

PROJECT- MOUNT HOPE #223615

SURVEYED FOR:
WISCONSIN RSA #8 LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
4600 WEST COLLEGE AVENUE
APPLETON, WI 54915

PROPERTY OWNER:
DAVID & RHONDA DIGMAN
12965 RIDGE ROAD
MT. HOPE, WI 53816

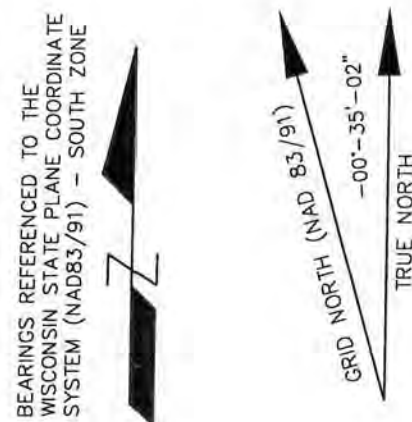
PARCEL NO.: 038-00255-0010

ZONED: AGRICULTURAL

DEED: VOLUME 667, PAGE 42
DOCUMENT NO. 536624

PROPOSED TOWER BASE

LATITUDE: 42°-58'-46.11"
LONGITUDE: 90°-51'-00.23"
(Per North American Datum of 83/91)
Ground Elevation: 1189.5'
(Per National Geodetic Vertical Datum of 1929)



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

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered 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 4th day of JANUARY, 2010

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

PARCEL NO.:
038-00248-0010
PROPERTY OWNER:
DAVID & RHONDA DIGMAN

SW1/4 NE1/4

PARCEL NO.:
034-00253-0000
PROPERTY OWNER:
JOSEPH & CATHERINE HOFFMAN

NE1/4 SW1/4

PARCEL NO.:
038-00255-0010
PROPERTY OWNER:
DAVID & RHONDA DIGMAN

NW1/4 SE1/4

PARCEL NO.:
038-00256-0000
PROPERTY OWNER:
DAVID & RHONDA DIGMAN

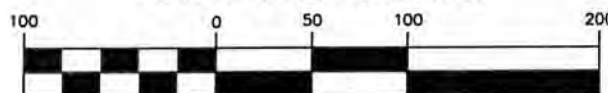
SW1/4 SE1/4

SOUTH LINE OF THE SE1/4,
SECTION 21

S1/4 CORNER
SECTION 21
T.6N., R.4W.

SE CORNER
SECTION 21
T.6N., R.4W.

GRAPHIC SCALE



11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

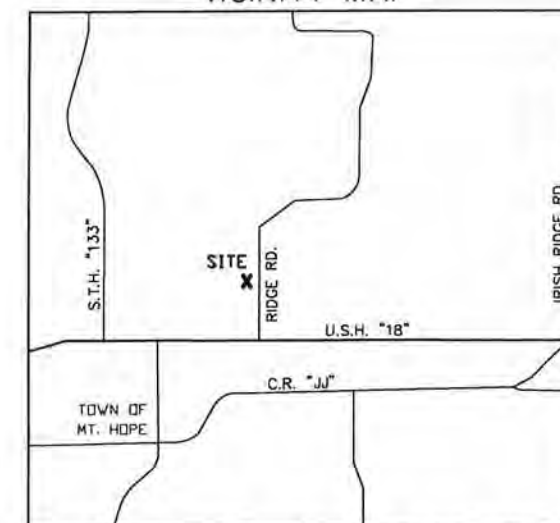
SITE NAME: MOUNT HOPE		SITE ADDRESS: 12965 RIDGE ROAD MT. HOPE, WI 53816	
SITE NUMBER: 223615			
MERIDIAN SURVEYING, LLC			
N8774 Firelane 1 Menasha, WI 54952		Office: 920-993-0881 Fax: 920-273-6037	

SITE SURVEY
FOR
WISCONSIN RSA #8 LIMITED PARTNERSHIP
dba VERIZON WIRELESS

BEING A PART OF THE NW1/4 OF THE
SE1/4, SECTION 21, T.6N., R.4W.,
TOWN OF MOUNT HOPE,
GRANT COUNTY, WISCONSIN

- LEGEND-**
- = 1" X 24" IRON PIPE SET
 - = 8" NAIL SET
 - ⊙ = COUNTY MONUMENT FOUND
 - = TELEPHONE PEDESTAL
 - ⊕ = EXISTING POWER POLE
 - OPL- = OVERHEAD ELECTRIC
 - = PROPERTY LINE

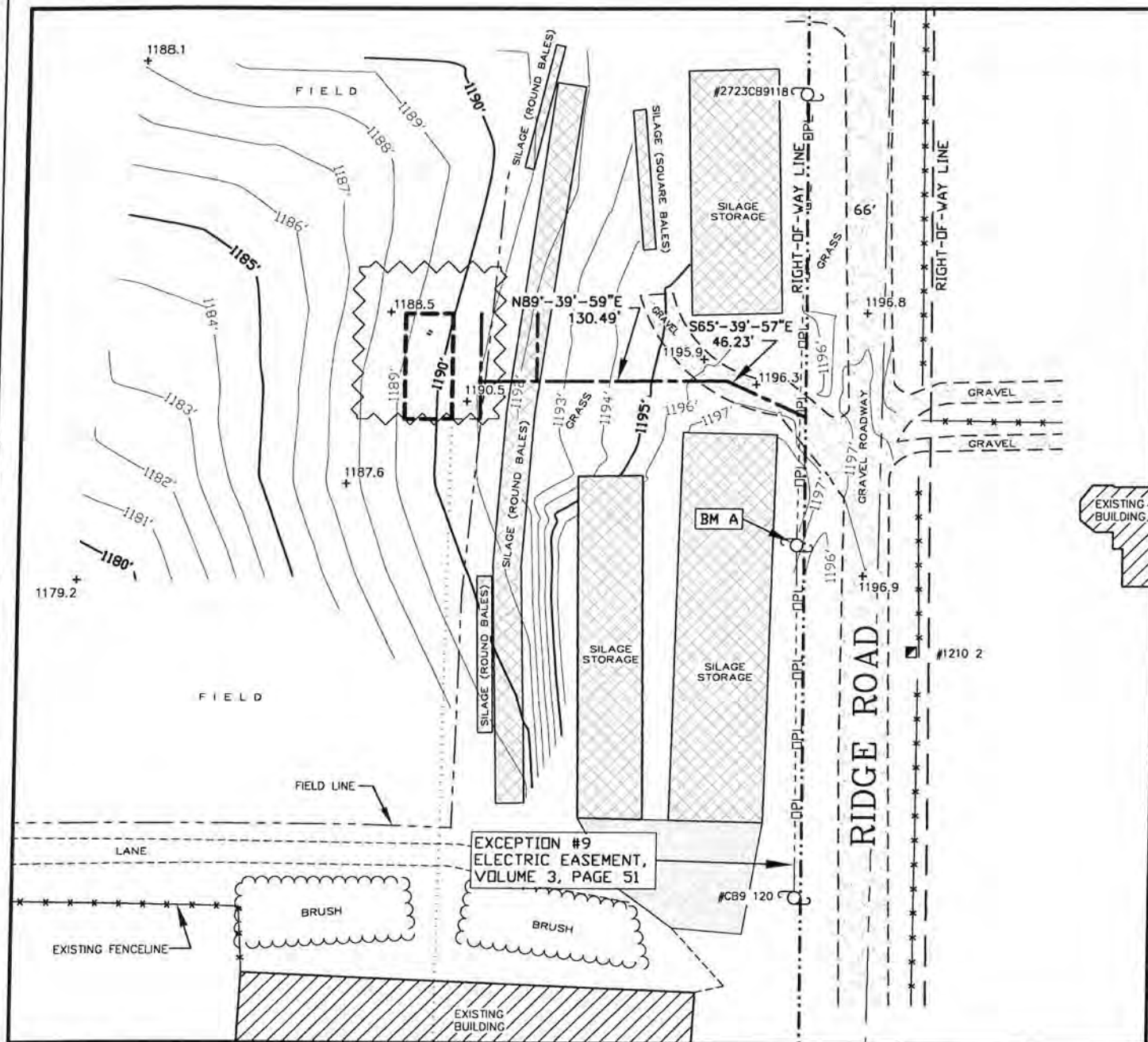
-VICINITY MAP-



5	12-30-09	Revised Misc. Survey Info.	J.D.
4	12-29-09	Revised Easement	J.D.
3	12-23-09	Added Title Report	J.D.
2	12-07-09	Revised Easement	J.D.
1	12-07-09	Preliminary Submittal	J.D.
NO.	DATE	DESCRIPTION	BY
DRAWN BY: J.D.		DATE: 12-01-09	
CHECKED BY: C.A.K.		FIELD BOOK: M-15, PG. 71	
JOB NO.: 5884-B569		SHEET 1 of 3	

JAN 28 2010

27/22



27/22

PARENT PARCEL

The Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the Southwest Quarter (S.W.1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-one (21), Township Six (6) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin.

Except a parcel of land conveyed to the State of Wisconsin, Department of Transportation, by Warranty Deed recorded in Volume 800 of Records, page 622.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-420778-MAD

Revision Information: Amendment "A"

Effective Date: November 25, 2009

Fee Simple Title Vested In:

David Digman, and Rhonda Digman, husband and wife, as survivorship marital property

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.

(9) Easement granted to Grant County Cooperative Rural Electric Association by instrument dated July 13, 1938, and recorded in Volume 3 of Rural Electric Easements, page 51 on November 23, 1940. **This is an easement of unspecified width that follows existing power poles. There is a line of power poles along the west Right of Way line of Ridge Road. The proposed Ingress/Egress and Utility Easement cross a portion of this easement. Plotted and shown.**

(10) Easement granted to Northern Natural Gas Company by instrument dated July 25, 1963 and July 26, 1963, and recorded in Volume 388 of Deeds, page 353 on October 10, 1963. This Easement is subject to Conveyance, Assignment and Bill of Sale from Enron Corp. to Northern Natural Gas Company effective as of December 31, 1990 and recorded in Volume 675 of Records, page 51 on January 2, 1991. **This is a blanket easement of unspecified width. No Diggers Hotline markings were evidenced in the area of the proposed lease or easements. Does not apply.**

(11) Terms, conditions, and provisions of Farmland Preservation Agreement by and between Digman Farms, partnership of: Lavern A. Digman, Leona M. Digman and David J. Digman, and the Wisconsin Department of Agriculture, Trade & Consumer Protection, dated May 27, 1986, and recorded in Volume 623 of Records, page 28 on June 5, 1986. **This Document applies to the Parent Parcel.**

(12) Easement granted to TDS Telecom, Inc., by instrument dated September 2, 1998, and recorded in Volume 811 of Records, page 310 on September 18, 1998. **This easement follows the north Right of Way line of U.S.H. 18 in the SW1/4 of the SE1/4 Section 21 T6N, R4W. Does not apply.**

(13) Access restrictions as set forth in Warranty Deed to the State of Wisconsin, Department of Transportation, dated March 12, 1998 and recorded in Volume 800 of Records, page 622 on April 9, 1998. **These are access restrictions along U.S.H. 18 in the SW1/4 of the SE1/4 Section 21 T6N, R4W. Does not apply.**

(14) Mortgage from David J. Digman a/k/a David Digman and Rhonda M. Digman a/k/a Rhonda Digman, husband and wife, to Badgerland Farm Credit Services, ACA, dated November 8, 2001, and recorded in Volume 894 of Records, page 840, Document #633889, on November 13, 2001, in the original amount of \$277,084.00. Said mortgage was subordinated to Mortgage at Volume 1068 of Records, page 525 by Agreement dated August 8, 2005 and recorded in Volume 1073 of Records, page 12, Document #680846 on August 16, 2005. **This Document applies to the Parent Parcel.**

(15) Mortgage from David J. Digman a/k/a David Digman and Rhonda M. Digman a/k/a Rhonda Digman, husband and wife to Badgerland Farm Credit Services, FLCA, dated July 11, 2005, and recorded in Volume 1068 of Records, page 525, Document #679743, on July 11, 2005, in the original amount of \$548,000.00. **This Document applies to the Parent Parcel.**

(16) Small Claims judgement in favor of Premier Cooperative against David J. Digman Sr. and Rhonda Digman, docketed on June 11, 2009, Case #09SC482, in the total amount of \$2,787.91, plus interest and costs.

PROPOSED LESSEE LEASE PARCEL

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Six (6) North, Range Four (4) West, Town of Mount Hope, Grant County, Wisconsin, containing 1,400 square feet (0.032 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 21; thence S89°-23'-39"E 1095.69 feet along the South line of the SE1/4 of said Section 21; thence N00°-36'-21"E 1890.58 feet to the point of beginning; thence S89°-39'-59"W 25.00 feet; thence N00°-20'-01"W 56.00 feet; thence N89°-39'-59"E 25.00 feet; thence S00°-20'-01"E 56.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PROPOSED LESSEE 30 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Six (6) North, Range Four (4) West, Town of Mount Hope, Grant County, Wisconsin, containing 8,061 square feet (0.185 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the South Quarter Corner of said Section 21; thence S89°-23'-39"E 1095.69 feet along the South line of the SE1/4 of said Section 21; thence N00°-36'-21"E 1890.58 feet; thence N89°-39'-59"E 15.00 to the point of beginning; thence N00°-20'-01"W 20.00 feet to a point herein after referred to as Point "A"; thence continue N00°-20'-01"W 36.00 feet to the point of termination. Also, beginning at said Point "A" thence N89°-39'-59"E 30.00 feet to a point herein after referred to as Point "B"; thence N00°-20'-01"W 36.00 feet to the point of termination; Also, beginning at said Point "B" thence N89°-39'-59"E 100.49 feet; thence S65°-39'-57"E 46.23 feet to a point on the Westerly Right-of-Way line of Ridge Road and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at the Westerly Right-of-Way line of said Ridge Road.

PROPOSED LESSEE TEMPORARY CONSTRUCTION EASEMENT

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Six (6) North, Range Four (4) West, Town of Mount Hope, Grant County, Wisconsin, containing 6,075 square feet (0.139 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 21; thence S89°-23'-39"E 1095.69 feet along the South line of the SE1/4 of said Section 21; thence N00°-36'-21"E 1890.58 feet to the point of beginning; thence S89°-39'-59"W 50.00 feet; thence N00°-20'-01"W 81.00 feet; thence N89°-39'-59"E 75.00 feet; thence S00°-20'-01"E 81.00 feet; thence S89°-39'-59"W 25.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.



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SITE NUMBER: 223615	
MERIDIAN SURVEYING, LLC	
N8774 Firelane 1 Menasha, WI 54952	Office: 920-993-0881 Fax: 920-273-6037

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