

N1/4 CORNER
SECTION 11
T.8N., R.2W.
(FND. 3/4" REBAR)

LOT 1
C.S.M. NO. 1209
PARCEL NO.:
108-00295-0020
PROPERTY OWNER:
GREGORY & IMONIA
DELIJEWSKA

GRASS

PROPOSED TOWER

EXISTING BUILDING

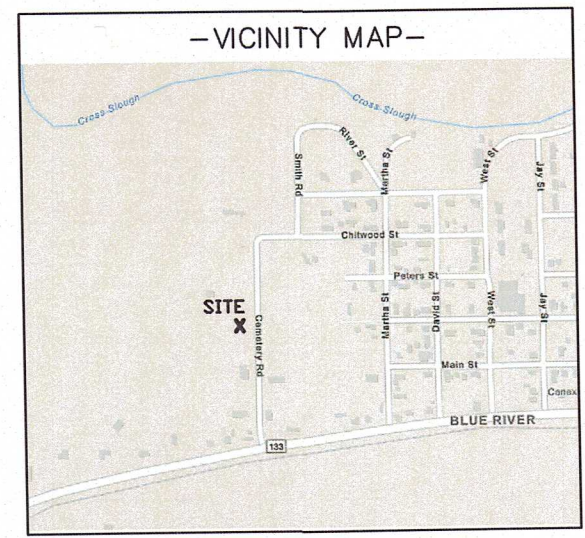
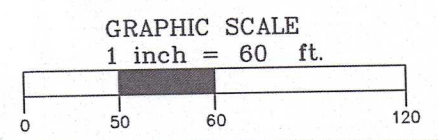
CEMETERY ROAD

ASPHALT ROADWAY

EXISTING FENCE

EAST LINE OF THE NW1/4, SECTION 11

CENTER OF
SECTION 11
T.8N., R.2W.



PROPOSED TOWER BASE
LATITUDE: 43°-11'-13.91"
LONGITUDE: 90°-34'-39.29"
(Per North American Datum of 83/2011)
Ground Elevation: 673.2'
(Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 3/4" REBAR FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - ⊕ = EXISTING POWER POLE
 - ⊞ = FIBER OPTIC PEDESTAL
 - ⊗ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - DPL — DPL = OVERHEAD ELECTRIC
 - E — E = BURIED ELECTRIC
 - W — W = WATER MAIN
 - - - - - = PROPERTY LINE
 - 🌳 = EXISTING TREE

BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NW1/4, SECTION 11, T.8N., R.2W., WHICH BEARS S00°-11'-56"E



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



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 3RD day of OCTOBER, 2025.

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

SURVEYED FOR:

600 Busse Highway
Park Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:

750 W. Center St. Floor 3
West Bridgewater, MA 02379
1-800-821-5825 x2

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME: BLUE RIVER W
SITE NUMBER: WI1411-A
SITE ADDRESS: CEMETERY ROAD BLUE RIVER, WI 53518

PROPERTY OWNER:
BLUE RIVER MINI STORAGE LLC.
33609 COUNTY HWY F
BLUE RIVER, WI 53518

PARCEL NO.: 108-00293-0000

ZONED: M1-MANUFACTURING DISTRICT

DEED REFERENCE: DOCUMENT NO. 618316

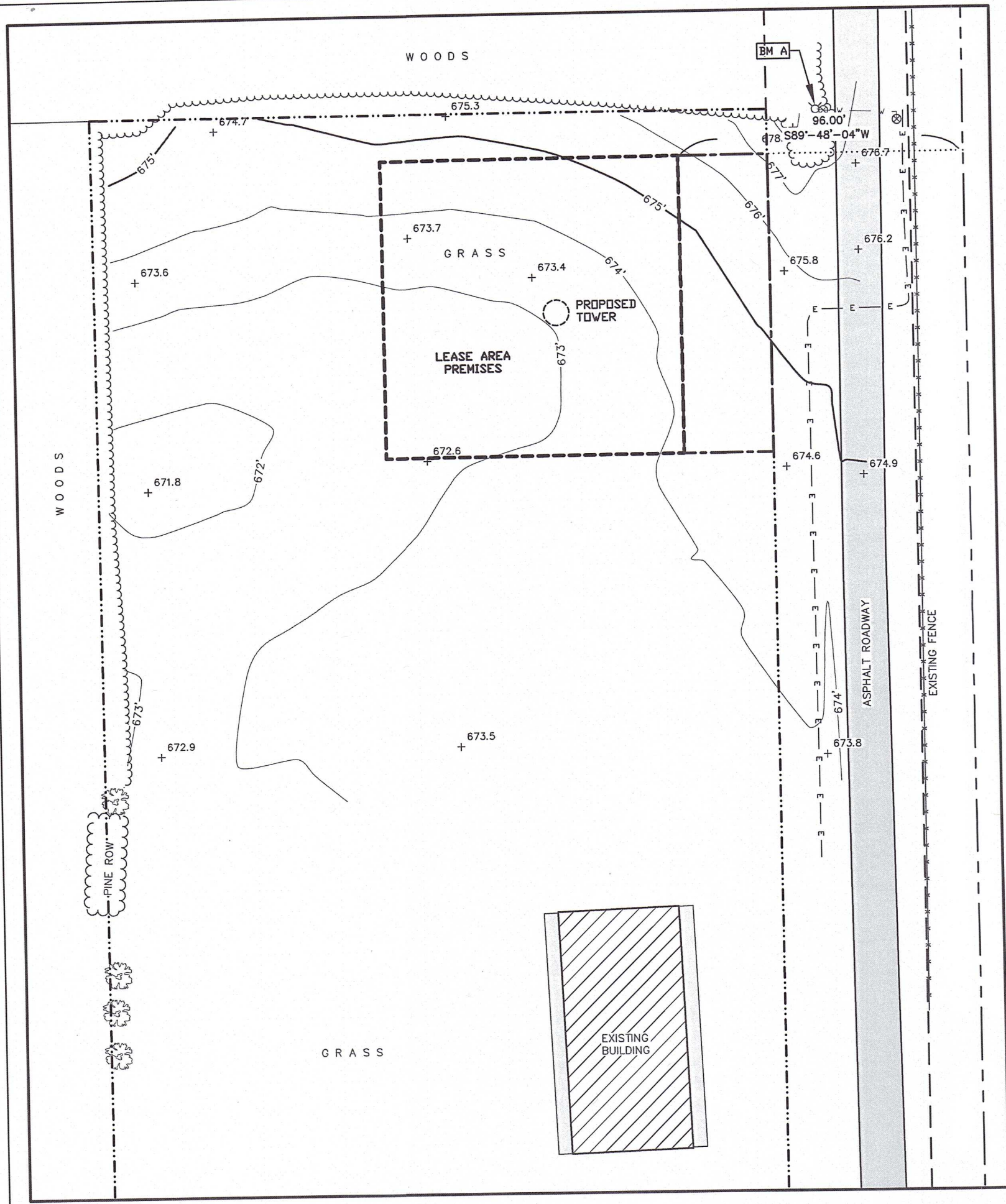
LEASE EXHIBIT
FOR
TOWER NORTH
BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 11, T.8N., R.2W., VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	10/2/25	Added Tower, Lease & Ease.	KR
1	8/8/25	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 8-7-25
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 16542	SHEET 1 OF 3

DEC 12 2025

5A007



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. 20253025542.

-PRIVATE UTILITIES MARKED ON 8-7-2025.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

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

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55043C0037F, DATED FEBRUARY 3 2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

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.

BENCHMARK INFORMATION

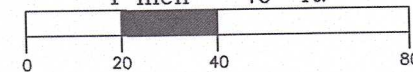
SITE BENCHMARK: (BM A)
TOP OF TAG BOLT ON FIRE HYDRANT
ELEVATION: 678.61'

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BEARINGS REFERENCED TO THE GRANT COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NW1/4, SECTION 11, T.8N., R.2W., WHICH BEARS S00°-11'-56"E

GRAPHIC SCALE
1 inch = 40 ft.



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Dated this 3RD day of OCTOBER, 2025.

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SURVEYED FOR:



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SITE NUMBER:
WI1411-A

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33609 COUNTY HWY F
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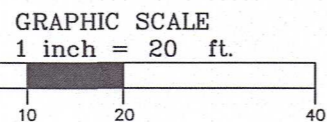
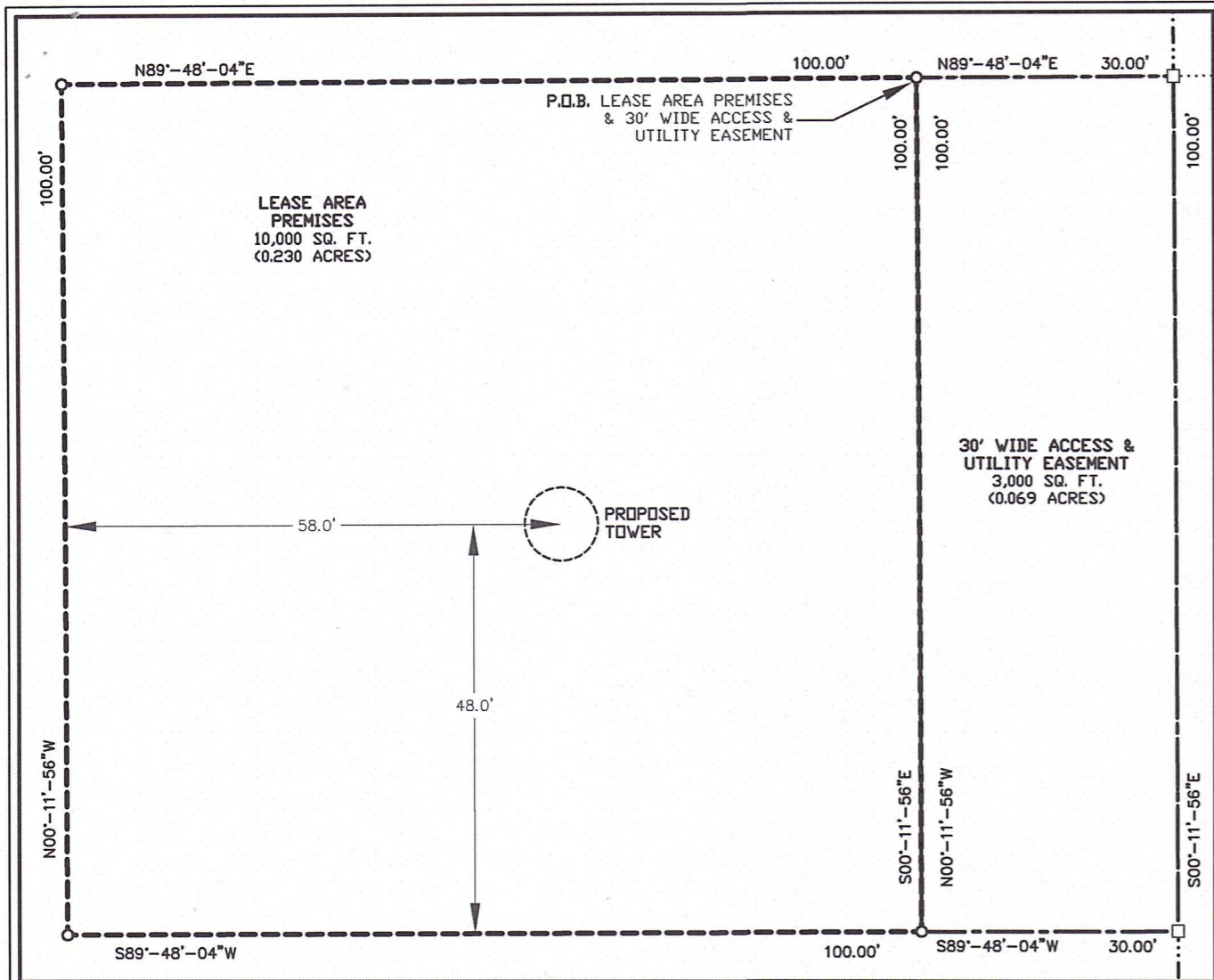
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DRAWN BY: J.B.	FIELD WORK DATE: 8-7-25
CHECKED BY: C.A.K.	FIELD BOOK: X
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54067



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Craig A. Keach, S-2333

LEASE AREA

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE S00°-11'-56"E 1328.64 FEET; ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 11; THENCE S89°-48'-04"W 96.00 FEET TO THE POINT OF BEGINNING; THENCE S00°-11'-56"E 100.00 FEET; THENCE S89°-48'-04"W 100.00 FEET; THENCE N00°-11'-56"W 100.00 FEET; THENCE N89°-48'-04"E 100.00 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 THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, VILLAGE OF BLUE RIVER, GRANT COUNTY, WISCONSIN CONTAINING 3,000 SQUARE FEET (0.069 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE S00°-11'-56"E 1328.64 FEET; ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 11; THENCE S89°-48'-04"W 96.00 FEET TO THE POINT OF BEGINNING; THENCE N89°-48'-04"E 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CEMETERY ROAD; THENCE S00°-11'-56"E 100.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S89°-48'-04"W 30.00 FEET; THENCE N00°-11'-56"W 100.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARENT PARCEL

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, OF THE 4TH P.M., GRANT COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 3 RODS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF NORTHWEST QUARTER (NW 1/4), (SAID POINT BEING ON THE WEST LINE OF A ROAD RUNNING FROM THE HIGHWAY TO THE CEMETERY); THENCE RUNNING WEST 225 FEET, MORE OR LESS, THENCE RUNNING SOUTH 390 FEET; THENCE RUNNING EAST 225 FEET, MORE OR LESS, TO THE WEST LINE OF A ROAD RUNNING FROM THE HIGHWAY TO THE CEMETERY, THENCE NORTH ALONG THE WEST LINE OF SAID CEMETERY ROAD 390 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 108-00293-0000

THIS BEING THE SAME PROPERTY CONVEYED TO BLUE RIVER MINI-STORAGE LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS SURVIVORSHIP MARITAL PROPERTY FROM GREGORY K. TISDALE AND JOANN E. TISDALE, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY IN DEED DATED APRIL 1, 2000 AND RECORDED APRIL 24, 2000 IN BOOK 847 PAGE 800 AS INSTRUMENT NO. 618316.

PARCEL ID#: 148-0082-00000

TITLE REPORT REVIEW

TITLE REPORT: BROOKLINE ABSTRACT, LLC

COMMITMENT NO. TN-214040-PR

EFFECTIVE DATE: AUGUST 26, 2025

FEE SIMPLE TITLE VESTED IN:

BLUE RIVER MINI-STORAGE LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS SURVIVORSHIP MARITAL PROPERTY

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE TOWER EASEMENT PREMISES AND ANY EASEMENT PREMISES PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE TOWER EASEMENT PREMISES AND/OR A PERTINENT EASEMENT PREMISES, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

- RESOLUTION DATED NOVEMBER 21, 1997 AND RECORDED NOVEMBER 24, 1997 IN (BOOK) 792 (PAGE) 791 (INSTRUMENT) 595053, IN GRANT COUNTY, WISCONSIN. **DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.**
- ARTICLE OF AGREEMENT BETWEEN F. E. CROW, A SINGLE MAN; AND GUS C. ENG, DATED JUNE 21, 1949 AND RECORDED MAY 23, 1950 IN (BOOK) 288 (PAGE) 400 (INSTRUMENT) 211553, IN GRANT COUNTY, WISCONSIN. **DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.**

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