

LESSEE'S LAND SPACE

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 1,400 square feet (0.032 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 196.76 feet along the West line of said Lot 1; thence N89°-23'-01"E 25.14 feet to the point of beginning; thence N90°-00'-00"E 56.00 feet; thence S00°-00'-00"E 25.00 feet; thence S90°-00'-00"W 56.00 feet; thence N00°-00'-00"E 25.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

LESSEE'S 30 FOOT WIDE RIGHTS OF WAY FOR INGRESS/EGRESS

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 7,191 square feet (0.165 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 181.60 feet along the West line of said Lot 1; thence N89°-23'-01"E 10.00 feet to the point of beginning; thence N90°-00'-00"E 24.82 feet to a point herein after referred to as Point "A"; thence continue N90°-00'-00"E 33.21 feet to the point of termination. Also beginning at said Point "A"; thence N00°-00'-00"E 84.71 feet; thence N11°-12'-52"W 46.05 feet; thence N00°-36'-59"W 51.87 feet to a point on the Southerly Right of Way line of 11th Street and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Southerly Right of Way line of 11th Street.

LESSEE'S 12 FOOT WIDE RIGHTS OF WAY FOR UTILITIES

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 4,201 square feet (0.096 acres) of land and being Six (6) feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 23.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 196.76 feet along the West line of said Lot 1; thence N89°-23'-01"E 25.14 feet; thence N90°-00'-00"E 42.72 feet; thence N00°-00'-00"E 6.00 feet to the point of beginning; thence N90°-00'-00"E 19.28 feet; thence S00°-00'-00"E 43.66 feet; thence N90°-00'-00"E 23.98 feet; thence N77°-39'-33"E 13.77 feet to a point herein after referred to as Point "B"; thence continue N77°-39'-33"E 16.95 feet to the point of termination. Also, beginning at said Point "B"; thence N02°-06'-03"W 127.79 feet; thence N00°-36'-59"W 104.70 feet to a point on the Southerly Right of Way line of 11th Street and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Southerly Right of Way line of 11th Street.

LESSEE'S TEMPORARY CONSTRUCTION EASEMENT

A part of Lot One (1) of Certified Survey Map No. 4512, recorded in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin containing 5,206 square feet (0.119 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 25; thence N89°-11'-05"E 1061.12 feet along the East-West Quarter Section Line of said Section 25; thence S00°-48'-55"E 24.90 feet to the Northwest corner of said Lot 1, C.S.M. No. 4512; thence S00°-36'-58"E 171.60 feet along the West line of said Lot 1; thence N89°-23'-01"E 10.00 feet to the point of beginning; thence N90°-00'-00"E 58.36 feet; thence S02°-04'-16"E 9.46 feet; thence N88°-20'-18"E 12.71 feet; thence S00°-00'-00"E 65.91 feet; thence S90°-00'-00"W 70.60 feet; thence N00°-36'-59"W 75.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

PARENT PARCEL

Lot One (1) of Certified Survey Map No. 4512, recorded in the Office of the Register of Deeds for Green County, Wisconsin on April 27th, 2010, in Volume 19 of Certified Survey Maps, on Pages 28-30, as Document No. 524680, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Five (25), Township Two (2) North, Range Nine (9) East, City of Brodhead, Green County, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-414274-MAD Amendment "A"

Effective Date: October 02, 2009

Fee Simple Title Vested In: City of Brodhead

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) Utility Easement by City of Brodhead to General Telephone Company of Wisconsin, dated on September 23, 1972 and recorded in the office of the Register of Deeds for Green County, WI on October 10, 1972 in Volume 259 of Records, Page 266 as Document No. 240335 and as disclosed by Certified Survey Map No. 4512. Lessee's proposed Rights of Way for Utilities crosses this easement. Plotted and Shown.

(9-11) This is a General Statement and not a Specific Encumbrance.

July 13, 2010 Ver 12 pg. 120



NO.	DATE	DESCRIPTION	BY
9	6-29-10	Revised Easements	J.D.
8	5-24-10	Added Dimensions	J.D.
7	5-17-10	Added Amended Title	J.D.
6	5-11-10	Revised Parent Parcel	J.D.
5	2-18-10	Revised Lease & Ease.	J.D.
4	1-29-10	Revised Entity Name	J.D.
3	11-02-09	Added Title Commitment	J.D.
2	10-16-09	Revise Tower Location	J.D.
1	10-09-09	PRELIMINARY SUBMITTAL	J.D.

  

DRAWN BY: J.B.	DATE: 10-6-09
CHECKED BY: C.A.K.	FIELD BOOK: M-15, P.57-58
JOB NO.: 5874-B541	SHEET 3 of 3

SITE NAME: BRODHEAD	SITE ADDRESS: 1700 11TH STREET BRODHEAD, WI 53520	SITE SURVEY FOR WISCONSIN RSA No. 8 LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS
SITE NUMBER: 221302		
<b>MERIDIAN</b> SURVEYING, LLC		BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 25, T.2N., R.9E., CITY OF BRODHEAD, GREEN COUNTY, WISCONSIN
N8774 Firelane 1 Office: 920-993-0881 Menasha, WI 54952 Fax: 920-273-6037		