

# LEASE PARCEL

A part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 2,508 square feet (0.058 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet to the point of beginning; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 76.00 feet; thence N01°-16'-40"W 33.00 feet; thence N88°-43'-20"E 76.00 feet to the point of beginning.

## 30 FOOT WIDE ACCESS/UTILITY EASEMENT

A 30 foot wide Access/Utility Easement being a part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 991 square feet (0.023 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 76.00 feet; thence N01°-16'-40"W 3.70 feet; thence S88°-43'-20"W 15.00 feet to the point of beginning; thence N01°-16'-40"W 33.02 feet to the point of termination.

## 13 FOOT WIDE ACCESS/UTILITY EASEMENT

A 13 foot wide Access/Utility Easement being a part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 3,989 square feet (0.092 acres) of land and being 6.5 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 76.00 feet; thence N01°-16'-40"W 3.70 feet; thence S88°-43'-20"W 15.00 feet; thence N01°-16'-40"W 16.51 feet to the point of beginning; thence S89°-17'-42"W 98.46 feet; thence S89°-18'-52"W 15.36 feet; thence S89°-08'-31"W 122.44 feet; thence N00°-40'-15"W 70.61 feet to the South right-of-way line of Townhall Road and the point of termination.

## 10 FOOT WIDE UTILITY EASEMENT

A 10 foot wide Utility Easement being part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 1,694 square feet (0.039 acres) of land and being 5 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 71.00 feet to the point of beginning; thence N01°-16'-40"W 46.94 feet; thence N89°-19'-25"E 122.49 feet to the East line of said Lot 1 of Certified Survey Map No. 4188 and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at said East line of Lot 1.



- VICINITY MAP -

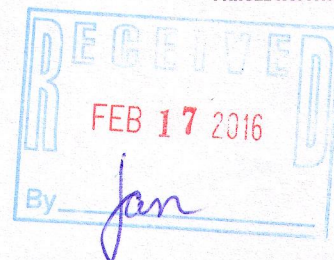
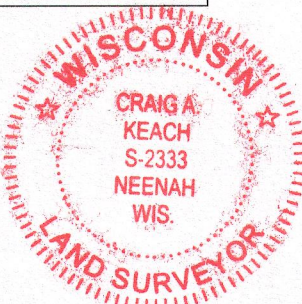
I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

### SURVEYOR'S CERTIFICATE

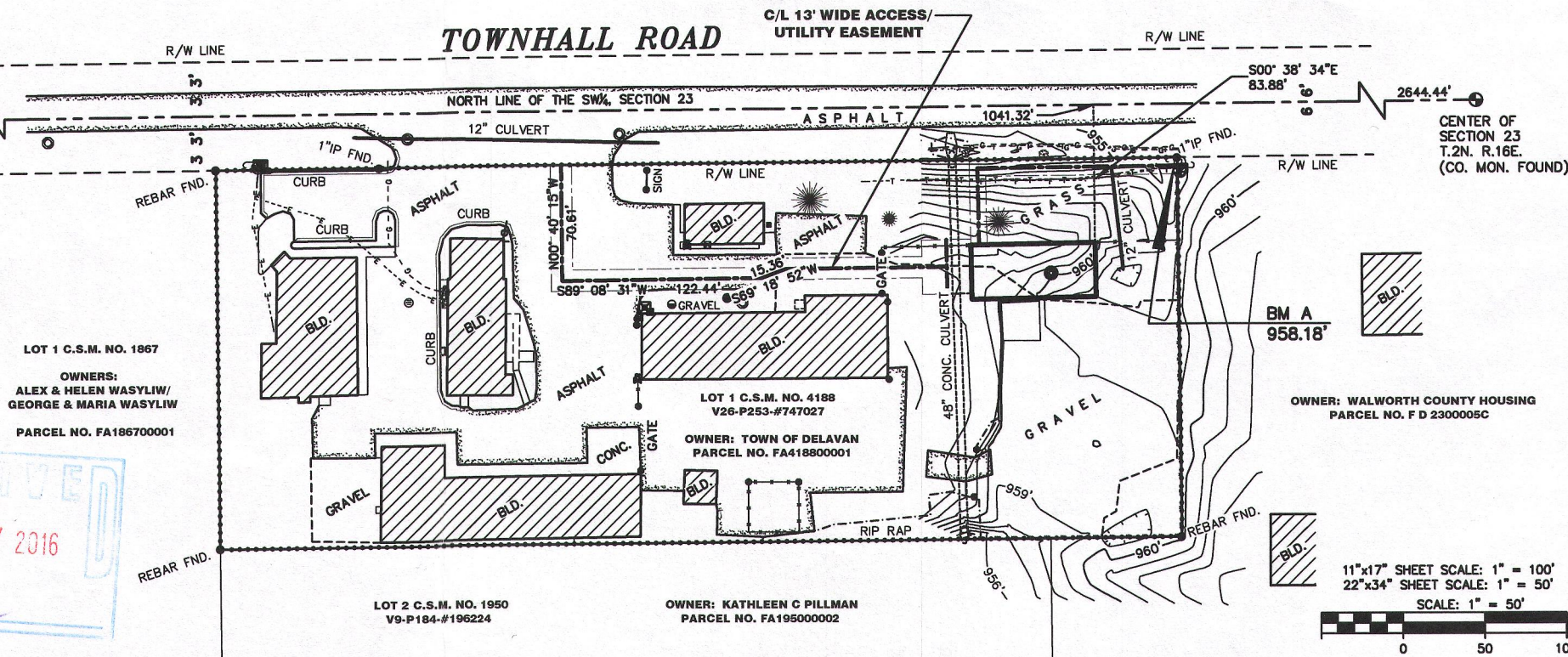
I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 8th day of FEBRUARY, 2016.

*Craig A. Keach*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Craig A. Keach, #2333



LOT 1 C.S.M. NO. 1867  
OWNERS:  
ALEX & HELEN WASYLIV/  
GEORGE & MARIA WASYLIV  
PARCEL NO. FA186700001



## - TOWER BASE -

Latitude: 42°-37'-07.70"  
Longitude: 88°-34'-35.52"  
(Per North American Datum of 1983/91)

Ground Elevation: 960.3'  
(Per National Geodetic Vertical Datum of 1929)

### BENCHMARK INFORMATION:

SITE BENCHMARK: (BM A) 6" NAIL SET ON WEST FACE OF POWER POLE; 1'± ABOVE GROUND LEVEL  
ELEVATION = 958.18'

PROJECT: DELEVAN LAKE #786492

PREPARED FOR:  
EDGE CONSULTING ENGINEERS  
624 WATER STREET  
PRAIRIE DU SAC, WISCONSIN 53578

PREPARED FOR:  
U.S. CELLULAR  
3545 NORTH 124TH STREET  
BROOKFIELD, WISCONSIN 53005

PROPERTY OWNER:  
TOWN OF DELEVAN  
5621 TOWNHALL ROAD  
DELEVAN, WISCONSIN 53115

PROPERTY ADDRESS:  
5621 TOWNHALL ROAD  
DELEVAN, WISCONSIN 53115

PARCEL NO. FA418800001

### - LEGEND -

- = 1"x18" IRON PIPE SET
- = IRON PIPE/REBAR FOUND
- ⊙ = COUNTY PLSS CORNER
- ⊙ = METAL POST
- ⊙ = UNKNOWN MANHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = EXISTING WELL
- ⊙ = CATCH BASIN
- ⊙ = EXISTING SIREN
- ⊙ = PINE TREE
- ⊙ = OAK TREE
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING LIGHT POLE
- ⊙ = GUY WIRE ANCHOR
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = ELECTRIC TRANSFORMER
- X 822.3' = SPOT ELEVATION
- T--- = BURIED TELEPHONE
- E--- = BURIED ELECTRIC
- G--- = BURIED GAS LINE
- F--- = BURIED FIBER OPTIC
- F--- = EXISTING FENCELINE
- P--- = PROPERTY LINE
- C.S.M. = CERTIFIED SURVEY MAP
- P.O.B. = POINT OF BEGINNING

REV.	DATE	REVISION DESCRIPTION
11	30-15	PRELIMINARY
DWG.	FILE: 8676	DATE: 11-30-15
DRAWN BY:	BLB	CHECKED BY: BAB
PROJECT NO.:	8676	
NOTEBOOK:	P-194	PAGE: 70-71

**Edge Consulting Engineers, Inc.**  
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CHICAGO, IL 60631

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www.edgeconsulting.com

**Meridian Surveying, LLC**  
18774 FIRELINE 1  
NEENAH, WI 54952  
OFFICE: 920-993-0881  
FAX: 920-273-0637

**U.S. Cellular**  
SITE SURVEY FOR  
LOT 1, C.S.M. NO. 4188, VOL. 26, PG. 253, DOC. NO. 747027,  
BEING PART OF THE NW1/4 OF THE SW1/4 OF SECTION 23, T.2N.,  
R.16E., TOWN OF DELEVAN, WALWORTH COUNTY, WISCONSIN

**SHEET NO.**  
1 OF 1

**U.S. CELLULAR PROJECT NAME:**  
DELEVAN LAKE #786492

FA4188-1 216-5267