

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE ARE BASED ON NAD 83.
 LATITUDE: 43° 00' 17.09"N
 LONGITUDE: 89° 15' 28.38"W
 GROUND ELEVATION AT TOWER BASE: 854' AMSL
 ELEVATIONS ARE BASED ON NGVD88

SITE INFORMATION

PROPERTY OWNER:
 DANIEL L. GAULRAPP
 3316 ELVEHJEM RD,
 MCFARLAND, WI 53558

ZONING INFORMATION

SUBJECT SITE ZONING: FP1
ADJACENT ZONING:

NORTH: RR8
SOUTH: FP35
EAST: NR-C
WEST: RR4

TOWER SETBACKS:

FRONT: 170'
REAR: 56'
SIDES: 56'

TITLE REPORT

THE PROPERTY REPORT ISSUED BY CHICAGO TITLE COMPANY, FILE NO. CO-14636, WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2023.

- LAND CONTRACT BETWEEN CARL W. THOMPSON, RICHARD C. SHEIL AND RICHARD L. BECK, AS TENANTS IN COMMON AND DANIEL L. GAULRAPP RECORDED ON MARCH 17, 1980 AS DOCUMENT NO. 1660219. [BLANKET IN NATURE, NOT PLOTTED]
- ASSIGNMENT OF LAND CONTRACT BETWEEN CARL W. THOMPSON, RICHARD C. SHEIL ASSIGNORS AND FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MADISON RECORDED ON FEBRUARY 5, 1982 AS DOCUMENT NO. 1731510 [NOT PLOTTABLE IN NATURE, NOT PLOTTED]
- AN ACTION OF LIS PENDENS RECORDED ON SEPTEMBER 25, 1986 AS DOCUMENT NO. 1966533 AS REFERENCING CASE NO. 86CV5085, FOR PURPOSE OF SPECIFIC PERFORMANCE OF LAND CONTRACT. [BLANKET IN NATURE, NOT PLOTTED]
- WARRANTY DEED BETWEEN PAUL G. CHRISTOPHER, SR., AND MARGARET C. CHRISTOPHER, AS JOINT TENANTS AND AS HUSBAND AND WIFE TO CARL W. THOMPSON, RICHARD C. SHEIL AND RICHARD L. BECK, AS TENANTS IN COMMON. RECORDED ON FEBRUARY 5, 1982 AS DOCUMENT NO. 1731502. [BLANKET IN NATURE, NOT PLOTTED]
- QUIT CLAM DEED BETWEEN RICHARD L. BECK AND CARL W. THOMPSON AND RICHARD C. SHEIL AS TENANTS IN COMMON RECORDED ON FEBRUARY 5, 1982 AS DOCUMENT NO. 1731508. [BLANKET IN NATURE, NOT PLOTTED]
- QUIT CLAIM DEED RECORDED ON DECEMBER 1, 1986 AS DOCUMENT NO. 1980664 BETWEEN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MADISON TO CARL W. THOMPSON AND RICHARD C. SHEIL. [BLANKET IN NATURE, NOT PLOTTED]
- EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN INDIVIDUAL CONVEYANCE OF EASEMENT TO GENERAL TELEPHONE COMPANY OF WISCONSIN, A WISCONSIN CORPORATION, RECORDED ON MAY 29, 1981, AS DOCUMENT NO. 1707361. [SHOWN HEREON]
- WARRANTY DEED BETWEEN CARL W. THOMPSON AND RICHARD C. SHEIL, AS TENANTS IN COMMON AND DANIEL L. GAULRAPP RECORDED ON DECEMBER 1, 1986 AS DOCUMENT NO. 1980665. [BLANKET IN NATURE, NOT PLOTTED]
- EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, FOR INGRESS AND EGRESS, CONTAINED IN WARRANTY DEED RECORDED ON DECEMBER 1, 1986, AS DOCUMENT NO. 1980665. [SHOWN HEREON]
- NOTICE OF PENDENCY OF PETITION TO LAY TOWN HIGHWAY RECORDED DECEMBER 1, 1987 AS DOCUMENT NO. 2056644. [SHOWN HEREON]
- WARRANTY DEED RECORDED ON JUNE 13, 1994 AS DOCUMENT NO. 2608933 BETWEEN DANIEL L. GAULRAPP AND NANCY L. GAULRAO, HIS WIFE TO JOHN H. CORRELL AND KATHLEEN A. CORRELL HIS WIFE. [SHOWN HEREON] (SEE SHEET S-2)



GENERAL NOTES

- NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE.
- FINISH GRADE WILL MATCH EXISTING CONTOUR.
- THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION.
- NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.
- NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
- TOWER LIGHTING SHALL CONFORM TO FAA STANDARDS AS REQUIRED.
- ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.



TOWER KING
 23434 ELLIOTT ROAD,
 DEFIANCE, OH 43512
 PH: (419) 782-8591

MCFARLAND
 TBD ELVEHJEM RD.
 MCFARLAND, WI 53558

PARENT PARCEL DESCRIPTION (as provided)

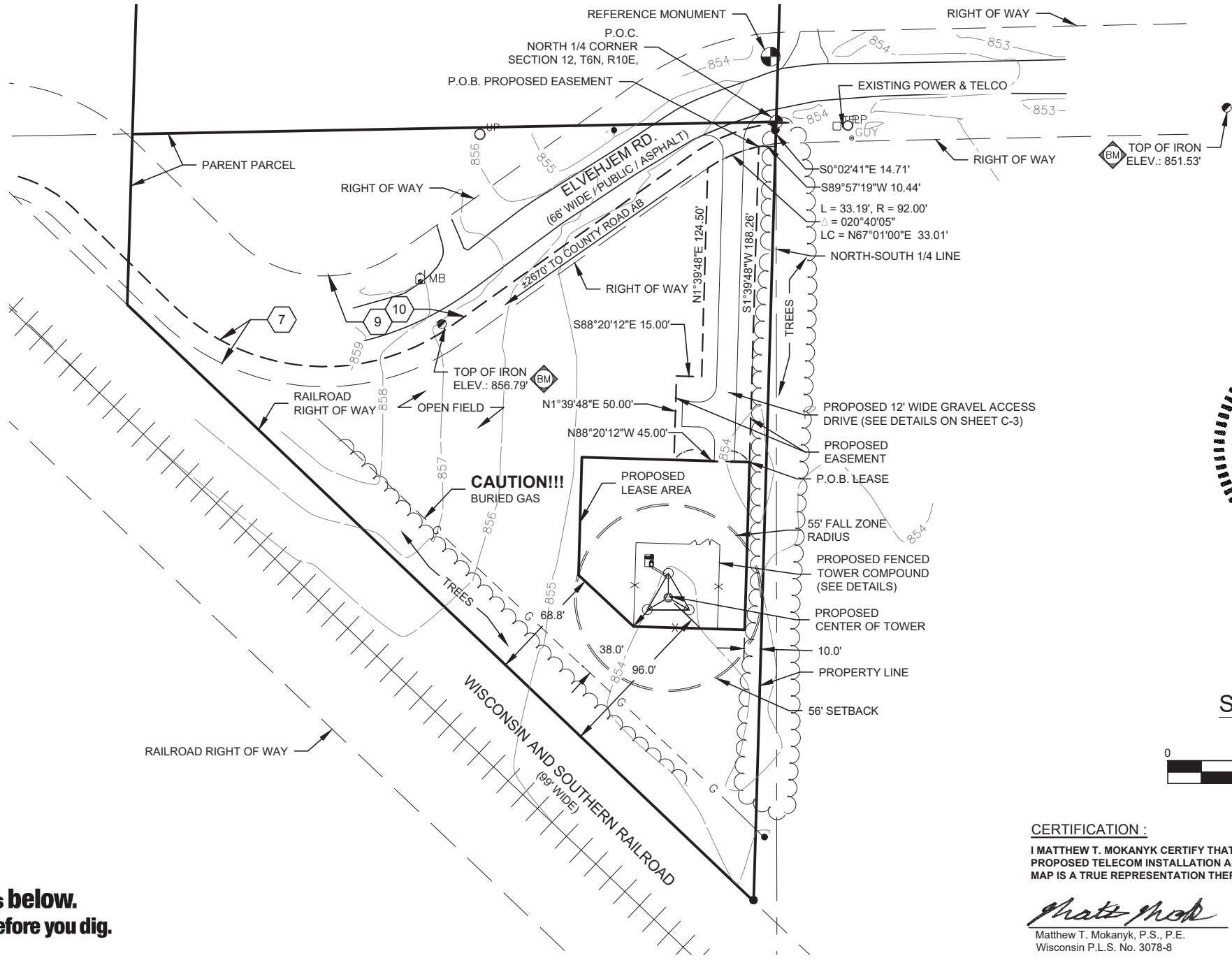
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 1 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T6N, R10E, TOWNSHIP OF DUNN, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1, T6N, R10E, TOWN OF DUNN, DANE COUNTY, THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD S 01°32'50" W, 464.90 FEET;
 THENCE ALONG SAID RAILROAD RIGHT-OF-WAY N 46°30'05" W, 515.61 FEET; THENCE N 01°34'07" E, 749.46 FEET;
 THENCE S 89°10'42" W, 283.55 FEET;
 THENCE N 01°35'24" E, 649.73 FEET;
 THENCE ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T6N, R10E,
 N 89°34'28" E, 666.40 FEET;
 THENCE S 01°32'50" W, 1290.19 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PART CONVEYED IN DEED RECORDED AS DOCUMENT NO. 2608933 DESCRIBED AS FOLLOWS:
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE GAULRAPP PARCEL, 800 FEET IN A SOUTHERLY DIRECTION ALONG THE PROPERTY LINE, THEN 300 FEET S. 89° 29' 18" W, THEN N01°32' 50" E FOR 800 FEET, THEN TO THE POINT OF BEGINNING.
 TAX KEY NO. 028/0610-122-8000-4

TOWER KING LEASE AREA DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 6 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°02'41" EAST ALONG THE NORTH-SOUTH 1/4 LINE A DISTANCE OF 14.71 FEET; THENCE SOUTH 89°57'19" WEST A DISTANCE OF 10.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ELVEHJEM ROAD (66' WIDE / PUBLIC); THENCE SOUTH 01°39'48" WEST A DISTANCE OF 188.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°39'48" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 88°20'12" WEST A DISTANCE OF 66.21 FEET; THENCE NORTH 46°58'14" WEST A DISTANCE OF 45.02 FEET; THENCE NORTH 01°39'48" EAST A DISTANCE OF 70.24 FEET; THENCE SOUTH 88°20'12" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.497 SQUARE FEET OR 0.218 ACRES.

TOWER KING ACCESS/UTILITY EASEMENT DESCRIPTION

A THIRTY (30) FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 6 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°02'41" EAST ALONG THE NORTH-SOUTH 1/4 LINE A DISTANCE OF 14.71 FEET; THENCE SOUTH 89°57'19" WEST A DISTANCE OF 10.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ELVEHJEM ROAD (66' WIDE / PUBLIC) AND THE POINT OF BEGINNING; THENCE SOUTH 01°39'48" WEST A DISTANCE OF 188.26 FEET TO THE NORTHEAST CORNER OF A LEASE AREA; THENCE NORTH 88°20'12" WEST ALONG THE NORTH LINE OF SAID LEASE AREA A DISTANCE OF 45.00 FEET; THENCE NORTH 01°39'48" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°20'12" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 01°39'48" EAST A DISTANCE OF 124.50 FEET TO SAID RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 33.19 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 20°40'05", AND CHORD BEARING NORTH 67°01'00" EAST A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING.



- IRON FOUND
- IRON SET
- ▲ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- ⊙ GPS MONUMENT
- ⊙ MONUMENT BOX FOUND
- ⊙ MONUMENT FOUND
- ⊙ MONUMENT SET
- (R) RECORD
- (M) MEASURED
- ⊙ STS STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ SQUARE CATCH BASIN
- ⊙ SANS SANITARY MANHOLE
- ⊙ SANITARY CLEAN-OUT
- ⊙ MONITOR WELL
- ⊙ TELCO. MANHOLE
- PP POWER POLE
- GUY GUY
- ⊙ LIGHT POLE
- ⊙ ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- EHH ELECTRIC HANDHOLE
- WV WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GV GAS VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊙ SIGN POST
- FENCE LINE
- ⊙ BENCHMARK
- POST

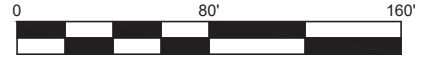
LEGEND

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



SURVEY PLAN

SCALE: 1"=80'



CERTIFICATION :

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE SURVEYED AND MARKED THE PROPOSED TELECOM INSTALLATION AND EXISTING FEATURES AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

Matthew T. Mokanyk
 Matthew T. Mokanyk, P.S., P.E.
 Wisconsin P.L.S. No. 3078-8

12/04/23
 Date

BEARING BASIS: WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE. NAD 83.

5	04/09/24	PER COMMENTS	RJH	MM	MM
4	04/02/24	PER COMMENTS	RJH	MM	MM
3	02/14/24	PER COMMENTS	RJH	MM	MM
2	01/17/24	PER COMMENTS	RJH	MM	MM
1	01/16/24	LEASE MOVE	RJH	MM	MM
0	12/04/23	ISSUED FOR REVIEW	RJH	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM		DRAWN BY: RJH	

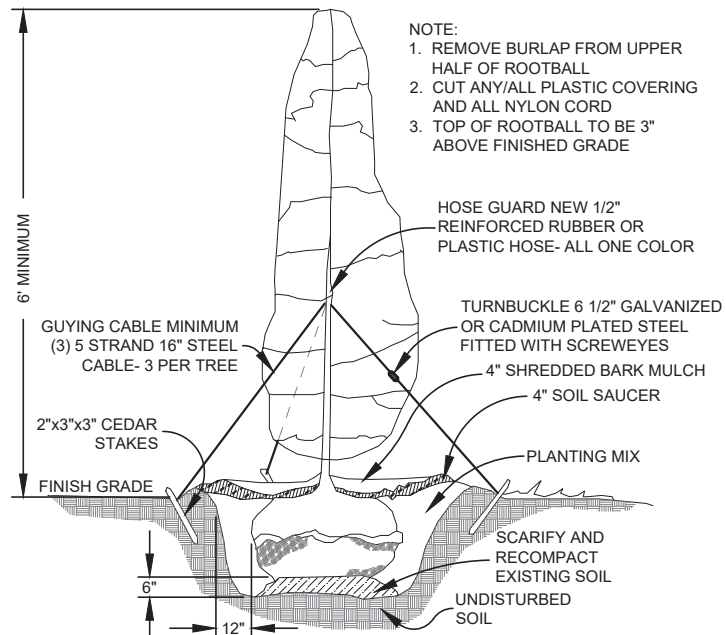
SHEET S-1

SURVEY PLAN

DRAWING NUMBER
 23359006

GENERAL NOTES

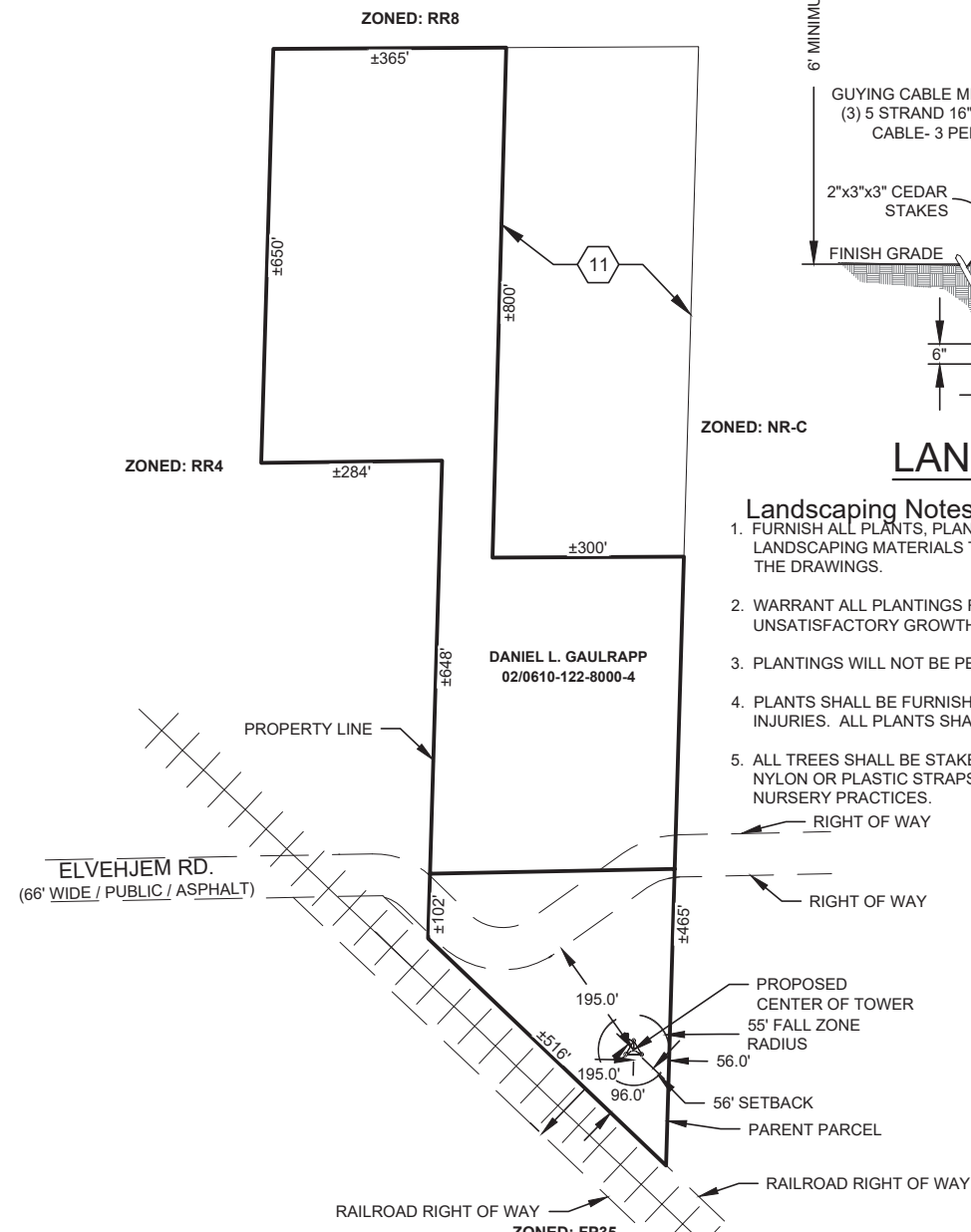
1. NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE. FINISH GRADE WILL MATCH EXISTING CONTOURS.
2. THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION. NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.
3. NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
4. ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.
5. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE DEEMED UNNECESSARY FOR THIS PROJECT DUE TO THE LIMITED SCOPE OF EARTH DISRUPTION IN CONJUNCTION WITH EROSION CONTROL CHARACTERISTICS OF THE EXISTING SURFACE VEGETATION COVERAGE.



LANDSCAPING DETAIL

Landscaping Notes:

1. FURNISH ALL PLANTS, PLANT BACKFILL MATERIAL, LABOR, EQUIPMENT, AND OTHER NECESSARY LANDSCAPING MATERIALS TO COMPLETE INSTALLATION OF LANDSCAPE PLANTINGS AS SHOW ON THE DRAWINGS.
2. WARRANT ALL PLANTINGS FOR A PERIOD OF ONE YEAR AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
3. PLANTINGS WILL NOT BE PERMITTED FROM SEPTEMBER 30 TO APRIL 15.
4. PLANTS SHALL BE FURNISHED IN SOUND HEALTH AND FREE FROM INSECT PESTS, DISEASES, AND INJURIES. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED.
5. ALL TREES SHALL BE STAKED & GUYED WITH A MINIMUM OF TWO LINES, USING 14 GAUGE WIRE, NYLON OR PLASTIC STRAPS, AND HARDWOOD STAKES AND IN ACCORDANCE WITH STANDARD NURSERY PRACTICES.

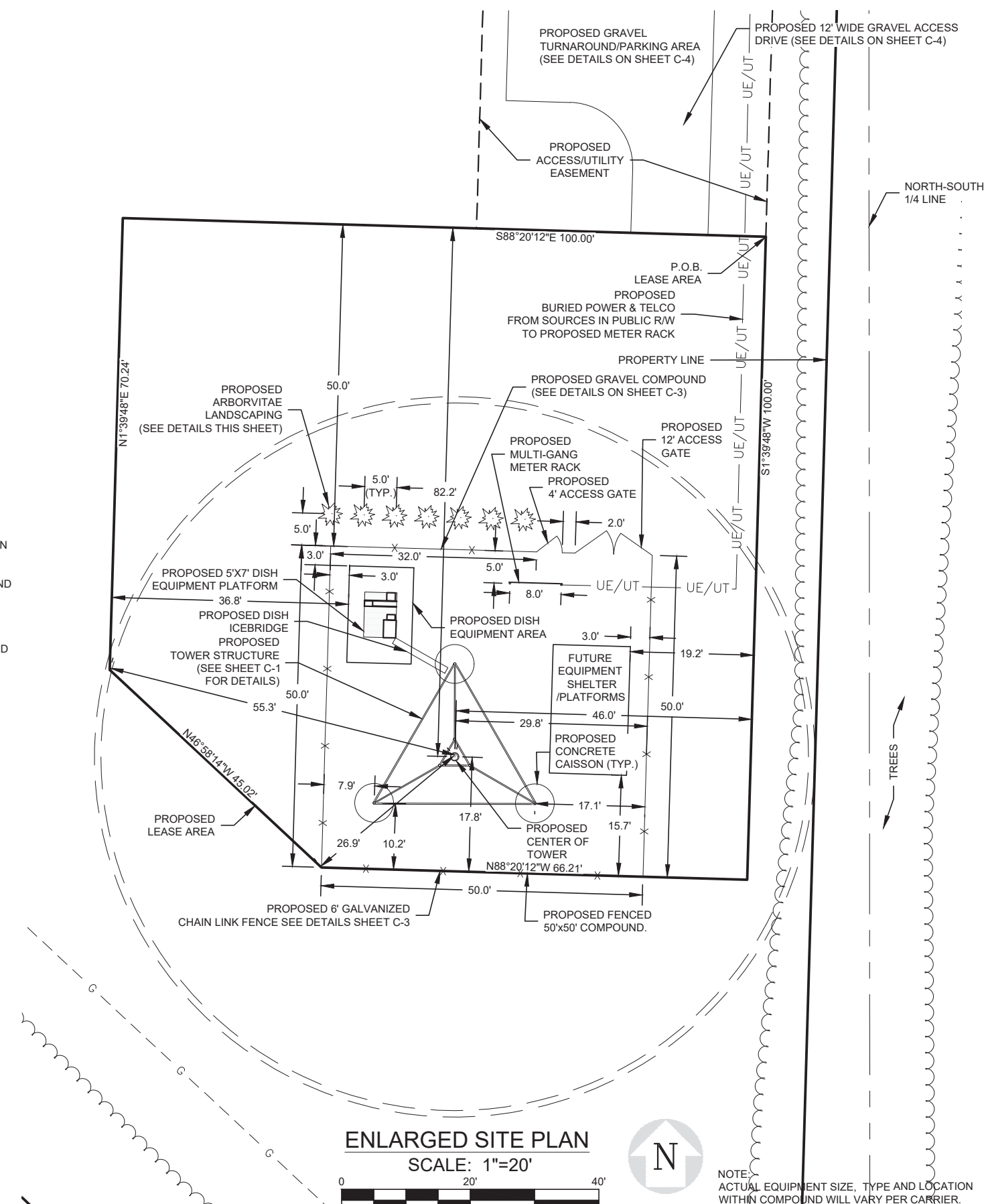


PARENT PARCEL DETAIL

SCALE: 1"=300'

PARENT PARCEL DESCRIPTION (AS PROVIDED)

LOT 1 CERTIFIED SURVEY MAP 11696, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 71 OF CERTIFIED SURVEY MAPS, PAGE 271 AS DOCUMENT NO. 4170081, LOCATED IN THE TOWN OF DUNKIRK, DANE COUNTY WISCONSIN.
TAX KEY NO. 026/0511-032-8100-0
ADDRESS: 1576 SPRING ROAD



ENLARGED SITE PLAN

SCALE: 1"=20'

NOTE: ACTUAL EQUIPMENT SIZE, TYPE AND LOCATION WITHIN COMPOUND WILL VARY PER CARRIER.

LANDTECH
PROFESSIONAL SURVEYING & ENGINEERING
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1	01/16/24	LEASE MOVE	RJH	MM	MM
0	12/04/23	ISSUED FOR REVIEW	RJH	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM		DRAWN BY: RJH	

SHEET S-2

ENLARGED SITE PLAN

DRAWING NUMBER

23359006