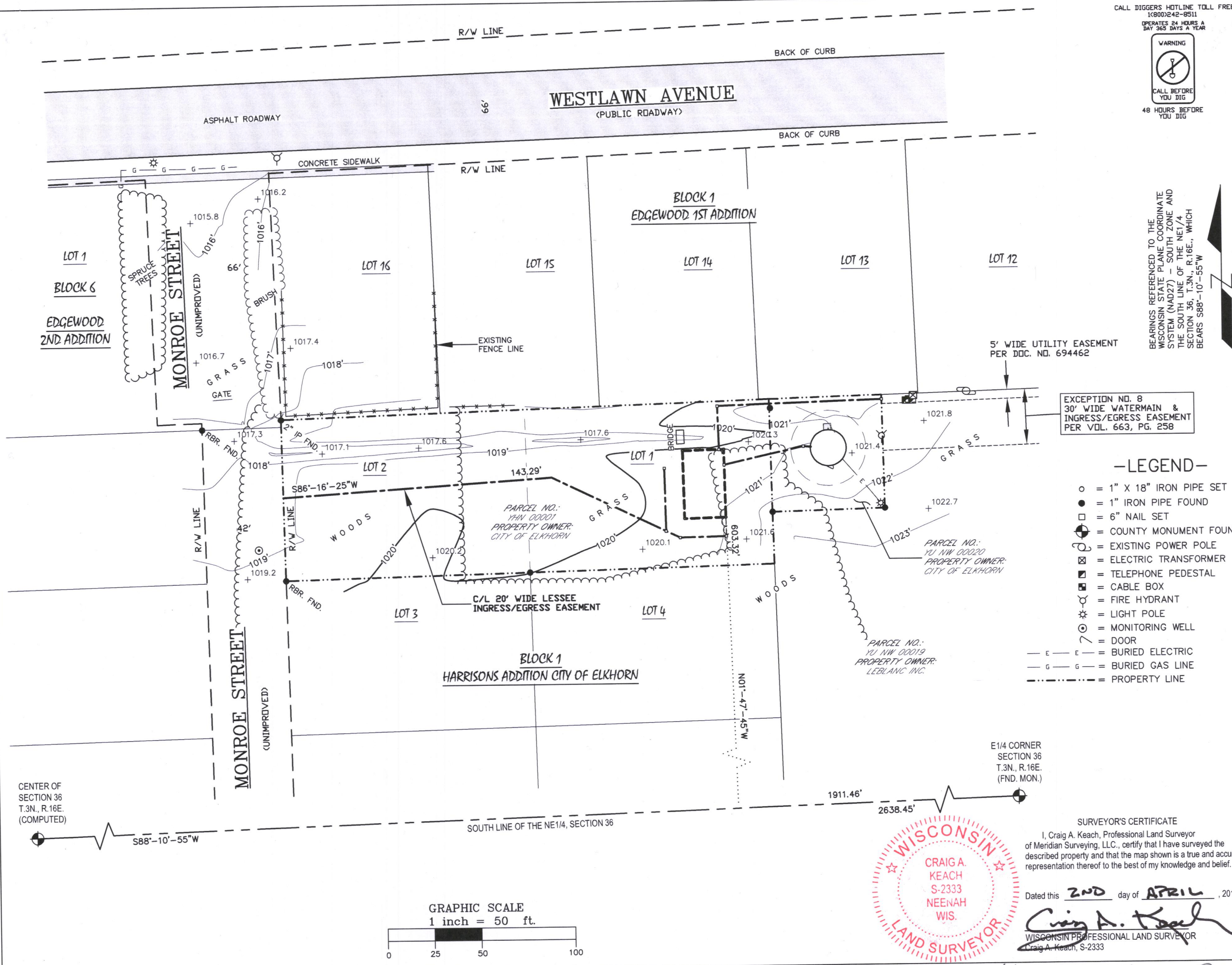




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BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM (NAD27) - SOUTH ZONE AND
THE SOUTH LINE OF THE NE 1/4
SECTION 36, T.3N., R.16E., WHICH
BEARS S88°-10'-55"W

SURVEYED FOR:

TERRA
CONSULTING GROUP, LTD.

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

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC

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

SITE NAME:
WALWORTH STREET

SITE NUMBER:
287989

SITE ADDRESS:
MONROE STREET
ELKHORN, WI 53121

PROPERTY/TOWER OWNER:
CITY OF ELKHORN
PO BOX 920
ELKHORN, WI 53121

PARCEL NO.: YU NW 00020 (LEASE)
YHN 00001 (EASEMENT)

ZONED: RS-1 SINGLE FAMILY RESIDENTIAL

DEED REFERENCE:
VOLUME 196, PAGE 597,
VOLUME 663, PAGE 258

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE SW1/4 OF THE
NE1/4, SECTION 36, T.3N., R.16E., CITY
OF ELKHORN, WALWORTH COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	4/1/19	Added Lease & Easements	JB
1	2/14/19	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 2-13-19
CHECKED BY: C.A.K.	FIELD BOOK: M-49, PG.77
JOB NO.: 10734	SHEET 1 OF 4

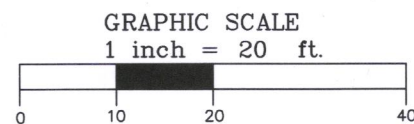
SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 2ND day of APRIL, 2019.

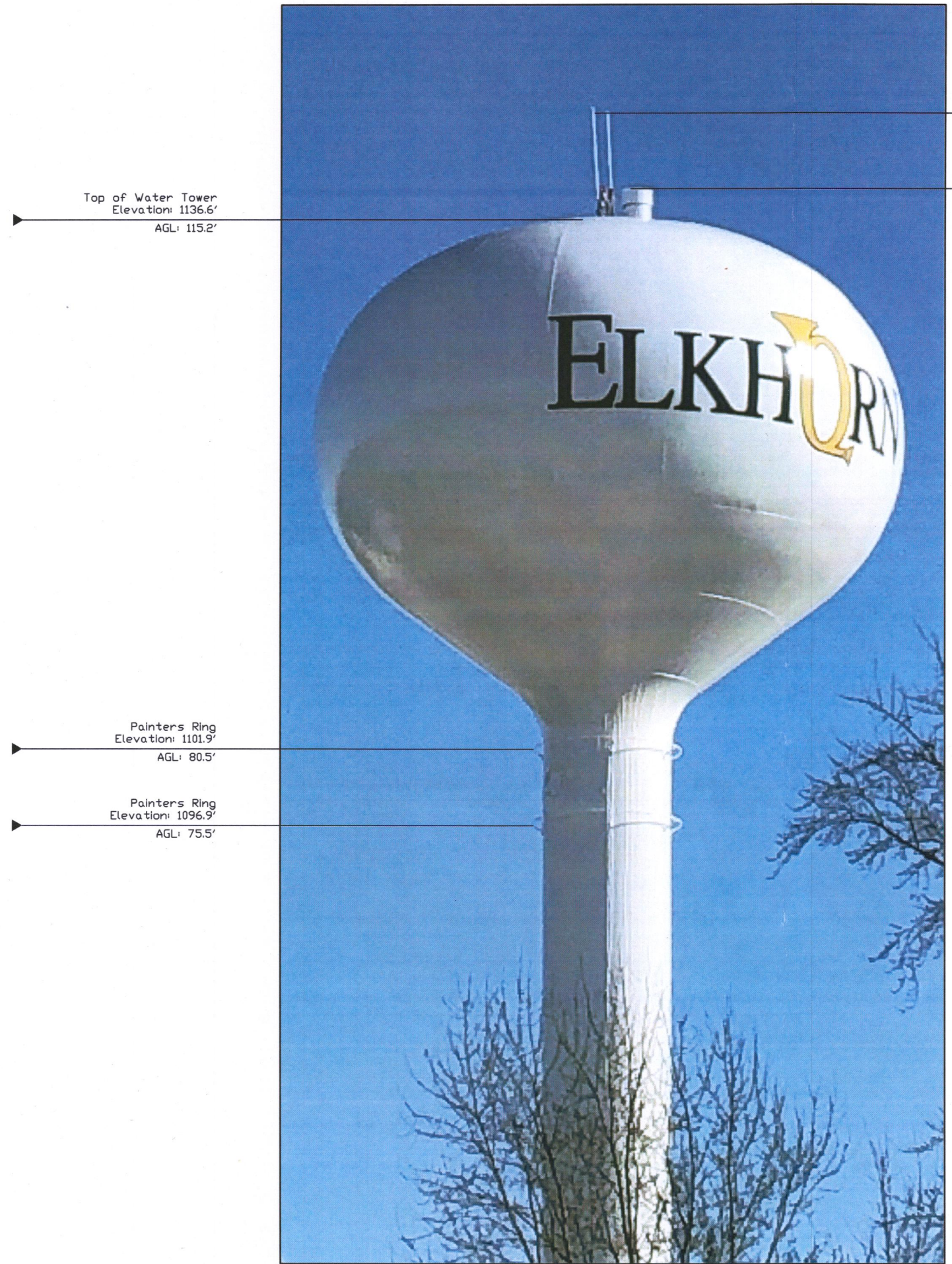
Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333



YHN-1 YU NW-20 004-2680



DRAWN BY: J.B.	FIELD WORK DATE: 2-13-19
CHECKED BY: C.A.K.	FIELD BOOK: M-49, PG. 7
JOB NO.: 10734	SHEET 2 OF 4



Top of Whip Antenna
Elevation: 1148.3'
AGL: 126.9'

Top of Vent
Elevation: 1140.2'
AGL: 118.8'

Top of Water Tower
Elevation: 1136.6'
AGL: 115.2'

Painters Ring
Elevation: 1101.9'
AGL: 80.5'

Painters Ring
Elevation: 1096.9'
AGL: 75.5'

Craig A. Keath
WISCONSIN
CRAIG A. KEATH
S-2333
NEENAH
WIS.
APRIL 2, 2019
LAND SURVEYOR

SURVEYED FOR:

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CONSULTING GROUP, LTD.

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DRAWN BY: J.B. FIELD WORK DATE: 2-13-19

CHECKED BY: C.A.K. FIELD BOOK: M-49, PG.77

JOB NO.: 10734 SHEET 3 OF 4

004-2680

PARENT PARCEL (ACCESS PARCEL)

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF WALWORTH AND STATE OF WISCONSIN AS MORE FULLY DESCRIBED IN DEED BOOK 196 PAGE 597 AND PARCEL # YHN 00001, BEING KNOWN AND DESIGNATED AS:

LOTS 1 AND 2 IN BLOCK 1 OF HARRISON'S ADDITION TO THE CITY OF ELKHORN, ACCORDING TO THE RECORDED PLAT THEREOF, WALWORTH COUNTY, WISCONSIN.

PARCEL NUMBER: YHN 00001

BEING THE SAME PROPERTY ACQUIRED BY CITY OF ELKHORN, A MUNICIPAL CORPORATION BY DEED OF WALTER L. HARDING, DATED 08/31/1977 AND RECORDED 09/16/1977 IN BOOK / PAGE : 196 / 597

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 50003250

EFFECTIVE DATE: FEBRUARY 8, 2019

FEE SIMPLE TITLE VESTED IN: CITY OF ELKHORN, A MUNICIPAL CORPORATION

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

(1-8) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

PARENT PARCEL (LEASE PARCEL)

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF WALWORTH AND STATE OF WISCONSIN AS MORE FULLY DESCRIBED IN DEED AND BOOK 663 PAGE 258 AND PARCEL # YU NW 00020, BEING KNOWN AND DESIGNATED AS:

* SEE DEED COPY ATTACHED FOR FULL LEGAL DESCRIPTION *

PARCEL NUMBER: YU NW 00020

BEING THE SAME PROPERTY ACQUIRED BY CITY OF ELKHORN, A MUNICIPAL CORPORATION BY DEED OF FRANK HOLTON AND COMPANY, A WISCONSIN CORPORATION, DATED 05/27/1968 AND RECORDED 06/04/1968 IN BOOK / PAGE : 663 / 258

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 50003228

EFFECTIVE DATE: FEBRUARY 8, 2019

FEE SIMPLE TITLE VESTED IN: CITY OF ELKHORN, A MUNICIPAL CORPORATION

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

(1-7) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(8) SUBJECT TO EASEMENTS IN VESTING DEED FROM FRANK HOLTON AND COMPANY TO CITY OF ELKHORN RECORDED 6/4/1968 IN BOOK 663, PAGE 258, WALWORTH COUNTY RECORDS. **DOES APPLY AND IS PLOTTED AND SHOWN.**

LESSEE LEASE AREA

A PART LOT ONE (1), BLOCK ONE (1) OF HARRISONS ADDITION TO THE CITY OF ELKHORN AND BEING LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP THREE (3) NORTH, RANGE SIXTEEN (16) EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN CONTAINING 792 SQUARE FEET (0.018 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S88°-10'-55"W 1911.46 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N01°-47'-45"W 603.32 FEET TO THE POINT OF BEGINNING; THENCE S88°-45'-00"W 22.00 FEET; THENCE N01°-15'-00"W 36.00 FEET; THENCE N88°-45'-00"E 22.00 FEET; THENCE S01°-15'-00"E 36.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEE 20 FOOT WIDE INGRESS/EGRESS EASEMENT

A PART LOT ONE (1), BLOCK ONE (1) OF HARRISONS ADDITION TO THE CITY OF ELKHORN AND BEING LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP THREE (3) NORTH, RANGE SIXTEEN (16) EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN CONTAINING 5,315 SQUARE FEET (0.122 ACRES) OF LAND AND BEING TEN (10) FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S88°-10'-55"W 1911.46 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N01°-47'-45"W 603.32 FEET; THENCE S01°-15'-00"E 10.00 FEET TO THE POINT OF BEGINNING; THENCE S88°-45'-00"W 24.64 FEET; THENCE N64°-29'-35"W 8.24 FEET TO A POINT HEREIN AFTER REFERRED TO AS "POINT A"; THENCE N01°-15'-00"W 33.29 FEET TO THE POINT OF TERMINATION. ALSO BEGINNING AT SAID "POINT A"; THENCE N64°-29'-35"W 67.48 FEET; THENCE S86°-16'-25"W 143.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF UNIMPROVED MONROE STREET AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON THE EAST RIGHT OF WAY LINE OF UNIMPROVED MONROE STREET. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEE 5 FOOT WIDE UTILITY EASEMENT

A PART LOT ONE (1), BLOCK ONE (1) OF HARRISONS ADDITION TO THE CITY OF ELKHORN AND OTHER LANDS LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP THREE (3) NORTH, RANGE SIXTEEN (16) EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN CONTAINING 555 SQUARE FEET (0.013 ACRES) OF LAND AND BEING 2.5 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S88°-10'-55"W 1911.46 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N01°-47'-45"W 603.32 FEET; THENCE S88°-45'-00"W 22.00 FEET; THENCE N01°-15'-00"W 36.00 FEET; THENCE N88°-45'-00"E 19.50 FEET TO THE POINT OF BEGINNING; THENCE N01°-48'-29"W 23.25 FEET; THENCE N88°-11'-31"E 87.73 FEET ALONG A LINE 2.5 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 1 OF EDGEWOOD FIRST ADDITION PLAT TO A POINT ON THE EAST LINE OF THE WATER TOWER PROPERTY AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON THE EAST LINE OF THE WATER TOWER PROPERTY. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEE 5 FOOT WIDE COAX EASEMENT

A PART LOT ONE (1), BLOCK ONE (1) OF HARRISONS ADDITION TO THE CITY OF ELKHORN AND OTHER LANDS LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP THREE (3) NORTH, RANGE SIXTEEN (16) EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN CONTAINING 238 SQUARE FEET (0.006 ACRES) OF LAND AND BEING 2.5 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S88°-10'-55"W 1911.46 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 36; THENCE N01°-47'-45"W 603.32 FEET; THENCE S88°-45'-00"W 22.00 FEET; THENCE N01°-15'-00"W 36.00 FEET; THENCE N88°-45'-00"E 22.00 FEET; THENCE S01°-15'-00"E 8.25 FEET TO THE POINT OF BEGINNING; THENCE N77°-26'-03"E 43.41 FEET; THENCE S85°-35'-52"E 4.12 FEET TO THE POINT OF TERMINATION; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.



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004-2680