



AGENDA

Eau Claire County Highway Committee
Thursday, December 15th, 2016 / 6:15 am
Eau Claire County Highway Department - Room 101
2000 Spooner Avenue, Altoona, WI 54720

1. Call the meeting to order.
2. Confirmation of meeting notice – Review
3. Past committee meeting minutes (12/1/16) – Review/Action
4. Public comment
5. Utility Easement for Highway Property in Altoona – Update/Action
6. ATV Route Policy & Application process – Discussion/Action
7. Vehicle Fleet program – Discussion/Update
8. Staff and committee reports – Discussion/Action
9. Payment vouchers (12/2/16) - Review
10. Future meeting dates, times, and agenda items – Discussion/Action
11. Adjourn.

* the Committee may hear comments from the public for up to 30 minutes; not more than 5 minutes/person is allowed; this period is not considered a public hearing.

cc: Members, Media, Kathryn Schauf, Keith Zehms, Jon Johnson, Rich Walthers, Rod Thorson

Please note: Upon reasonable notice, efforts will be made to accommodate the need of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710, 839-1669 (FAX) or 839-4735 (TDD) or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.



MINUTES

Eau Claire County • Committee on Highway

Thursday, December 1st, 2016 / 6:15 am

Highway Department Meeting Room 101 • 2000 Spooner Avenue, Altoona, WI 54720

Members Present: Chairman Ray Henning, Vice Chairman Steve Chilson, Supervisor Carl Anton, Supervisor Katy Forsythe

Members Absent: Supervisor Kathy Clark

Staff Present: Jon Johnson, Highway Commissioner; Rod Thorson, Highway Engineer; Michael Donaldson, Administrative Associate

1. **Call meeting to order**
Chairman Henning called the meeting to order at 6:15 a.m.
2. **Confirmation of meeting notice - Review**
Meeting notice confirmed.
3. **Past committee meeting minutes (11/17/16) - Review/Action**
Motion: Supervisor Forsythe to approve meeting minutes. Motion carried 4-0
4. **Public comment – No public comment**
5. **Utility Easement for Highway Property in Altoona – Discussion/Action**
Commissioner Johnson spoke on the proposed easement by the cell tower company to run a gas line for a backup generator to satisfy new regulatory requirement. A survey will be performed and the easement will run along the border of the property line.
6. **ATV route request – Review/Action**
Commissioner Johnson presented a draft of a policy and application for ATV route request. Committee would like added verbiage on safety and notification to property owners that will be affected by the proposed route. Updated policy draft at next committee meeting.
7. **State Property Transfer – Discussion/Action**
No update on state property, follow up email has been sent.
8. **DOT Functional Classifications – Discussion/Action**
Follow up from last meeting; Jon is checking on a couple of items on CTH F with engineering. Resolution for Delegation of Approval Authority for Functional Classification Changes in Rural areas was discussed to allow Commissioner Johnson this authority was discussed.
Motion: Supervisor Forsythe moved for approval to forward to County Board. Motion carried 4-0
9. **CTH KB School Parking – Discussion/Action**
Commissioner Johnson will meet with the city police and sheriff's department to discuss parking and safety concerns concerning elementary school events.

10. Staff and committee reports – Discussion/Action

Highway Commissioner Jon Johnson spoke on the following:

- Road School coming up in January. Registration deadline is December 12th.
- Currently receiving State salt to house at our Altoona facility
- Recently met with interim finance director Will Hogeboom.
- Meeting to be held with Parts department to schedule and plan year-end inventory
- All employees are on electronic timecards
- Recently hired 2 new full time employees
- Currently interviewing season workers
- Call in positions went well with some very qualified applicants

NOTE: Supervisor Forsythe left the meeting

Highway Engineer Rod Thorson spoke on the following:

- All field bridge inspections are complete and findings are being reported to the DOT.
- Engineering department is starting a project looking at 30 miles of abbreviated road improvement designs and culvert drainage structures.

11. Payment of Vouchers (11/18) – Review

The vouchers were reviewed.

12. Future meeting dates, times, and agenda items – Discussion/Action

Future dates:

- Thursday, Dec 15th, 2016
- Thursday, Jan 5th, 2017

Future Items:

- ATV updated draft of policy

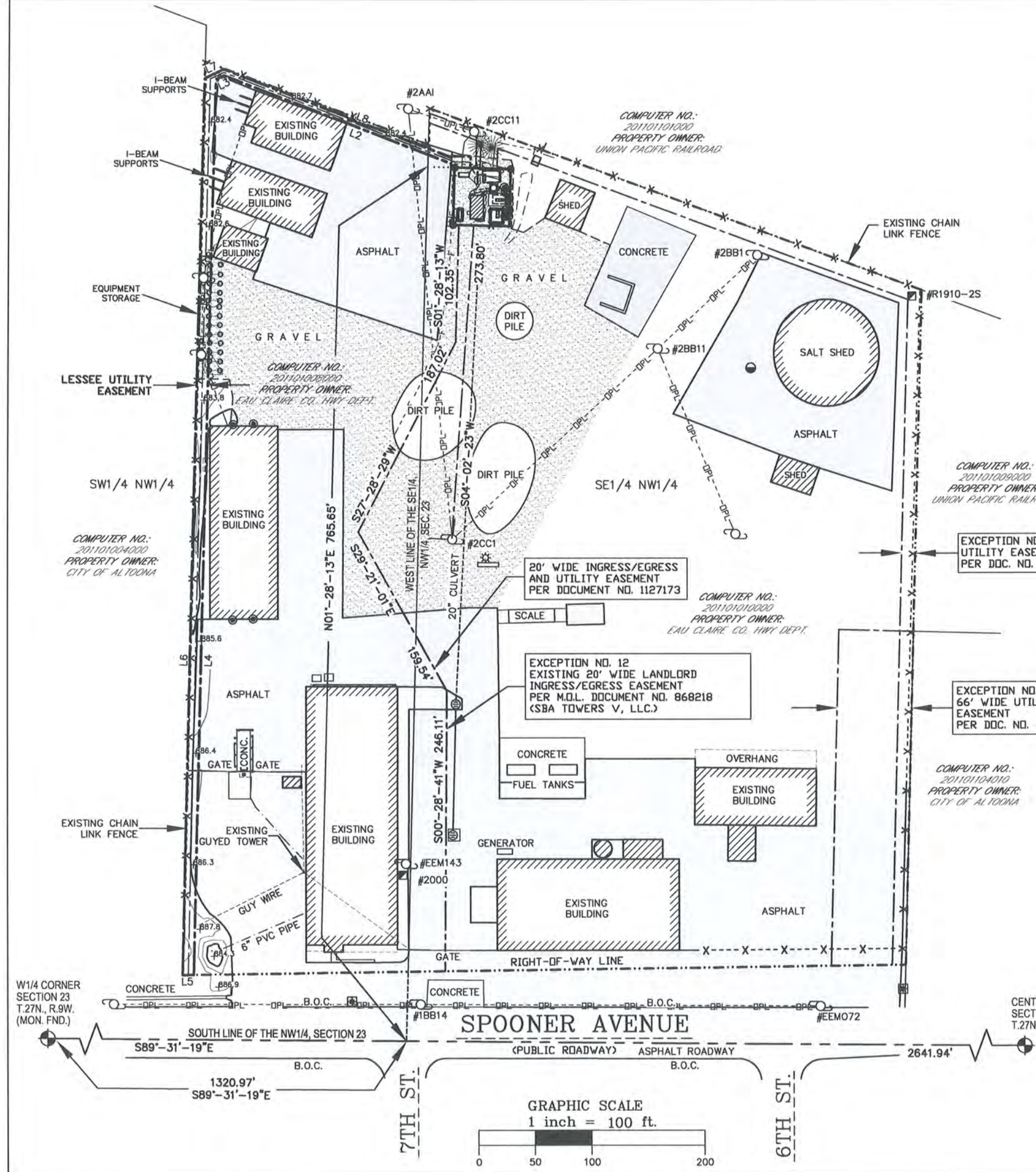
13. Adjourn

Motion by Supervisor Chilson to adjourn the meeting at 8:10 a.m. Motion carried 4-0

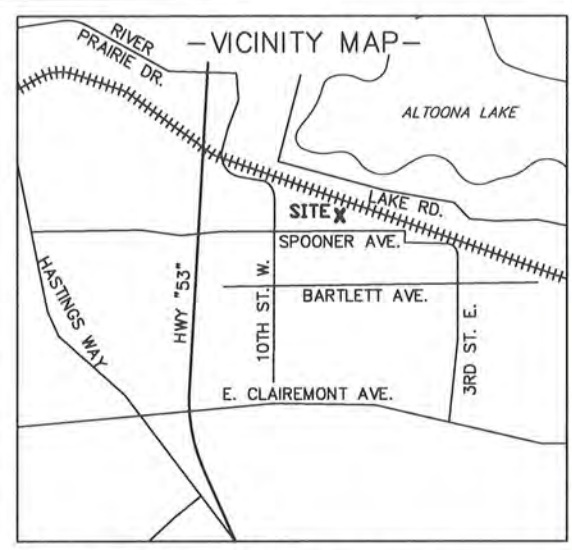
Respectfully submitted,

Michael Donaldson

Michael Donaldson
Highway Department



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) CENTRAL ZONE AND THE SOUTH LINE OF THE NW1/4, SECTION 23, T.27N., R.9W., WHICH BEARS: S89°-31'-19"E



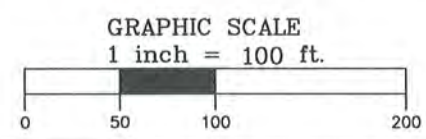
EXISTING TOWER BASE
(SBA TOWERS V, LLC.)
LATITUDE: 44°-48'-33.49"
LONGITUDE: 91°-26'-32.89"
(Per North American Datum of 83/91)
Top of Antenna Mount Elevation: 1034.9'
(Highest Point)
Top of Tower Elevation: 1031.5'
Ground Elevation: 882.2'
(Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = CABLE BOX
 - ⊞ = STORM INLET (ROUND)
 - ⊞ = MANHOLE
 - ⊞ = METAL POST
 - ⊞ = GROUNDING PORT
 - ⊞ = VAULT (AS NOTED)
 - ⊞ = LIGHT POLE
 - ⊞ = EXISTING POWER POLE
 - = EXISTING GUY ANCHOR
 - OPL- = OVERHEAD ELECTRIC
 - TV- = BURIED TV
 - F- = BURIED FIBER OPTIC
 - E- = BURIED ELECTRIC
 - T- = BURIED TELEPHONE
 - - - = PROPERTY LINE
 - B.O.C. = BACK OF CURB
 - ⊞ = BOULDER
 - ⊞ = EXISTING PINE TREE

I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain as defined by FEMA.

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 10th day of NOVEMBER, 2016
Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333



SURVEYED FOR:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC
NB774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

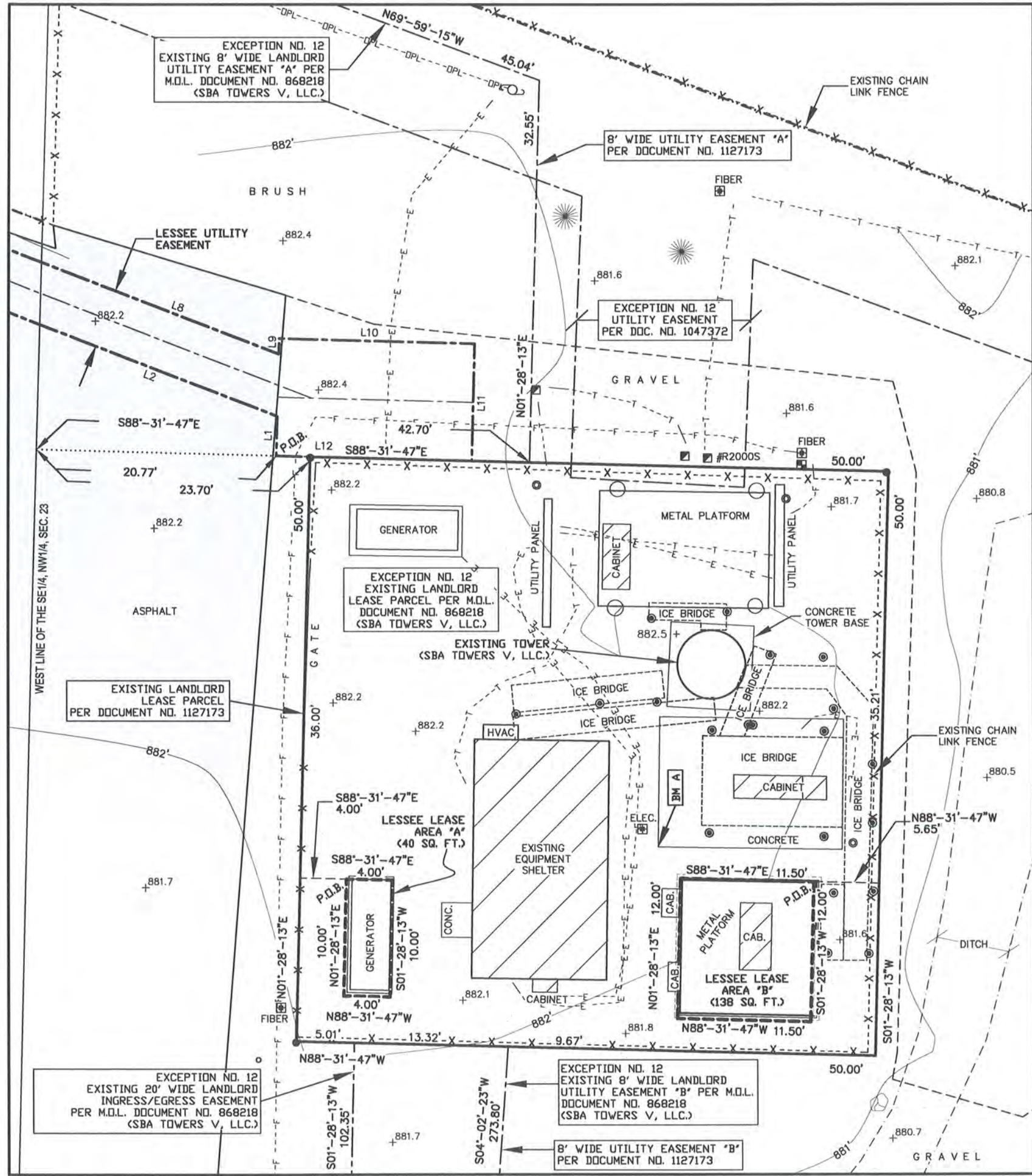
SITE NAME:	BARTLETT
SITE NUMBER:	298340
SITE ADDRESS:	2000 SPOONER AVENUE ALTOONA, WI 54720

PROPERTY OWNER:	TOWER OWNER:
EAU CLAIRE COUNTY	SBA TOWERS V, LLC.
HIGHWAY DEPARTMENT	5900 BROKEN SOUND
2000 SPOONER AVENUE	PARKWAY, N.W.
ALTOONA, WI 54720	BOCA RATON, FL 33487
COMPUTER NO.:	201101010000 LEASE
PIN.:	1820122709232400002
COMPUTER NO.:	201101008000 EASEMENT
PIN.:	1820122709232300005
DEED:	VOLUME 385, PAGE 342
	DOCUMENT NO. 398993 &
	DOCUMENT NO. 204136
M.O.L.:	VOLUME 1608, PAGE 707
	DOCUMENT NO. 868218

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE SE1/4 OF THE
NW1/4 & SW1/4 OF THE NW1/4,
SECTION 23, T.27N., R.9W.,
CITY OF ALTOONA,
EAU CLAIRE COUNTY, WISCONSIN

10	11-10-16	Added Easement	J.B.
9	10-26-16	Added Additional Locates	J.D.
8	3-29-16	Added Document Info.	J.D.
7	2-17-16	Revised Lease Areas	J.B.
6	1-15-16	Revised Survey Text	J.D.
5	9-30-15	Added Utilities	J.B.

DRAWN BY:	J.D.	FIELD WORK DATE:	8-04-14
CHECKED BY:	C.A.K.	FIELD BOOK:	M-31, PG. 40
JOB NO.:	7765-B1711	SHEET	1 OF 4



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.

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.

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

-PRIVATE UTILITIES MARKED ON 8-19-2015 AND 10-24-2016

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 TOP OF SOUTHWEST CORNER OF CONCRETE PAD, SOUTH OF TOWER
 ELEVATION: 882.41'

Line #	Direction	Length
L1	N01°28'13"E	3.38'
L2	N69°13'32"W	215.92'
L3	S64°22'13"W	7.85'
L4	S01°28'13"W	783.34'
L5	S89°14'56"W	10.01'
L6	N01°28'13"E	784.23'
L7	N64°22'13"E	18.66'
L8	S69°13'32"E	216.31'
L9	N01°28'13"E	1.32'
L10	S88°31'47"E	16.93'
L11	S01°28'13"W	10.00'
L12	N88°31'47"W	16.93'

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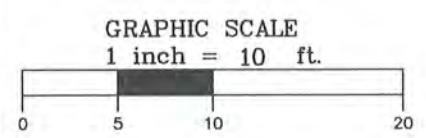
BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/91) - CENTRAL ZONE AND THE SOUTH LINE OF THE NW1/4, SECTION 23, T.27N., R.9W., WHICH BEARS: S89°-31'-19"E

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

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 10th day of NOVEMBER 2016.

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



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

NB774 Firelane 1 Menasha, WI 54952
 Office: 920-993-0881
 Fax: 920-273-6037

SITE NAME: **BARTLETT**

SITE NUMBER: **298340**

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PROPERTY OWNER: EAU CLAIRE COUNTY HIGHWAY DEPARTMENT
TOWER OWNER: SBA TOWERS V, LLC. 5900 BROKEN SOUND PARKWAY, N.W. BOCA RATON, FL 33487

COMPUTER NO.: 201101010000 LEASE
 PIN.: 1820122709232400002

COMPUTER NO.: 201101008000 EASEMENT
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DEED: VOLUME 385, PAGE 342
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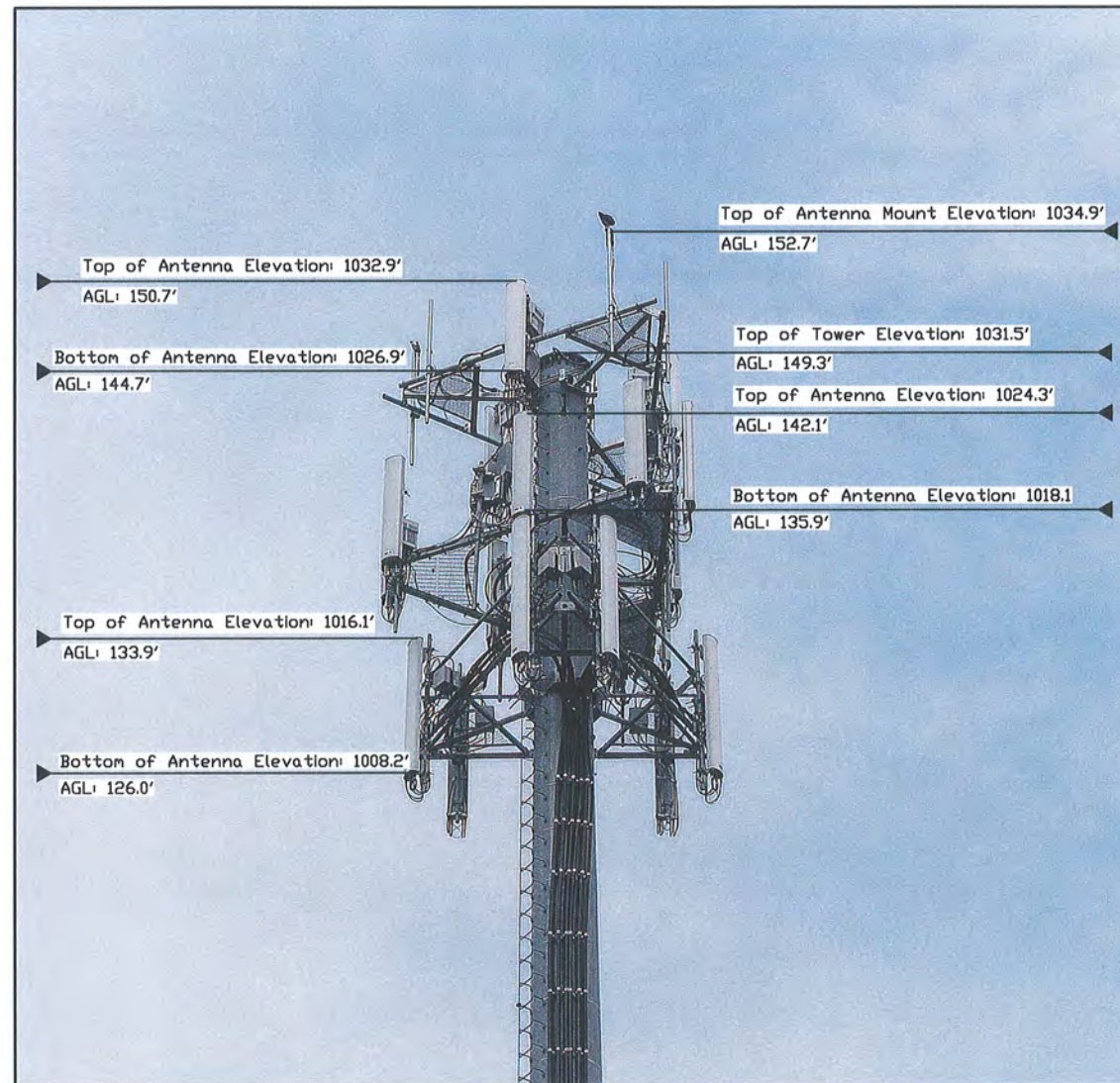
LEASE EXHIBIT
 FOR
 VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/o VERIZON WIRELESS
 BEING A PART OF THE SE1/4 OF THE NW1/4 & SW1/4 OF THE NW1/4, SECTION 23, T.27N., R.9W., CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN

Date	Description	By
10-11-16	Added Easement	J.B.
9-10-16	Added Additional Locates	J.D.
8-3-16	Added Document Info.	J.D.
7-2-16	Revised Lease Areas	J.B.
6-1-16	Revised Survey Text	J.D.
5-9-15	Added Utilities	J.B.

DRAWN BY: J.D. FIELD WORK DATE: 8-04-14

CHECKED BY: C.A.K. FIELD BOOK: M-31, PG. 40

JOB NO.: 7765-B1711 SHEET 2 OF 4



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FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE SE1/4 OF THE
NW1/4 & SW1/4 OF THE NW1/4,
SECTION 23, T.27N., R.9W.,
CITY OF ALTOONA,
EAU CLAIRE COUNTY, WISCONSIN

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6	1-15-16	Revised Survey Text	J.D.
5	9-30-15	Added Utilities	J.B.

DRAWN BY: J.D. FIELD WORK DATE: 8-04-14

CHECKED BY: C.A.K. FIELD BOOK: M-31, PG. 40

JOB NO.: 7765-B1711 SHEET 3 OF 4

LESSEE LEASE AREA "A"

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 40 SQUARE FEET (0.001ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 23.70 FEET; THENCE S01-28'-13"W 36.00 FEET; THENCE S88-31'-47"E 4.00 FEET TO THE POINT OF BEGINNING; THENCE S88-31'-47"E 4.00 FEET; THENCE S01-28'-13"W 10.00 FEET; THENCE N88-31'-47"W 4.00 FEET; THENCE N01-28'-13"E 10.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LESSEE LEASE AREA "B"

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 138 SQUARE FEET (0.003 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 73.70 FEET; THENCE S01-28'-13"W 35.21; THENCE N88-31'-47"W 5.65 FEET TO THE POINT OF BEGINNING; THENCE S01-28'-13"W 12.00 FEET; THENCE N88-31'-47"W 11.50 FEET; THENCE N01-28'-13"E 12.00 FEET; THENCE S88-31'-47"E 11.50 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEASE PARCEL (SBA Towers V, LLC)

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 2,500 SQUARE FEET (0.057 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 23.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88-31'-47"E 50.00 FEET; THENCE S01-28'-13"W 50.00 FEET; THENCE N88-31'-47"W 50.00 FEET; THENCE N01-28'-13"E 50.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT (SBA Towers V, LLC)

A 20 FOOT WIDE INGRESS/EGRESS EASEMENT BEING A PART OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 13,900 SQUARE FEET (0.319 ACRES) OF LAND AND BEING 10 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 23.70 FEET; THENCE S01-28'-13"W 50.00 FEET; THENCE S88-31'-47"E 5.01 FEET TO THE POINT OF BEGINNING; THENCE S01-28'-13"W 102.35 FEET; THENCE S27-28'-29"W 187.02 FEET; THENCE S29-21'-01"E 159.54 FEET; THENCE S00-28'-41"W 246.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPOONER AVENUE AND THE POINT OF TERMINATION.

8 FOOT WIDE UTILITY EASEMENT "A" (SBA Towers V, LLC)

AN 8 FOOT WIDE UTILITY EASEMENT BEING A PART OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 621 SQUARE FEET (0.014 ACRES) OF LAND AND BEING 4 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 42.70 FEET TO THE POINT OF BEGINNING; THENCE N01-28'-13"E 32.55 FEET; THENCE N69-59'-15"W 45.04 FEET TO THE POINT OF TERMINATION.

8 FOOT WIDE UTILITY EASEMENT "B" (SBA Towers V, LLC)

AN 8 FOOT WIDE UTILITY EASEMENT BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 2,190 SQUARE FEET (0.050 ACRES) OF LAND AND BEING 4 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 23.70 FEET; THENCE S01-28'-13"W 50.00 FEET; THENCE S88-31'-47"E 18.32 FEET TO THE POINT OF BEGINNING; THENCE S04-02'-23"W 273.80 FEET TO THE POINT OF TERMINATION.

LESSEE UTILITY EASEMENT

BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINE (9) WEST, CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN CONTAINING 9,155 SQUARE FEET (0.210 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE S89-31'-19"E 1320.97 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N01-28'-13"E 765.65 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE S88-31'-47"E 20.77 FEET TO THE POINT OF BEGINNING; THENCE N01-28'-13"E 3.38 FEET; THENCE N69-13'-32"W 215.92 FEET; THENCE S64-22'-13"W 7.85 FEET; THENCE S01-28'-13"W 783.34 FEET TO A POINT ON THE NORTH LINE OF SPOONER AVENUE; THENCE S89-14'-56"W 10.01 FEET ALONG SAID NORTH LINE; THENCE N01-28'-13"E 784.23 FEET; THENCE N64-22'-13"E 18.66 FEET; THENCE S69-13'-32"E 216.31 FEET; THENCE N01-28'-13"E 1.32 FEET; THENCE S88-31'-47"E 16.93 FEET; THENCE S01-28'-13"W 10.00 FEET; THENCE N88-31'-47"W 16.93 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS.

PARENT PARCEL.

A PORTION OF THOSE PARCELS OF LAND IN EAU CLAIRE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED DOC # 393993 AND DEED DOC # 204136, ID# 201101008000, AND ID # 201101010000, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY.

* SEE LEGAL DESCRIPTION (EXHIBIT A) IN MEMORANDUM OF LEASE ATTACHED, RECORDED 5/2/2003, DOC # 868218, FOR LEGAL DESCRIPTION FOR PORTION WHICH IS THE SUBJECT PARCEL *

BY FEE SIMPLE DEED FROM EQUITY COOPERATIVE LIVESTOCK SALES ASSOCIATION AS SET FORTH IN DOC # 393993 DATED 05/31/1972 AND RECORDED 08/09/1972, EAU CLAIRE COUNTY RECORDS, STATE OF WISCONSIN.

BY FEE SIMPLE DEED FROM CITY OF ALTOONA AS SET FORTH IN DOC # 204136 DATED 01/23/1940 AND RECORDED 01/26/1940, EAU CLAIRE COUNTY RECORDS, STATE OF WISCONSIN.

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO.: 11057197

EFFECTIVE DATE: APRIL 21, 2015

FEE SIMPLE TITLE VESTED IN: EAU CLAIRE COUNTY

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

(1-6) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

TAXES

(7) 2014 ANNUAL REAL ESTATE TAXES EXEMPT , TAX ID#201101008000, TAXES ACCRUING WITHIN THE CURRENT YEAR, NEXT TAX DUE INFORMATION NOT AVAILABLE. ANY SPECIAL ASSESSMENTS (SIDEWALKS, STREETLIGHTS, SEWERS, ETC.): NO IF MULTIPLE PARCELS/TRACTS, DOES TAX ID COVER ALL: YES

(8) 2014 ANNUAL REAL ESTATE TAXES EXEMPT , TAX ID#201101010000, TAXES ACCRUING WITHIN THE CURRENT YEAR, NEXT TAX DUE INFORMATION NOT AVAILABLE. ANY SPECIAL ASSESSMENTS (SIDEWALKS, STREETLIGHTS, SEWERS, ETC.): NO IF MULTIPLE PARCELS/TRACTS, DOES TAX ID COVER ALL: YES

MORTGAGES

(9) SUBJECT TO MORTGAGE FROM SBA STRUCTURES, INC. TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE AS SET FORTH IN DOC # 986209, IN THE AMOUNT OF \$0.00, DATED 11/06/2006, RECORDED 02/28/2008, IN EAU CLAIRE COUNTY RECORDS.

OTHER

(10) 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.

(11) SUBJECT TO ANY PRIVATE ASSESSMENTS FOR ASSOCIATION DUES OR OTHERWISE.

(12) SUBJECT TO EASEMENT FROM EAU CLAIRE COUNTY TO CITY OF ALTOONA AS SET FORTH IN DOC # 489529 RECORDED 06/02/1981, EAU CLAIRE COUNTY RECORDS. **DOES APPLY AND IS PLOTTED AND SHOWN.**

SUBJECT TO RESOLUTION BY THE EAU CLAIRE COUNTY HIGHWAY DEPARTMENT AS SET FORTH IN DOC # 683741 RECORDED 07/07/1995, EAU CLAIRE COUNTY RECORDS. **DOCUMENT STATING CONTAMINATED SOIL MAY EXIST IN THE SOUTHEAST PORTION OF THE PARENT PARCEL. APPLIES TO PARENT PARCEL.**

SUBJECT TO ASSIGNMENT AND ASSUMPTION OF SITE LEASE BETWEEN AIRADIGM COMMUNICATIONS INC. AND AAT COMMUNICATIONS CORP. AS SET FORTH IN DOC # 828431 RECORDED 03/11/2002, EAU CLAIR COUNTY RECORDS. **THIS IS A LEASE FOR GROUND SPACE AROUND THE TOWER; HOWEVER, IT IS NOT SPECIFICALLY DESCRIBED. OTHER TELECOMMUNICATIONS EQUIPMENT EXIST WITHIN THE TOWER COMPOUND AND ARE PLOTTED AND SHOWN. APPLIES, BUT CANNOT BE MAPPED.**

SUBJECT TO MEMORANDUM OF LEASE AGREEMENT BETWEEN EAU CLAIR COUNTY AND AAT COMMUNICATIONS CORP. AS SET FORTH IN DOC # 868218 RECORDED 05/02/2003, EAU CLAIR COUNTY RECORDS. **THIS IS THE LEASE AND EASEMENTS FOR THE EXISTING TOWER. APPLIES AND IS PLOTTED AND SHOWN.**

SUBJECT TO NOTICE OF RESIGNATION OF TRUSTEE, NOTICE OF APPOINTMENT OF SUCCESSOR TRUSTEE AND ASSIGNMENT OF ASSIGNMENT OF LESSORS INTEREST IN LEASES BETWEEN BANK OF AMERICA, NA SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AND DEUTSCHE BANK TRUST COMPANY AMERICAS AS SET FORTH IN DOC # 1034926 RECORDED 09/07/2010, EAU CLAIRE COUNTY RECORDS. **APPLIES TO SBA LEASE PARCEL.**

SUBJECT TO AT&T - WISCONSIN GENERAL EASEMENT FROM EAU CLAIRE COUNTY TO WISCONSIN BELL, INC. DBA AT&T - WISCONSIN AS SET FORTH IN DOC # 1047372 RECORDED 05/20/2011, EAU CLAIRE COUNTY RECORDS. **THIS IS A UTILITY EASEMENT THAT RUNS ALONG THE EAST AND NORTH LINES OF THE PARENT PARCEL. APPLIES TO PARENT PARCEL AND IS PLOTTED AND SHOWN.**

(13-14) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

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

N8774 Firelane 1
Menasha, WI 54952

Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: **BARTLETT**

SITE NUMBER: **298340**

SITE ADDRESS: **2000 SPOONER AVENUE
ALTOONA, WI 54720**

PROPERTY OWNER: EAU CLAIRE COUNTY
HIGHWAY DEPARTMENT
2000 SPOONER AVENUE
ALTOONA, WI 54720
TOWER OWNER: SBA TOWERS V, LLC.
5900 BROKEN SOUND
PARKWAY, N.W.
BOCA RATON, FL 33487

COMPUTER NO.: 201101010000 LEASE
PIN.: 1820122709232400002
COMPUTER NO.: 201101008000 EASEMENT
PIN.: 1820122709232300005
DEED: VOLUME 385, PAGE 342
DOCUMENT NO. 398993 &
DOCUMENT NO. 204136
M.O.L.: VOLUME 1608, PAGE 707
DOCUMENT NO. 868218

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE SE1/4 OF THE
NW1/4 & SW1/4 OF THE NW1/4,
SECTION 23, T.27N., R.9W.,
CITY OF ALTOONA,
EAU CLAIRE COUNTY, WISCONSIN

10	11-10-16	Added Easement	J.B.
9	10-26-16	Added Additional Locates	J.D.
8	3-29-16	Added Document Info.	J.D.
7	2-17-16	Revised Lease Areas	J.B.
6	1-15-16	Revised Survey Text	J.D.
5	9-30-15	Added Utilities	J.B.

DRAWN BY: J.D.	FIELD WORK DATE: 8-04-14
CHECKED BY: C.A.K.	FIELD BOOK: M-31, PG. 40
JOB NO.: 7765-B1711	SHEET 4 OF 4