

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:

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME:
LAKE COMO II

SITE NUMBER:
US-WI-5236

SITE ADDRESS:
W3901 PALMER RD.
LAKE GENEVA, WI 53147

PROPERTY OWNER:
COMO COMMUNITY CHURCH
W3901 PALMER RD.
LAKE GENEVA, WI 53147

PARCEL NO.: JA427100001

ZONED: P-2/R-1

DEED REFERENCE: BOOK: 204 PAGE: 787
BOOK: 574 PAGE: 153

SURVEY PLAT
FOR
BRT GROUP, LLC

BEING A PART OF THE NW1/4 OF THE
SE1/4, SECTION 21, T.2N., R.17E.,
TOWN OF GENEVA, WALWORTH COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	7/10/17	Vertical Bridge Comments	J.D.
2	6/27/17	Added Lease & Easements	J.B.
1	6/5/17	Preliminary Survey	J.B.

DRAWN BY:	J.B.	FIELD WORK DATE:	5-31-17
CHECKED BY:	C.A.K.	FIELD BOOK:	M-40, PG.50
JOB NO.:	9492	SHEET	1 OF 3

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊕ = EXISTING POWER POLE
 - ⊕ = TELEPHONE PEDESTAL
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 - OPL — OPL = OVERHEAD ELECTRIC
 - G — G = BURIED GAS LINE
 - * — * = EXISTING FENCE LINE
 - ~ — ~ = EDGE OF BRUSH
 - · — · = PROPERTY LINE
 - ☀ = EXISTING SPRUCE TREE
 - ☀ = EXISTING TREE
 - ☀ = EXISTING BUSH

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, HEREBY CERTIFY TO: BRT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT FOR ITSELF AND LENDER, AND ITS SUCCESSOR AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 24819724 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MARCH 10, 2017 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

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 10th day of JULY, 2017.

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

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.

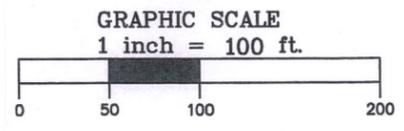
-DIGGERS HOTLINE TICKET NO. 20172107758.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55127C0330D, DATED OCTOBER 2 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

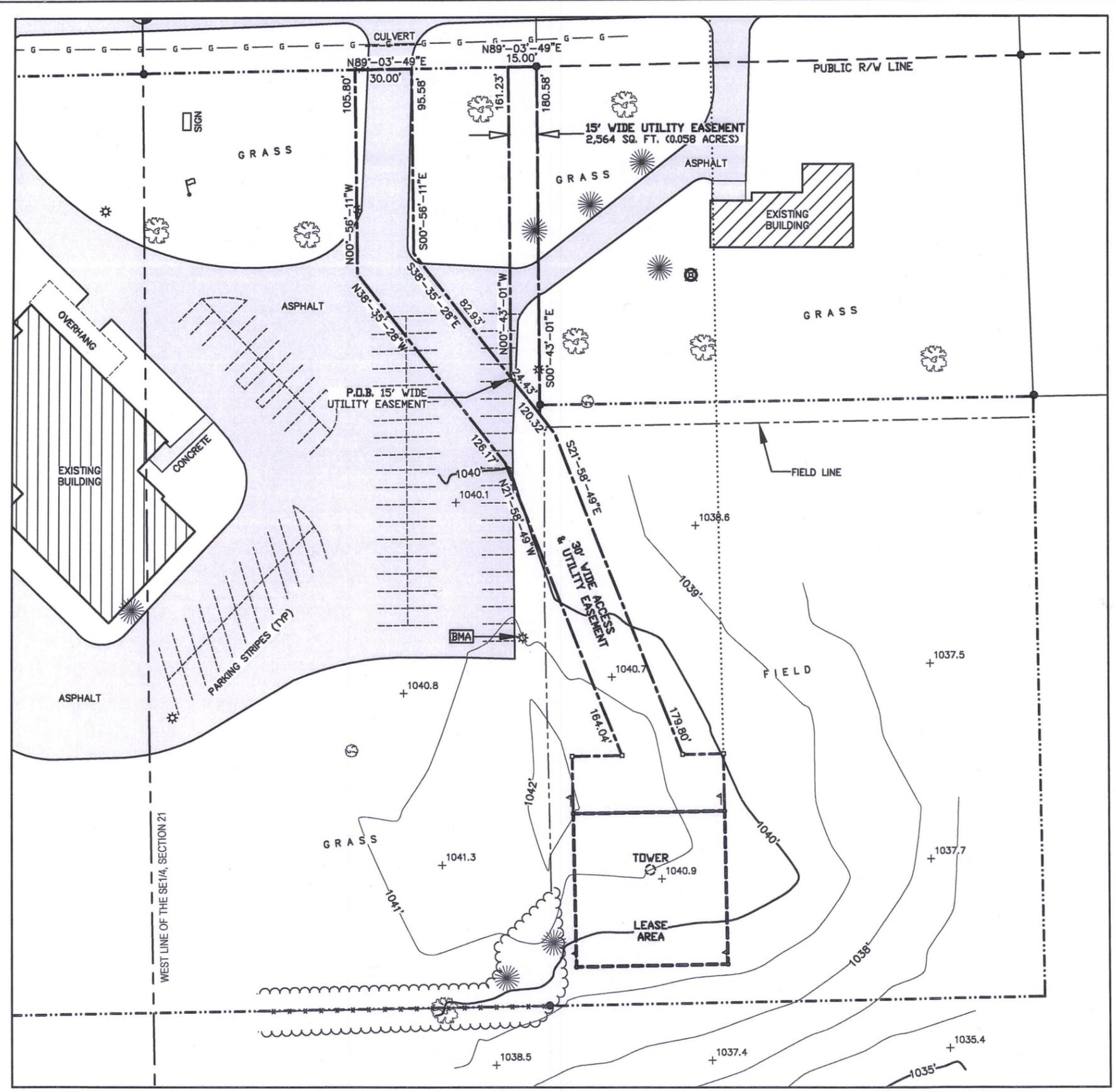
-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND ACCESS & UTILITY EASEMENT ONLY.

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE NORTH LINE OF THE SE1/4, SECTION 21, T.2N., R.17E., WHICH BEARS S88°-56'-17"W



JA4271-1
JA4271-2



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- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
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- ⊠ = COUNTY MONUMENT FOUND
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- ⊗ = EXISTING TREE
- ⊘ = EXISTING BUSH

-TOWER BASE-

LATITUDE: 42°-37'-04.93"
 LONGITUDE: 88°-29'-28.04"
 (Per North American Datum of 83/2011)

Ground Elevation: 1040.9'
 (Per North American Vertical Datum of 1988)



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Dated this 10th day of JULY, 2017.

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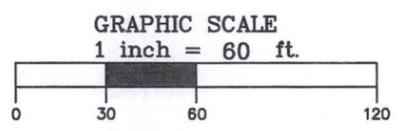
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 FOR
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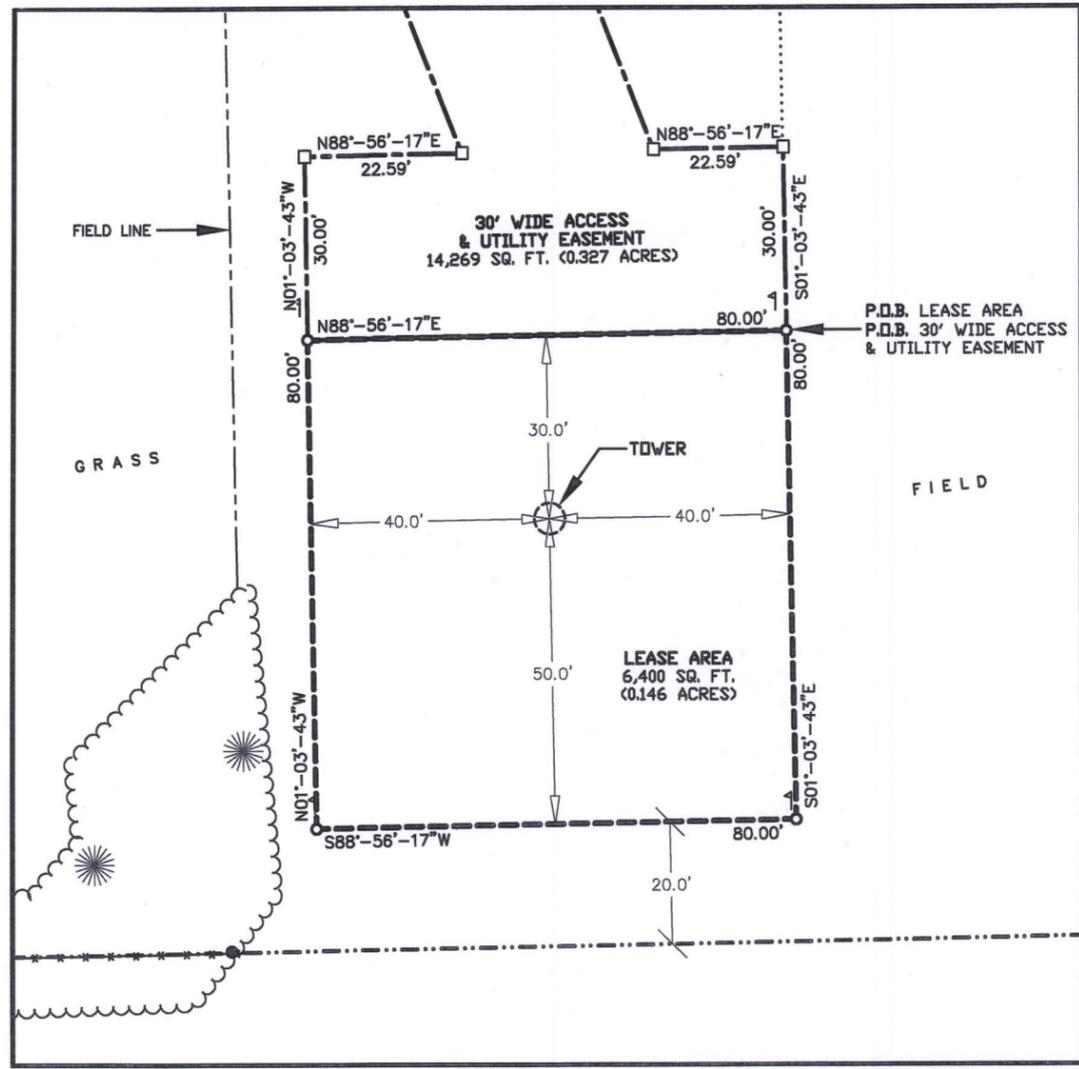
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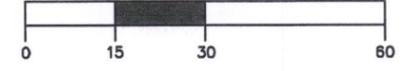
DRAWN BY: J.B.	FIELD WORK DATE: 5-31-17
CHECKED BY: C.A.K.	FIELD BOOK: M-40, PG.50
JOB NO.: 9492	SHEET 2 OF 3

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN EAST FACE OF LIGHT POLE; ±1' ABOVE GROUND LEVEL
 ELEVATION: 1042.57'





GRAPHIC SCALE
1 inch = 30 ft.



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BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE NORTH LINE OF THE SE1/4, SECTION 21, T.2N., R.17E., WHICH BEARS S88°-56'-17\"/>

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Dated this 10th day of JULY, 2017.

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

LEASE AREA

A part of Lot One (1) of Certified Survey Map No. 4271 as recorded in Volume 21 on Page 197 as Document No. 777583 of Walworth County records and being located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Two (2) North, Range Seventeen (17) East, Town of Geneva, Walworth County, Wisconsin containing 6,400 square feet (0.147 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 21; thence S88°-56'-17"W 2321.72 feet along the north line of the SE1/4 of said Section 21; thence S01°-03'-43"E 422.02 feet to the point of beginning; thence continue S01°-03'-43"E 80.00 feet; thence S88°-56'-17"W 80.00 feet; thence N01°-03'-43"W 80.00 feet; thence N88°-56'-17"E 80.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4271 as recorded in Volume 21 on Page 197 as Document No. 777583 of Walworth County records and being located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Two (2) North, Range Seventeen (17) East, Town of Geneva, Walworth County, Wisconsin containing 14,269 square feet (0.327 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 21; thence S88°-56'-17"W 2321.72 feet along the north line of the SE1/4 of said Section 21; thence S01°-03'-43"E 422.02 feet to the point of beginning; thence S88°-56'-17"W 80.00 feet; thence N01°-03'-43"W 30.00 feet; thence N88°-56'-17"E 22.59 feet; thence N21°-58'-49"W 164.04 feet; thence N38°-35'-28"W 126.17 feet; thence N00°-56'-11"W 105.80 feet to a point on the south line of Palmer Road; thence N89°-03'-49"E 30.00 feet along said south line of Palmer Road; thence S00°-56'-11"E 95.58 feet; thence S38°-35'-28"E 120.32 feet; thence S21°-58'-49"E 179.80 feet; thence N88°-56'-17"E 22.59 feet; thence S01°-03'-43"E 30.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

15' WIDE UTILITY EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4271 as recorded in Volume 21 on Page 197 as Document No. 777583 of Walworth County records and being located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Two (2) North, Range Seventeen (17) East, Town of Geneva, Walworth County, Wisconsin containing 2,564 square feet (0.058 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 21; thence S88°-56'-17"W 2321.72 feet along the north line of the SE1/4 of said Section 21; thence S01°-03'-43"E 422.02 feet; thence S88°-56'-17"W 80.00 feet; thence N01°-03'-43"W 30.00 feet; thence N88°-56'-17"E 22.59 feet; thence N21°-58'-49"W 164.04 feet; thence N38°-35'-28"W 126.17 feet; thence N00°-56'-11"W 105.80 feet; thence N89°-03'-49"E 30.00 feet; thence S00°-56'-11"E 95.58 feet; thence S38°-35'-28"E 82.93 to the point of beginning; thence N00°-43'-01"W 161.23 feet to a point on the south line of Palmer Road; thence N89°-03'-49"E 15.00 feet along said south line of Palmer Road; thence S00°-43'-01"E 180.58 feet; thence N38°-35'-28"W 24.43 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PARENT PARCEL

An interest in land, said interest being over a portion of the following described parent parcel:

Lot 1 of Certified Survey Map No. 4271, recorded November 20, 2009 in Volume 27 of Certified Surveys, on Page 197 as Document No. 777583 and located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 11, T2N, R17E, Town of Geneva, Walworth County, Wisconsin, and containing 6.574 acres, more or less.

AND BEING a portion of the same property conveyed to Como Community Church, a religious corporation from Chester McKaig and Edna McKaig by Warranty Deed dated October 31, 1961 and recorded November 02, 1961 in Deed Book 572, Page 11; ALSO BEING a portion of the same property conveyed to Como Community Church, a religious corporation from George C. Jacobsen and Minnie H. Jacobsen by Warranty Deed dated December 06, 1961 and recorded January 16, 1962 in Deed Book 574, Page 153; ALSO BEING a portion of the same property conveyed to Como Community Church, a religious corporation from George C. Jacobsen and Minnie H. Jacobsen by Warranty Deed dated November 07, 1968 and recorded November 20, 1968 in Deed Book 669, Page 114; ALSO BEING a portion of the same property conveyed to Como Community Church, a religious corporation from George C. Jacobsen and Minnie H. Jacobsen by Warranty Deed dated January 19, 1978 and recorded January 25, 1978 in Deed Book 204, Page 787.

Tax Parcel No. JA427100001

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company

Commitment No. 24819724

Effective Date: March 10, 2017

Fee Simple Title Vested In: Como Community Church, a religious 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) Plat of Certified Survey Map No. 4271 recorded in Plat Book 27, Page 197. **This describes the parent parcel. No easements appear on this survey map.**
- (9) Electric Line Easement in favor of Wisconsin Power and Light Company, its successors and assigns, set forth in instrument recorded on 03/05/1971 in Deed Book 42, Page 741. **Does not apply to the parent parcel.**
- (10) Easement in favor of Wisconsin Power and Light Company, a Wisconsin corporation, set forth in instrument recorded on 02/19/1999 in Deed Book 661, Page 6390. **Does not apply to the parent parcel.**
- (11) Right of First Refusal from "Como" Community Church to The William H. John, dated 02/16/2010 and recorded 02/18/2010 in Instrument No. 783335. **Applies to the parent parcel but is not a survey related matter.**

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