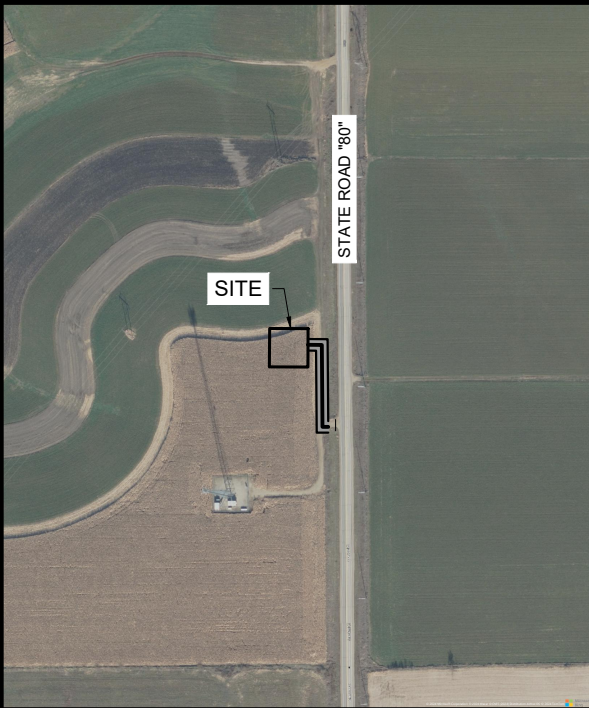


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DRAWN BY: KJX CHECKED BY: TDN



PARENT PARCEL DESCRIPTION PER TITLE REPORT:

SITUATED IN THE TOWN OF WINGVILLE, COUNTY OF GRANT, STATE OF WISCONSIN:

THE SOUTHWEST QUARTER (S.W. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) AND THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX (6) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., TOWN OF WINGVILLE, GRANT COUNTY, WISCONSIN.

EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 25, T6N, R1W, TOWN OF WINGVILLE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00° 19' 24" WEST 704.78 FEET ALONG THE WEST LINE OF THE S.E. 1/4 OF SAID SECTION 25 TO THE POINT OF BEGINNING;

THENCE NORTH 72° 22' 58" EAST 430.27 FEET; THENCE NORTH 17° 31' 26" WEST 255.52 FEET; THENCE SOUTH 89° 56' 43" WEST 335.26 FEET TO A POINT ON THE WEST LINE OF THE S.E. 1/4 OF SAID SECTION 25; THENCE SOUTH 00° 19' 24" EAST 373.57 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL LAND LOCATED IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 25, T6N, R1W, TOWN OF WINGVILLE, GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

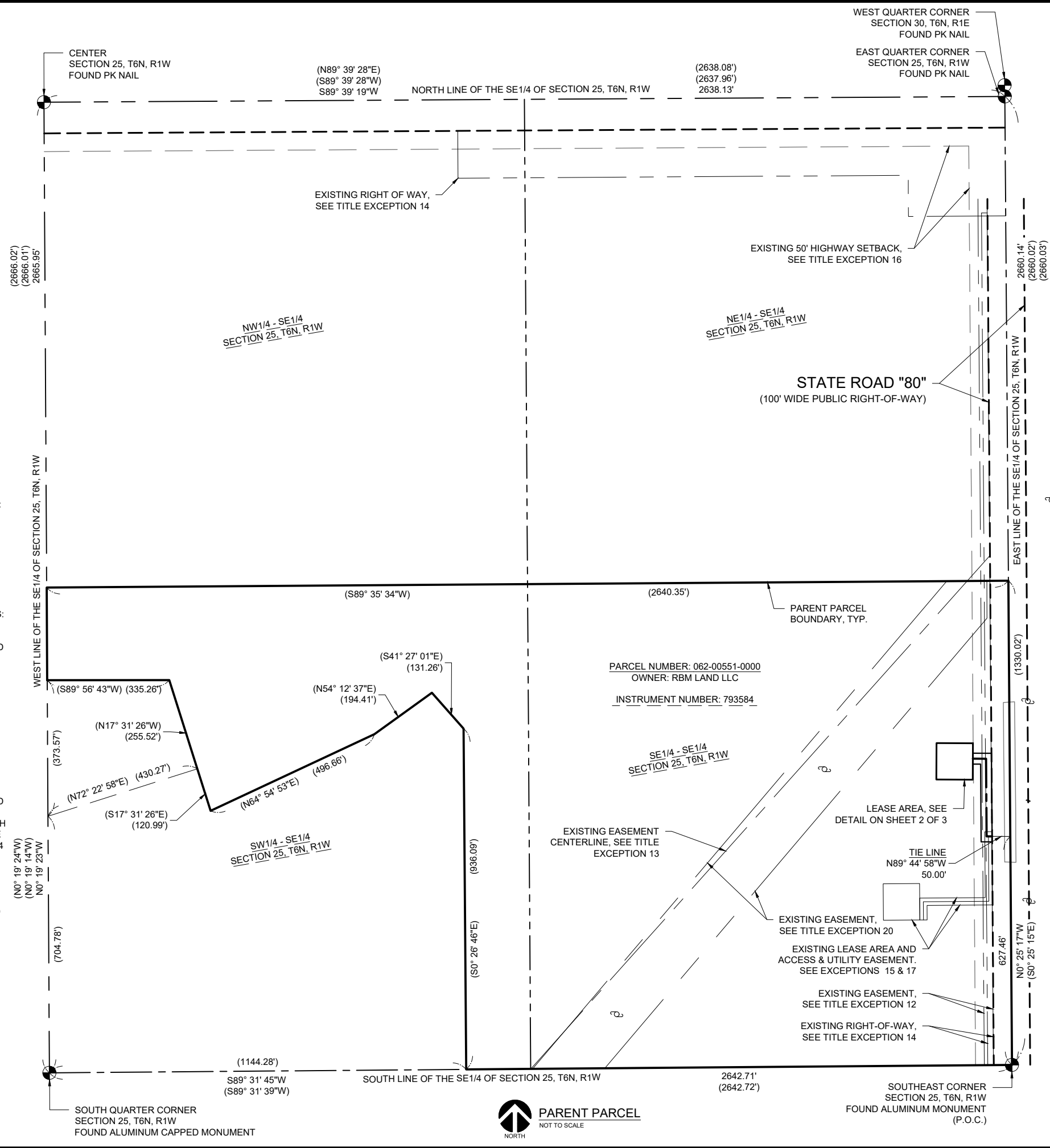
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00° 19' 24" WEST 704.78 FEET ALONG THE WEST LINE OF THE S.E. 1/4 OF SAID SECTION 25; THENCE NORTH 72° 22' 58" EAST 430.27 FEET; THENCE SOUTH 17° 31' 26" EAST 120.99 FEET; THENCE NORTH 64° 54' 53" EAST 496.66 FEET; THENCE NORTH 54° 12' 37" EAST 194.41 FEET; THENCE SOUTH 41° 27' 01" EAST 131.26 FEET; THENCE SOUTH 00° 26' 46" EAST 936.09 FEET TO A POINT ON THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 25; THENCE SOUTH 89° 31' 41" WEST 1144.28 FEET TO THE POINT OF BEGINNING.

TAX ID: 062-00551-0000

BEING THE SAME PROPERTY CONVEYED TO RBM LAND, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, GRANTEE, FROM MERLIN W. GORSLINE AND VIRGINIA M. GORSLINE, HUSBAND AND WIFE, GRANTOR, BY WARRANTY DEED RECORDED 04/16/2018, AS DOCUMENT NO. 793584, OF THE GRANT COUNTY RECORDS.

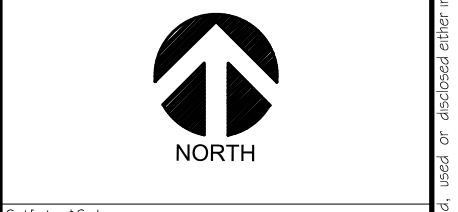
LEGEND

	SECTION CORNER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POINT OF TERMINATION
	RECORDED AS INFO
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	EXISTING LOT LINE
	EXISTING UTILITY POLE



employee-owned
(608) 643-4100 www.ramaker.com

6210 ADREY KELL ROAD
SUITE 450
CHARLOTTE, NC 28277



Certification & Seal:
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION

ISSUE DATE: 05/16/2024
PHASE: FINAL
PROJECT TITLE:

MONTFORT

PROJECT ADDRESS:
STATE ROAD 80
MONTFORT, WI 53569
GRANT COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
NONE

PROJECT NUMBER: 58998
SHEET NUMBER: 1 OF 3

I:\589900\58998\CAD\Survey\58998_Montfort Survey.dwg Printed by: kxiang on May 16, 2024 - 2:54pm

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100' X 100' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX (6) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., TOWN OF WINGVILLE, GRANT COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N0°25'17"W, 627.46 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 19; THENCE N89°44'58"W, 50.00 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF STATE ROAD "80"; THENCE CONTINUING N89°44'58"W, 18.63 FEET; THENCE N0°25'17"W, 213.33 FEET; THENCE N89°44'58"W, 36.20 FEET TO THE POINT OF BEGINNING; THENCE S0°15'02"W, 57.62 FEET; THENCE N89°44'58"W, 100.00 FEET; THENCE N0°15'02"E, 100.00 FEET; THENCE S89°44'58"E, 100.00 FEET; THENCE S0°15'02"W, 42.37 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 10,000 SQUARE FEET (0.23 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

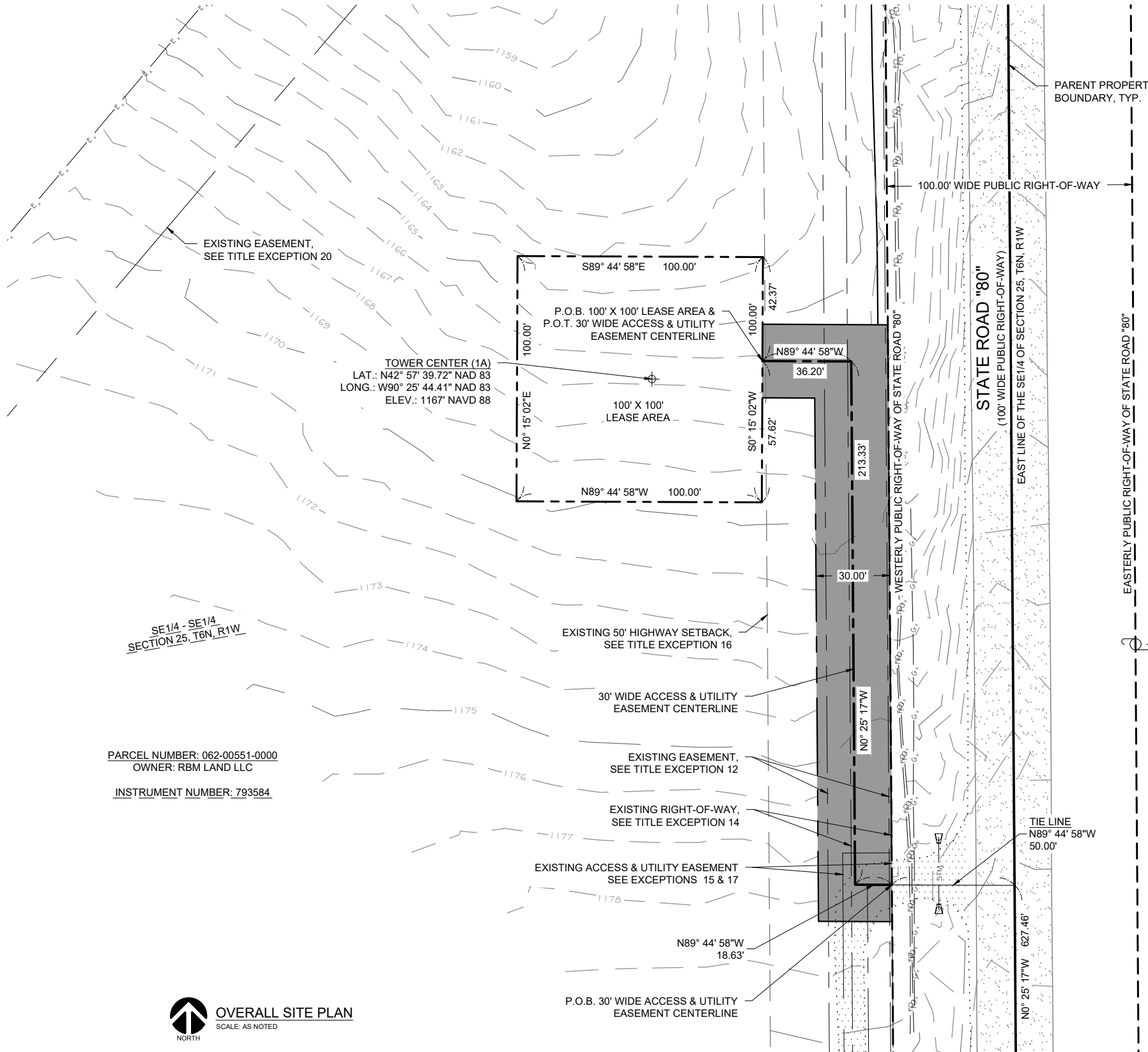
30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SIX (6) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., TOWN OF WINGVILLE, GRANT COUNTY, WISCONSIN AND WHOSE CENTERLINE IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N0°25'17"W, 627.46 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 19; THENCE N89°44'58"W, 50.00 FEET TO THE WESTERLY PUBLIC RIGHT-OF-WAY OF STATE ROAD "80" AND THE POINT OF BEGINNING; THENCE CONTINUING N89°44'58"W, 18.63 FEET; THENCE N0°25'17"W, 213.33 FEET; THENCE N89°44'58"W, 36.20 FEET TO THE EAST LINE OF THE AFOREMENTIONED LEASE AREA AND THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 268.16 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE WESTERLY PUBLIC RIGHT-OF-WAY OF STATE ROAD "80" AND TERMINATE AT THE EAST LINE OF THE AFOREMENTIONED LEASE AREA.

SURVEYOR'S NOTES

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20240502723 & 20240502762.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'HARMONI TOWERS' LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE 'HARMONI TOWERS' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE 'HARMONI TOWERS' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF STATE ROAD "80".
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 01-24004093-01T, DOCUMENT DATE: 01/30/2024.
- 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 25, T6N, R1W, MEASURED TO BEAR N0° 25' 17"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55043C0400E, ZONE X, AREA OF MINIMAL FLOOD HAZARD.



PARCEL NUMBER: 062-00551-0000
OWNER: RBM LAND LLC

INSTRUMENT NUMBER: 793584

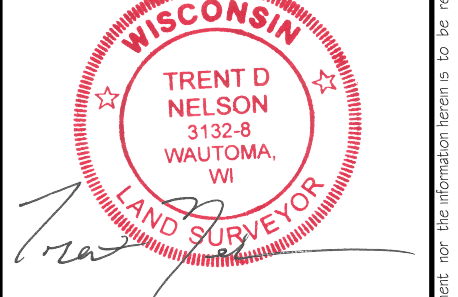
OVERALL SITE PLAN
SCALE: AS NOTED

LEGEND

	SECTION CORNER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POINT OF TERMINATION
	RECORDED AS INFO
	PARENT PARCEL BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	LEASE AREA
	EASEMENT SIDELINE
	EASEMENT CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING BURIED ELECTRIC
	EXISTING BURIED FIBER OPTIC
	EXISTING BURIED NATURAL GAS
	EXISTING BURIED STORM SEWER
	EXISTING UTILITY POLE
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL



Certification # 5648
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS
License Number: 3132-8

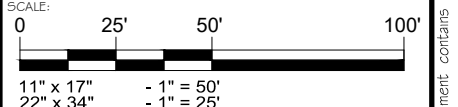
REV	DATE	DESCRIPTION

ISSUE PHASE	FINAL	DATE ISSUED	05/16/2024
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PROJECT TITLE:
MONTFORT

PROJECT ADDRESS:
STATE ROAD 80
MONTFORT, WI 53569
GRANT COUNTY

SHEET TITLE:
LEASE SURVEY



PROJECT NUMBER	58998
SHEET NUMBER	2 OF 3

TITLE REVIEW

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DOCUMENT NUMBER: 01-24004093-01T
COMMITMENT DATE: 01/30/2024
(IF THERE IS A "LAST REVISED" DATE ON THE TITLE REPORT, LIST THIS HERE.)

SCHEDULE B - PART 2 EXCEPTIONS:

1.-7. **(GENERAL EXCEPTIONS.)**

8.-9. **(NON-SURVEY EXCEPTIONS.)**

10. EASEMENT IN FAVOR OF THE WISCONSIN TELEPHONE COMPANY, RECORDED 08/20/1912, IN BOOK 176 PAGE 454, OF THE GRANT COUNTY RECORDS. **(EXISTING EASEMENT IS BLANKET IN NATURE AND THEREFORE MAY AFFECT THE LEASE AREA AND ASSOCIATED EASEMENT.)**

11. CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES IN FAVOR OF THE TOWN OF WINGVILLE AND VILLAGE OF MONTFORT, GRANT COUNTY, RECORDED 05/10/1949, IN BOOK 2 PAGE 417, OF THE GRANT COUNTY RECORDS. **(PUBLIC RIGHTS-OF-WAY OF STATE ROAD "80" & STATE HIGHWAY "18" ARE SHOWN ON SURVEY.)**

12. EASEMENT IN FAVOR OF THE WISCONSIN TELEPHONE COMPANY, RECORDED 08/02/1949, IN BOOK 283 PAGE 292, OF THE GRANT COUNTY RECORDS. NOTE: ASSIGNMENT AND ASSUMPTION OF RECORDED EASEMENTS, LICENSES AND RIGHT OF WAY AGREEMENTS FROM CENTURYTEL OF CENTRAL WISCONSIN, LLC, SUCCESSOR OF CENTURYTEL, INC., ASSIGNOR, TO VERIZON NORTH, INC., FORMERLY GTE NORTH INCORPORATED, ASSIGNEE, RECORDED 11/08/2000, IN BOOK 859 PAGE 940, OF THE GRANT COUNTY RECORDS. **(EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA BUT DOES AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)**

13. EASEMENT IN FAVOR OF THE WISCONSIN POWER AND LIGHT COMPANY, RECORDED 09/04/1958, IN BOOK 348 PAGE 475, OF THE GRANT COUNTY RECORDS. **(EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA & ASSOCIATED ACCESS & UTILITY EASEMENT)**

14. RIGHT-OF-WAY AUTHORIZATION IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF WISCONSIN, RECORDED 03/23/1973 IN BOOK 486 PAGE 158, OF THE GRANT COUNTY RECORDS. NOTE: ASSIGNMENT AND ASSUMPTION OF RECORDED EASEMENTS, LICENSES AND RIGHT OF WAY AGREEMENTS FROM CENTURYTEL OF CENTRAL WISCONSIN, LLC, SUCCESSOR OF CENTURYTEL, INC., ASSIGNOR, TO VERIZON NORTH, INC., FORMERLY GTE NORTH INCORPORATED, ASSIGNEE, RECORDED 11/08/2000, IN BOOK 859 PAGE 940, OF THE GRANT COUNTY RECORDS. **(EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA BUT MAY AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)**

15. MEMORANDUM OF LEASE BY AND BETWEEN MERLIN W. GORSLINE, LANDLORD, AND UNITED STATES CELLULAR OPERATING COMPANY LLC, D/B/A U.S. CELLULAR, TENANT, RECORDED 06/09/2003, IN BOOK 976 PAGE 374, OF THE GRANT COUNTY RECORDS. **(EXISTING LEASE AREA AND ASSOCIATED ACCESS & UTILITY EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING LEASE AREA DOES NOT AFFECT THE LEASE AREA & ASSOCIATED ACCESS EASEMENT. EXISTING ACCESS & UTILITY EASEMENT DOES NOT AFFECT THE LEASE AREA BUT DOES AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)**

16. COVENANT, RECORDED 06/18/2003, IN BOOK 978 PAGE 550, OF THE GRANT COUNTY RECORDS. **(PUBLIC RIGHTS-OF-WAY OF STATE ROAD "80" & STATE HIGHWAY "18" ARE SHOWN ON SURVEY. EXISTING SETBACK DOES NOT AFFECT LEASE AREA BUT DOES AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)**

17. MEMORANDUM OF AGREEMENT BY AND BETWEEN THE UNITED STATES CELLULAR OPERATING COMPANY LLC, LICENSOR, AND WISCONSIN RSA NO. 8 LIMITED PARTNERSHIP, LICENSEE, RECORDED 03/18/2014, IN BOOK 1388 PAGE 791, OF THE GRANT COUNTY RECORDS. **(EXISTING LEASE AREA AND ASSOCIATED ACCESS & UTILITY EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING LEASE AREA DOES NOT AFFECT THE LEASE AREA & ASSOCIATED ACCESS EASEMENT. EXISTING ACCESS & UTILITY EASEMENT DOES NOT AFFECT THE LEASE AREA BUT DOES AFFECT THE ACCESS & UTILITY EASEMENT AS THEY INTERSECT.)**

18. MEMORANDUM OF WIND ENERGY LEASE AND EASEMENT AGREEMENT BY AND BETWEEN MERLIN W. GORSLINE AND VIRGINIA M. GORSLINE, LANDLORD, AND RED BARN ENERGY, LLC, TENANT, RECORDED 03/05/2018, AS DOCUMENT NO. 792717, OF THE GRANT COUNTY RECORDS. NOTE: MEMORANDUM OF ASSIGNMENT OF WIND ENERGY LEASE AND EASEMENT AGREEMENTS FROM RED BARN ENERGY, LLC, ASSIGNOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, ASSIGNEE, RECORDED 04/04/2023, AS DOCUMENT NO. 835776, OF THE GRANT COUNTY RECORDS. **(THE EXCEPTION DESCRIBES THE PARENT PARCEL SHOWN HERE WITHIN.)**

19. WATER AGREEMENT BY AND BETWEEN MERLIN W. GORSLINE AND VIRGINIA M. GORSLINE, AND RBM LAND, LLC, RECORDED 04/16/2018, AS DOCUMENT NO. 793587, OF THE GRANT COUNTY RECORDS. **(NON-SURVEY EXCEPTION.)**

20. ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF AMERICAN TRANSMISSION COMPANY LLC, RECORDED 03/23/2022, AS DOCUMENT NO. 828515, OF THE GRANT COUNTY RECORDS. NOTE: CERTIFICATE OF COMPENSATION AND NOTICE OF RIGHT OF APPEAL, RECORDED 04/11/2022, AS DOCUMENT NO. 828950, OF THE GRANT COUNTY RECORDS. **(EXISTING EASEMENT DOES AFFECT THE PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA & ASSOCIATED ACCESS & UTILITY EASEMENT)**

21. A MORTGAGE TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF: **(NON-SURVEY EXCEPTION.)**



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HARMONITOWERS
6210 ADREY KELL ROAD
SUITE 450
CHARLOTTE, NC 28277



Certification & Seal
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION

ISSUE PHASE: FINAL DATE ISSUED: 05/16/2024

PROJECT TITLE:
MONTFORT

PROJECT ADDRESS:
STATE ROAD 80
MONTFORT, WI 53569
GRANT COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
NONE

PROJECT NUMBER: 58998
SHEET NUMBER: 3 OF 3