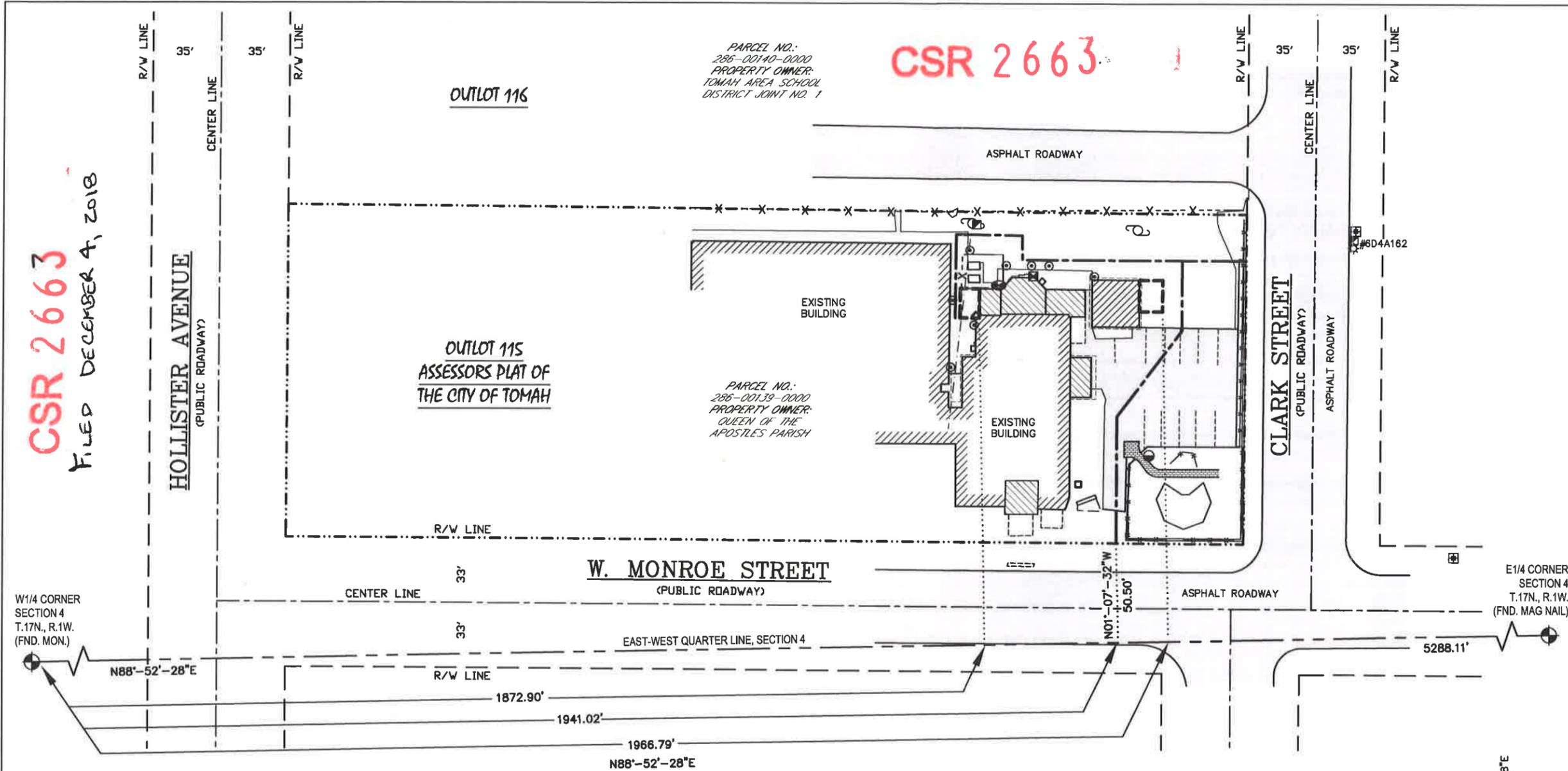


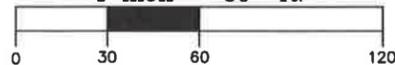
**CSR 2663**  
FILED DECEMBER 4, 2018



W1/4 CORNER SECTION 4 T.17N., R.1W. (FND. MON.)

E1/4 CORNER SECTION 4 T.17N., R.1W. (FND. MAG NAIL)

GRAPHIC SCALE  
1 inch = 60 ft.



**-LEGEND-**

- = 6" NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = EXISTING POWER POLE
- ⊗ = ELECTRIC METER
- ⊠ = TELEPHONE PEDESTAL
- ⊞ = FIBER OPTIC VAULT
- ⊙ = GAS METER
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- ⊙ = CAP
- OPL — OPL — = OVERHEAD ELECTRIC
- T — T — = BURIED TELEPHONE
- E — E — = BURIED ELECTRIC
- G — G — = BURIED GAS LINE
- — — — = PROPERTY LINE
- 🌳 = EXISTING TREE

**CENTER OF CHURCH STEEPLE**

LATITUDE: 43°-58'-46.88"  
LONGITUDE: 90°-30'-27.44"  
(Per North American Datum of 83/2011)  
Top of Cross Elevation: 1138.8'  
(Highest Point)  
Top of Steeple Elevation: 1127.5'  
Ground Elevation: 996.7'  
(Per North American Vertical Datum of 1988)

**CSR 2663**

PARCEL NO.: 286-00140-0000  
PROPERTY OWNER: TOMAH AREA SCHOOL DISTRICT JOINT NO. 1

PARCEL NO.: 286-00139-0000  
PROPERTY OWNER: QUEEN OF THE APOSTLES PARISH

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR

BEARINGS REFERENCED TO THE MONROE COUNTY COORDINATE SYSTEM AND THE EAST-WEST QUARTER LINE, SECTION 4, T.17N., R.1W., WHICH BEARS N88°-52'-28"E



I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, 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 17<sup>TH</sup> day of OCTOBER, 2018.

*Steven C. DeJong*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791

SURVEYED FOR:

624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
www.edgeconsult.com

SURVEYED FOR:

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: TOMAH DT
SITE NUMBER: 458654
SITE ADDRESS: 303 W. MONROE ST. TOMAH, WI 54660

PROPERTY OWNER:  
QUEEN OF THE APOSTLES PARISH  
203 W. MONROE ST.  
TOMAH, WI 54660

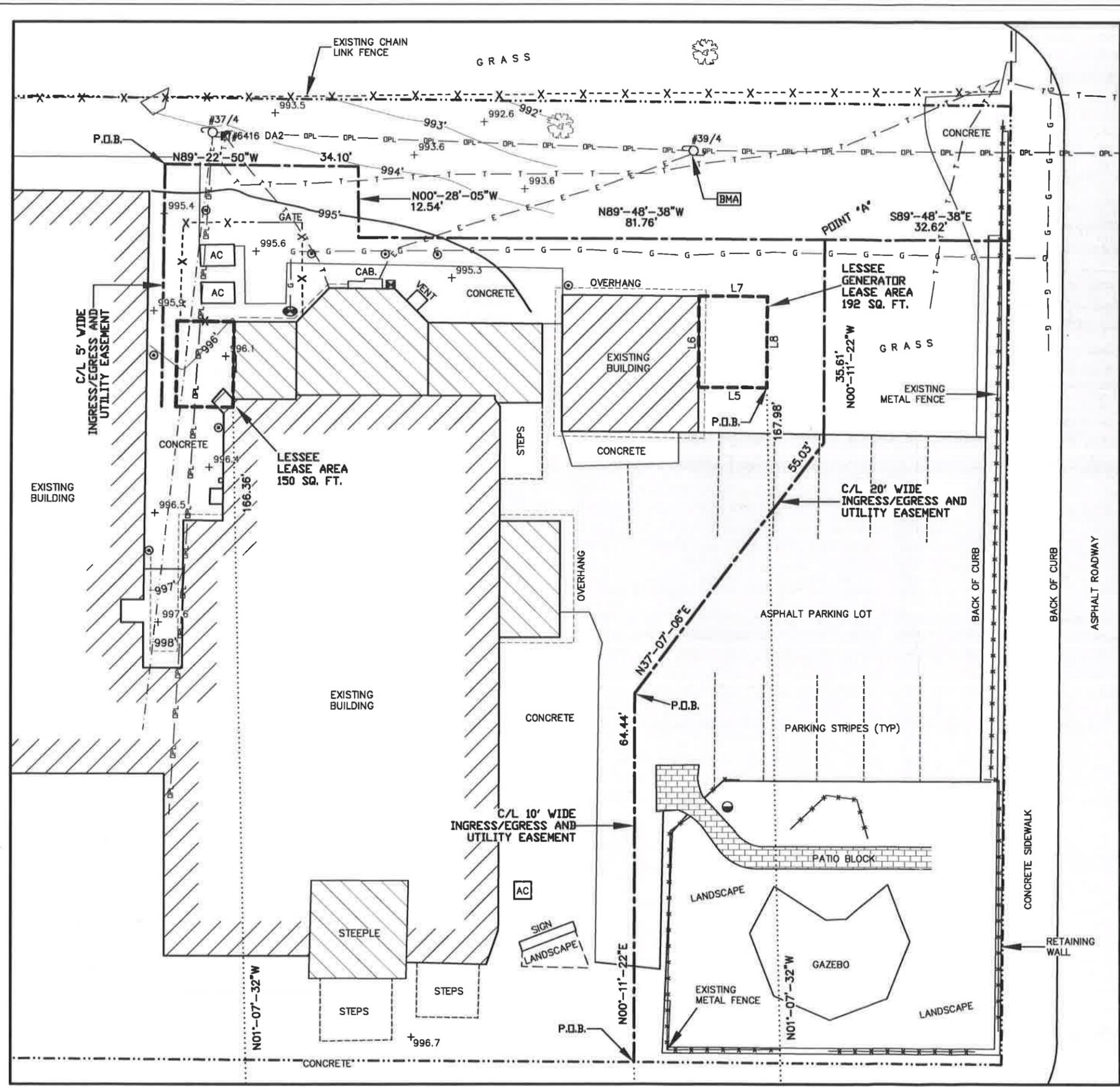
PARCEL NO.: 286-00139-0000  
ZONED: INTUITIONAL  
DEED REFERENCE: DOCUMENT NO. 650798

LEASE EXHIBIT  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 4, T.17N., R.1W., CITY OF TOMAH, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
6	10/17/18	Revised Easement	JB
5	7/24/18	Revised Lease & Easements	JB
4	5/15/18	Added Title Report	JD
3	5/7/18	Added Lease Parcels	JD
2	4/18/18	Added Easements	JB

DRAWN BY: J.B.	FIELD WORK DATE: 1-11-18
CHECKED BY: S.C.D.	FIELD BOOK: M-47, PG.5
JOB NO.: 9958	SHEET 1 OF 4

CSR 2663



**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. 20180200497.

-AREA INDICATED TO BE CLEAR OF PRIVATE UTILITY LINES ON 1-11-2018.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

**FEMA NOTE:**  
-ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55081C0382D, DATED JANUARY 20 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

**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.

**-LEGEND-**

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- G — G — = BURIED GAS LINE
- - - - - = PROPERTY LINE
- ⊕ = EXISTING TREE

Line #	Direction	Length
L1	S89°22'50"E	10.00'
L2	S00°37'10"W	15.00'
L3	N89°22'50"W	10.00'
L4	N00°37'19"E	15.00'
L5	N89°48'38"W	12.00'
L6	N00°11'22"E	16.00'
L7	S89°48'38"E	12.00'
L8	S00°11'22"W	16.00'



I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

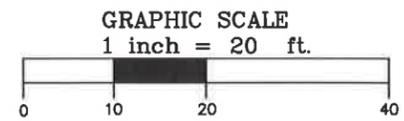
**SURVEYOR'S CERTIFICATE**  
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 17<sup>TH</sup> day of OCTOBER, 2018.

*Steven C. DeJong*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791

**BENCHMARK INFORMATION**

SITE BENCHMARK: (BM A)  
SET 6" NAIL IN WEST FACE OF POWER POLE #39/4; ±1' ABOVE GROUND LEVEL  
ELEVATION: 993.36'



**Edge Consulting Engineers, Inc.**  
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**SITE NAME:**  
TOMAH DT

**SITE NUMBER:**  
458654

**SITE ADDRESS:**  
303 W. MONROE ST.  
TOMAH, WI 54660

**PROPERTY OWNER:**  
QUEEN OF THE APOSTLES PARISH  
203 W. MONROE ST.  
TOMAH, WI 54660

**PARCEL NO.:** 286-00139-0000

**ZONED:** INTUITIONAL

**DEED REFERENCE:** DOCUMENT NO. 650798

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 4, T.17N., R.1W., CITY OF TOMAH, MONROE COUNTY, WISCONSIN

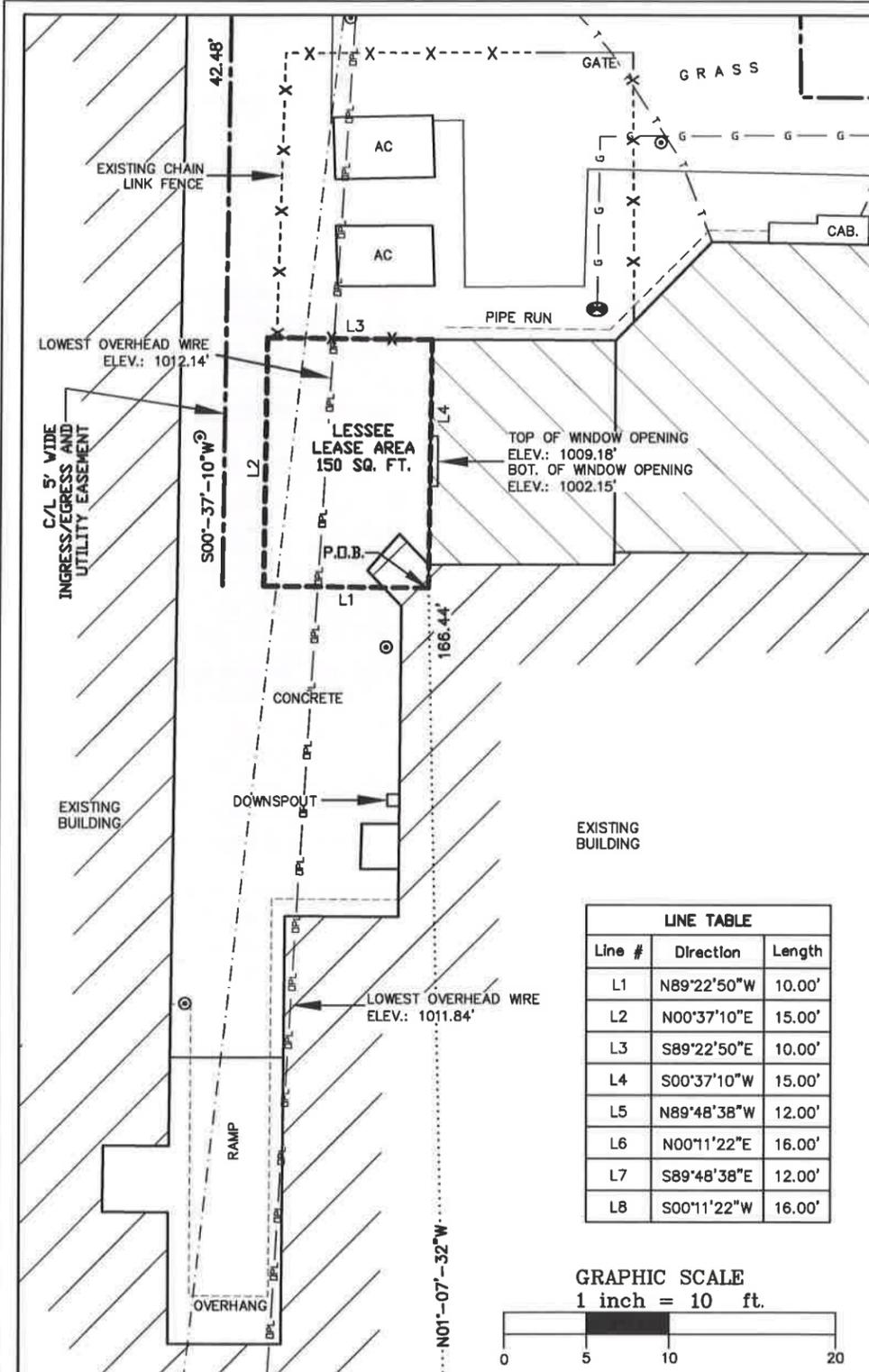
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**DRAWN BY:** J.B. **FIELD WORK DATE:** 1-11-18

**CHECKED BY:** S.C.D. **FIELD BOOK:** M-47, PG.5

**JOB NO.:** 9958 **SHEET** 2 **OF** 4

CSR 2663



**LESSEE LEASE AREA**  
A part of Outlot 115, Assessor's Plat of The City of Tomah, located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin containing 150 square feet (0.003 acres) of land and being described by:  
Commencing at the West Quarter Corner of said Section 4; thence N88°-52'-28"E 1872.90 feet along the east-west quarter line of said Section 4; thence N01°-07'-32"W 166.36 feet to the point of beginning; thence N89°-22'-50"W 10.00 feet; thence N00°-37'-10"W 15.00 feet; thence S89°-22'-50"E 10.00 feet; thence S00°-37'-10"W 15.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

**LESSEE GENERATOR LEASE AREA**  
A part of Outlot 115, Assessor's Plat of The City of Tomah, located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin containing 192 square feet (0.004 acres) of land and being described by:  
Commencing at the West Quarter Corner of said Section 4; thence N88°-52'-28"E 1941.02 feet along the east-west quarter line of said Section 4; thence N01°-07'-32"W 167.98 feet to the point of beginning; thence S89°-48'-38"W 12.00 feet; thence N00°-11'-22"E 16.00 feet; thence N89°-48'-38"E 12.00 feet; thence S00°-11'-22"E 16.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

**LESSEE 20' WIDE INGRESS/EGRESS & UTILITY EASEMENT**  
A part of Outlot 115, Assessor's Plat of The City of Tomah, located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin containing 5,033 square feet (0.115 acres) of land and being Ten (10) feet each side of and parallel with the following described line:  
Commencing at the West Quarter Corner of said Section 4; thence N88°-52'-28"E 1941.02 feet along the east-west quarter line of said Section 4; thence N01°-07'-32"W 50.50 feet to a point on the north line of W. Monroe Street; thence N00°-11'-22"E 64.44 feet to the point of beginning; thence N37°-07'-06"E 55.03 feet; thence N00°-11'-22"W 35.61 feet to a point herein after referred to as Point "A"; thence S89°-48'-38"E 32.62 feet to the West line of Clark Street and the point of termination. Also beginning at said Point "A"; thence N89°-48'-38"W 81.76 feet; thence N00°-28'-05"W 12.54 feet; thence N89°-22'-50"W 34.10 feet to the point of termination.

**LESSEE 10' WIDE INGRESS/EGRESS & UTILITY EASEMENT**  
A part of Outlot 115, Assessor's Plat of The City of Tomah, located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin containing 644 square feet (0.015 acres) of land and being Five (5) feet each side of an parallel with the following described line:  
Commencing at the West Quarter Corner of said Section 4; thence N88°-52'-28"E 1941.02 feet along the east-west quarter line of said Section 4; thence N01°-07'-32"W 50.50 feet to a point on the north line of W. Monroe Street and the point of beginning; thence N00°-11'-22"E 64.44 feet to the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said north line of W. Monroe Street.

**LESSEE 5' WIDE INGRESS/EGRESS & UTILITY EASEMENT**  
A part of Outlot 115, Assessor's Plat of The City of Tomah, located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventeen (17) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin containing 212 square feet (0.005 acres) of land and being 2.50 feet each side of an parallel with the following described line:  
Commencing at the West Quarter Corner of said Section 4; thence N88°-52'-28"E 1941.02 feet along the east-west quarter line of said Section 4; thence N01°-07'-32"W 50.50 feet to a point on the north line of W. Monroe Street; thence N00°-11'-22"E 64.44 feet; thence N37°-07'-06"E 55.03 feet; thence N00°-11'-22"W 35.61 feet; thence N89°-48'-38"W 81.91 feet; thence N00°-28'-05"W 12.54 feet; thence N89°-22'-50"W 34.10 feet to the point of beginning; thence S00°-37'-10"W 42.48 feet to the point of termination.

**PARENT PARCEL**  
ONE OF THOSE PARCELS OF LAND IN MONROE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 650798, ID# 286-00139-0000, BEING KNOWN AND DESIGNATED AS FOLLOWS:

OUTLOT 115 OF THE ASSESSORS PLAT OF THE CITY OF TOMAH, ALSO DESCRIBED AS THE SOUTH 165 FEET OF HOLLISTERS RESERVE, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

**TITLE REPORT REVIEW**  
TITLE REPORT: AMC SETTLEMENT SERVICES  
COMMITMENT NO.: 11717205  
EFFECTIVE DATE: MARCH 27, 2018  
FEE SIMPLE TITLE VESTED IN: QUEEN OF THE APOSTLES PARISH  
NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASED PREMISES 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 RIGHT-OF-WAY EASEMENT FROM ST. MARY'S PARISH TO NORTH-WEST TELEPHONE COMPANY AS SET FORT IN DOC # 331318, RECORDED 05/04/1977, MONROE COUNTY RECORDS. THIS EASEMENT ONLY DESCRIBES THE PARENT PARCEL AND IS STATED TO FOLLOW THE EXISTING BURIED TELEPHONE LINES ON THE PROPERTY. ALL EXISTING BURIED UTILITIES ARE PLOTTED AND SHOWN; HOWEVER, THE SURVEYOR HAS NO MEANS TO DETERMINE WHO IS THE OWNER OF THOSE LINES. APPLIES TO PARENT PARCEL, BUT CANNOT BE ACCURATELY MAPPED.  
(9) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, SERVITUDES, RESERVATIONS FOR MINERALS OR MINERAL RIGHTS, IF ANY, AFFECTING TITLE TO THE LAND, WHICH: (I) APPEAR IN OR ARE REFERENCED IN THE PUBLIC LAND RECORDS, OR (II) APPEAR IN, ARE SHOWN ON, OR ARE REFERENCED IN ANY RECORDED PLAT OR CERTIFIED SURVEY MAP. NOTHING DISCLOSED IN REFERENCE DOCUMENTS. DOES NOT APPLY.  
(10) SUBJECT TO ANY PRIVATE ASSESSMENTS FOR ASSOCIATION DUES OR OTHERWISE. THIS IS NOT A SURVEY RELATED ITEM.  
(11) ARTICLES OF INCORPORATION FOR ST. MARY (IMMACULATE CONCEPTION) PARISH RECORDED 10/23/2006 IN DOC# 566729, MONROE COUNTY RECORDS. THIS IS NOT A SURVEY RELATED ITEM.  
ARTICLES OF INCORPORATION FOR QUEEN OF THE APOSTLES PARISH RECORDED 06/22/2015 IN DOC# 649886, MONROE COUNTY RECORDS. THIS IS NOT A SURVEY RELATED ITEM.  
ARTICLES OF DISSOLUTION FOR ST. MARY (IMMACULATE CONCEPTION) PARISH RECORDED 10/14/2015 IN DOC# 652605, MONROE COUNTY RECORDS. THIS IS NOT A SURVEY RELATED ITEM.  
(12-13) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

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Dated this 17<sup>th</sup> day of October, 2018.  
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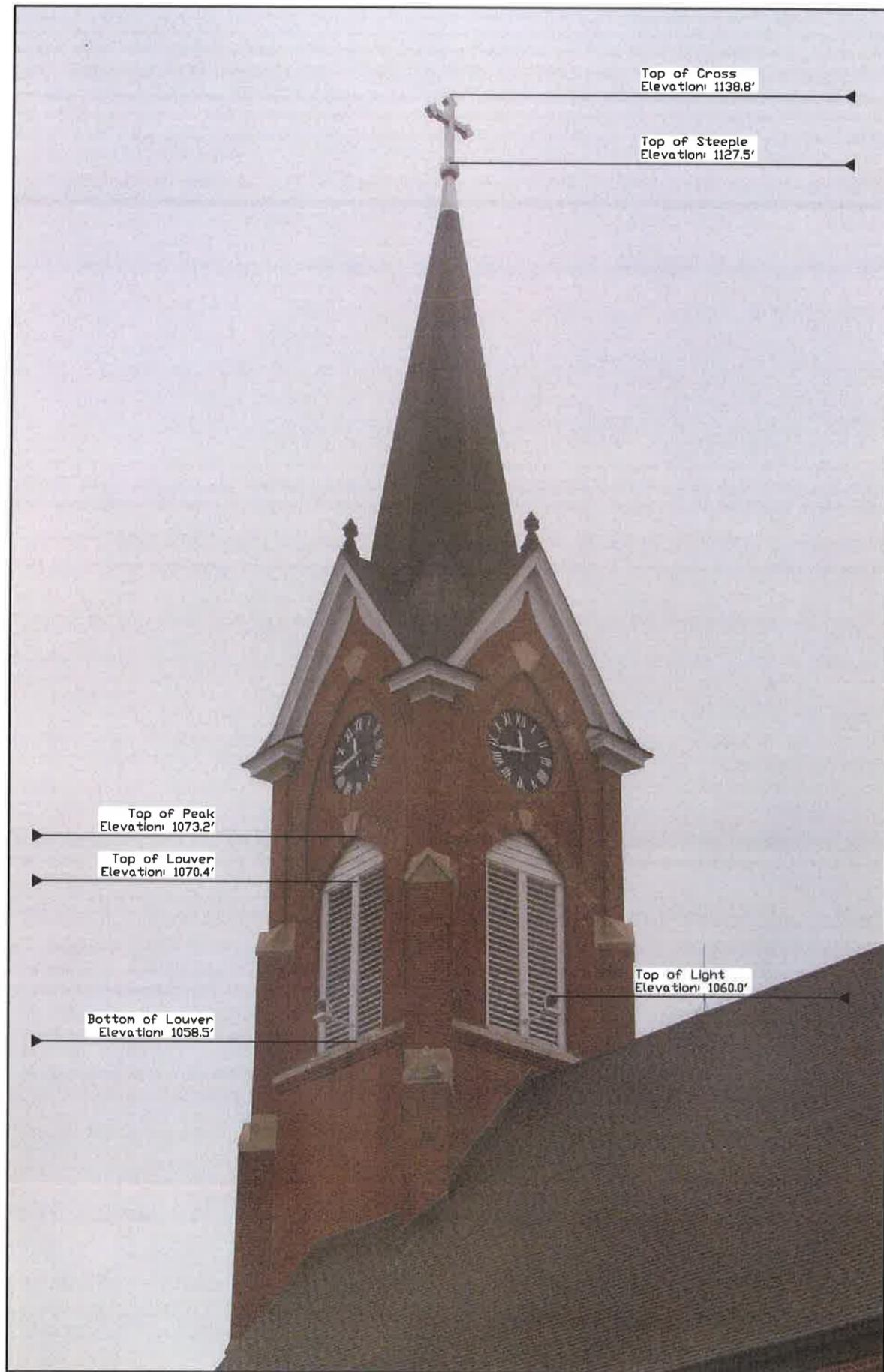
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**PARCEL NO.:** 286-00139-0000  
**ZONED:** INTUITIONAL  
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**LEASE EXHIBIT**  
FOR  
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BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 4, T.17N., R.1W., CITY OF TOMAH, MONROE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
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**DRAWN BY:** J.B. **FIELD WORK DATE:** 1-11-18  
**CHECKED BY:** S.C.D. **FIELD BOOK:** M-47, PG.5  
**JOB NO.:** 9958 **SHEET** 3 OF 4



CSR 2663

SURVEYED FOR:

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 BEING A PART OF THE SE1/4 OF THE  
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 OF TOMAH, MONROE COUNTY,  
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WISCONSIN  
 STEVEN C. DEJONG  
 S-2791  
 FREEDOM  
 WIS.  
 S.C.D.  
 OCTOBER 17, 2018