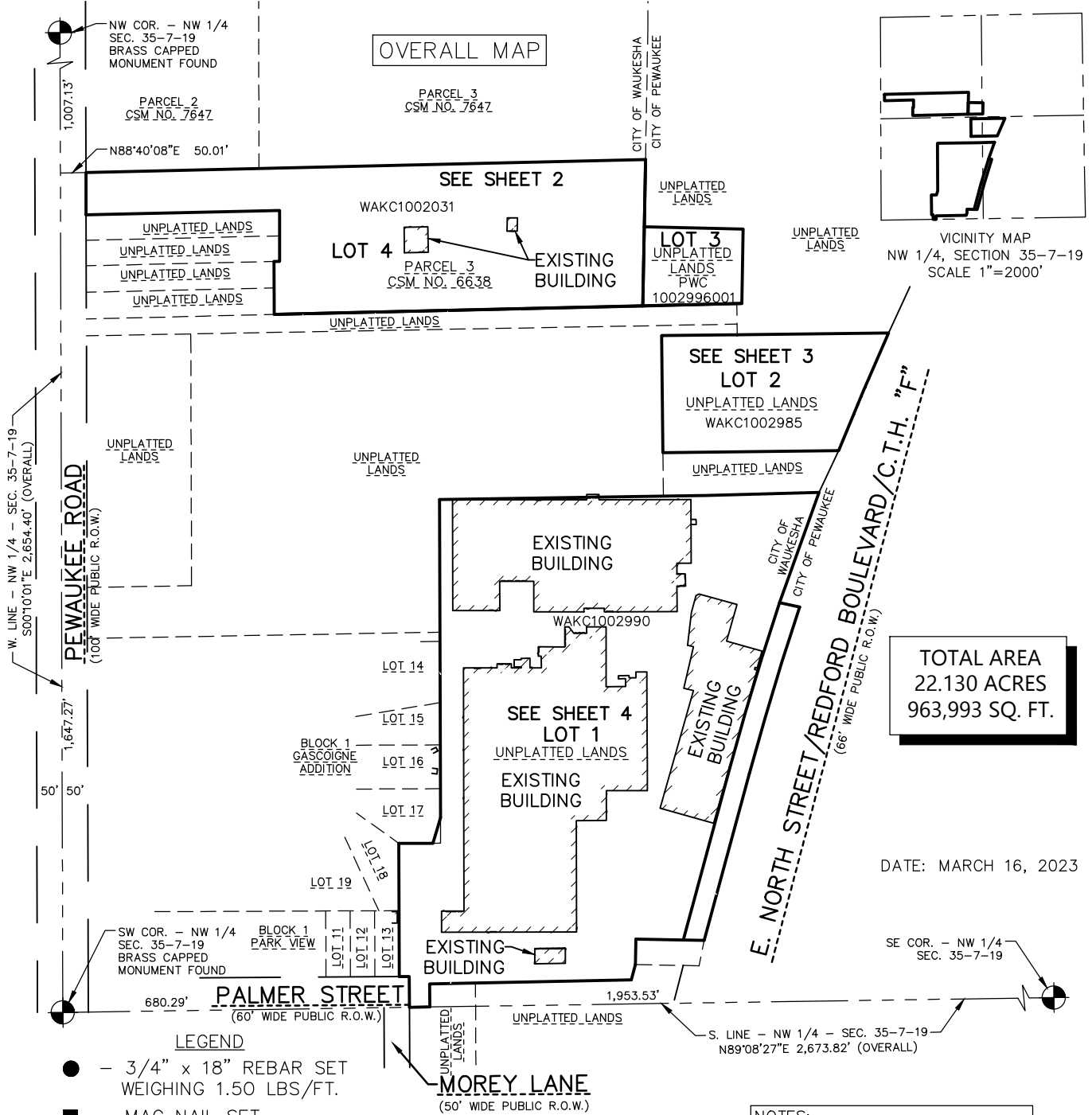


CERTIFIED SURVEY MAP NO.

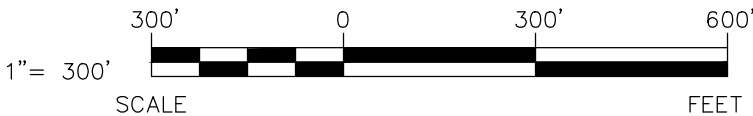
FOR  
NORTH STREET PLANT15, LLC  
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,  
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,  
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA  
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



- LEGEND
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - - MAG NAIL SET
  - ▲ - 1" IRON PIPE FOUND
  - ⊗ - 2" IRON PIPE FOUND
  - - 3/4" REBAR FOUND
  - - MAG NAIL FOUND
  - △ - RAILROAD SPIKE FOUND
  - ✕ - CUT "X" FOUND
  - ⊙ - SECTION CORNER MONUMENT FOUND

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH 00°-10'-01" EAST.



NOTES:

SEE SHEET 2 THROUGH SHEET 4 FOR LOT DIMENSIONS.

SEE SHEET 5 FOR EASEMENTS.

OWNER:  
NORTH STREET PLANT15, LLC  
6103 N. 76TH STREET  
MILWAUKEE, WI 53218

DRAFTED BY: RYAN WILGREEN, PLS

SHEET 1 OF 10 SHEETS



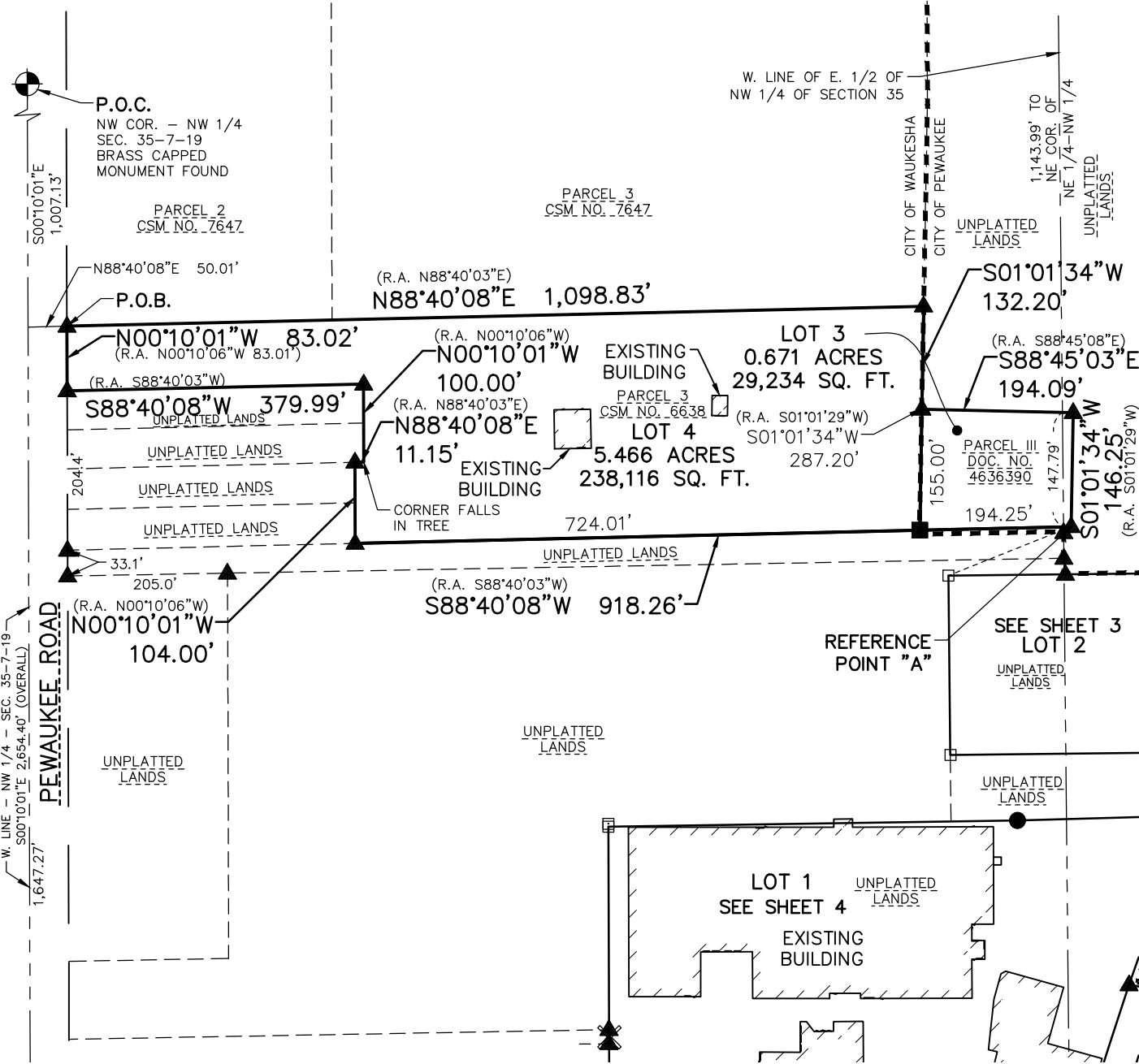
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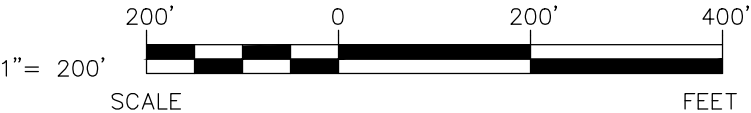
**JOB NO. 2206880**

CERTIFIED SURVEY MAP NO.

FOR  
NORTH STREET PLANT15, LLC  
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,  
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,  
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA  
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE  
OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF  
SOUTH 00°-10'-01" EAST.



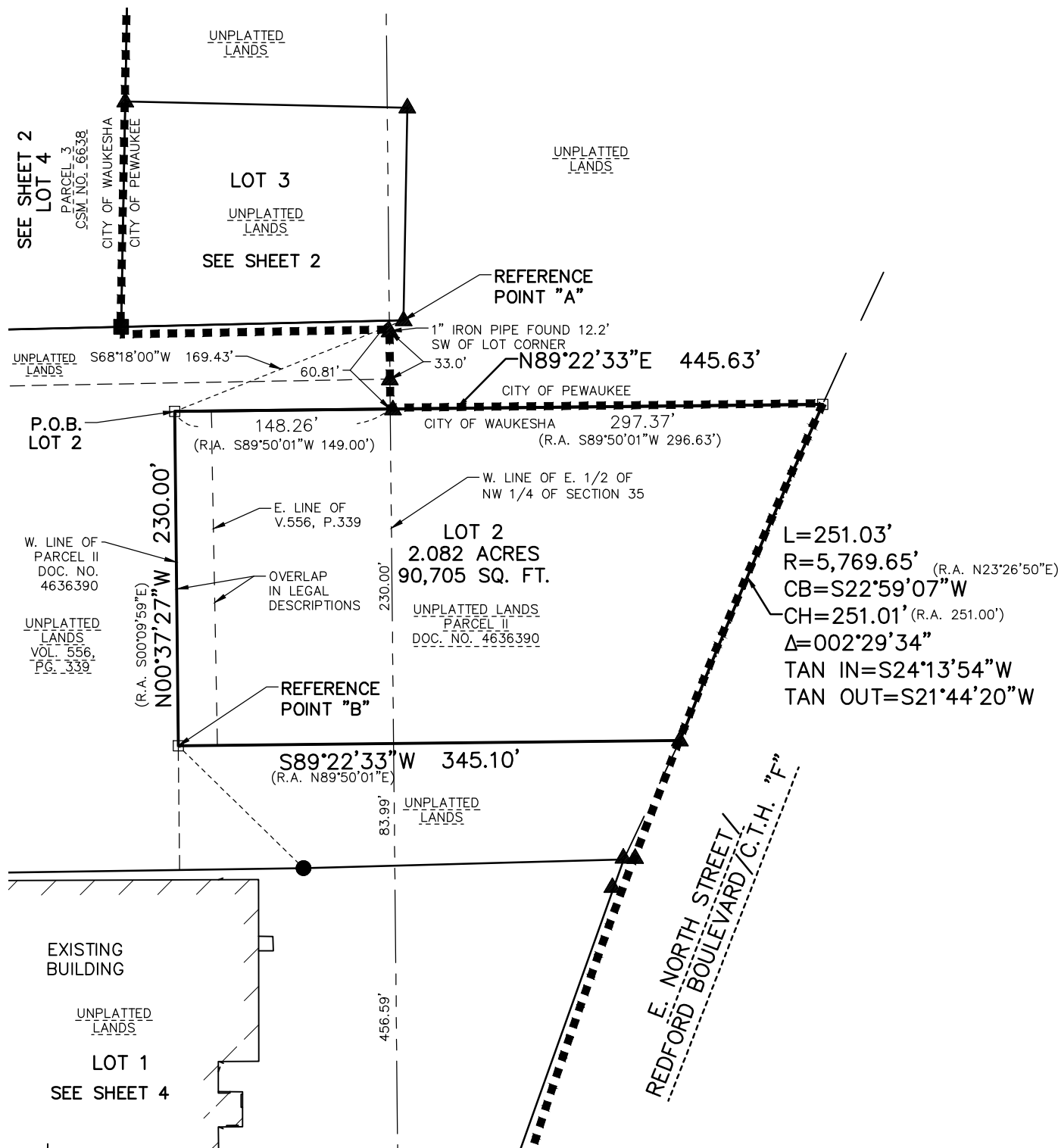
SHEET 2 OF 10 SHEETS

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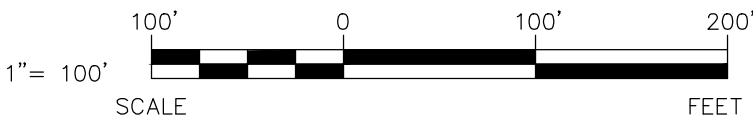
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CERTIFIED SURVEY MAP NO.

FOR  
NORTH STREET PLANT15, LLC  
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GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,  
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA  
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH 00°-10'-01" EAST.



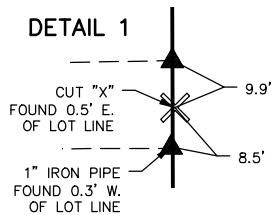
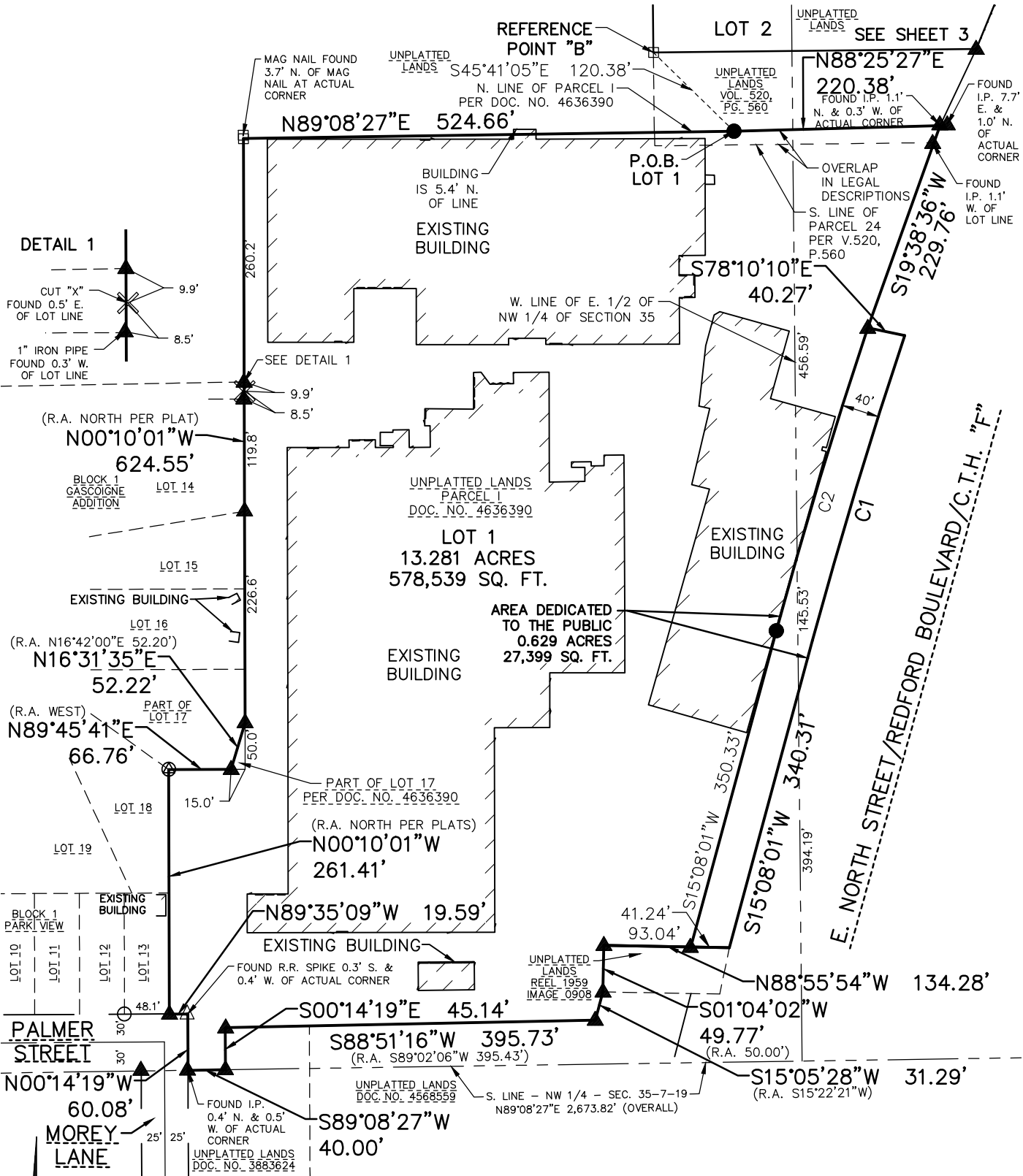
SHEET 3 OF 10 SHEETS

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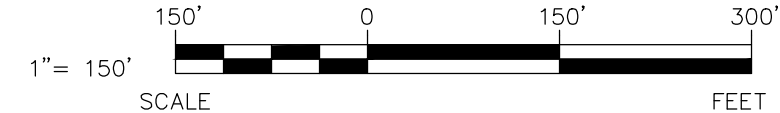
CERTIFIED SURVEY MAP NO.

FOR  
NORTH STREET PLANT15, LLC  
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,  
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,  
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA  
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	340.81'	5,815.23'	S16°49'31\"/>	340.76'	003°21'28\"/>	S18°30'15\"/>	S15°08'46\"/>
C2	338.47'	5,855.23'	S16°48'08\"/>	338.43'	003°18'44\"/>	S18°27'30\"/>	S15°08'46\"/>

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 HAS A BEARING OF SOUTH 00°-10'-01\"/>





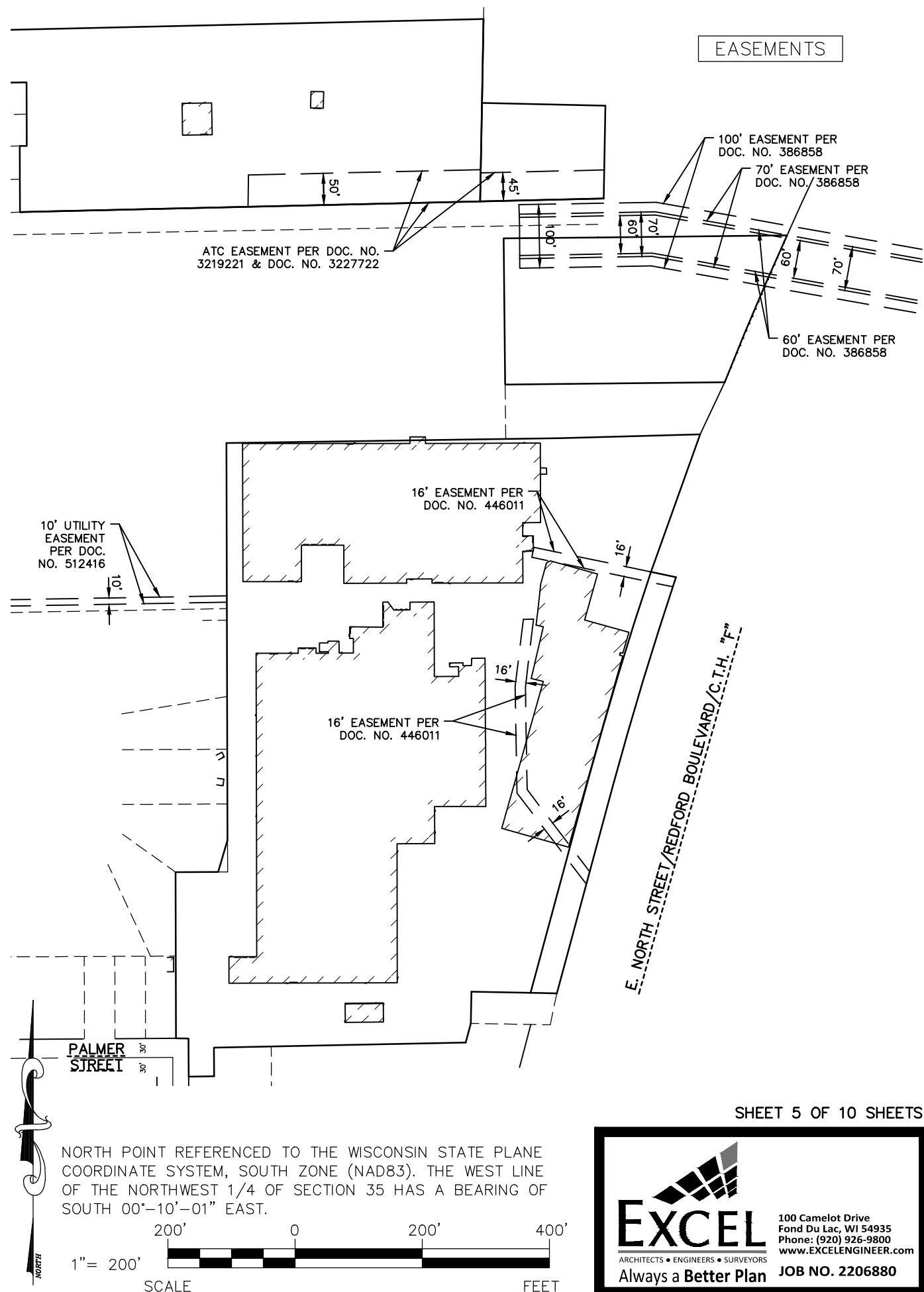
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**JOB NO. 2206880**

CERTIFIED SURVEY MAP NO.

FOR  
NORTH STREET PLANT15, LLC  
PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1,  
GASCOIGNE ADDITION & PART OF THE NW 1/4, NE 1/4,  
SW 1/4 & SE 1/4 OF THE NW 1/4, SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA  
& CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SHEET 5 OF 10 SHEETS

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JOB NO. 2206880

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE  
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &  
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7  
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of North Street Plant15, LLC bounded and described as follows:

Parcel 3 of Certified Survey Map No. 6638, recorded in the Waukesha County Register of Deeds Office in Volume 55 of Certified Survey Maps on Page 168 as Document No. 1697530, part of Lot 17, Block 1 of Gascoigne Addition, recorded in the Waukesha County Register of Deeds Office in Volume 19 of Plats on Page 56 as Document No. 422563 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 19 East, City of Waukesha and City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 35; thence South 00°-10'-01" East along the West line of said Northwest 1/4, a distance of 1,007.13 feet to the Westerly extension of the North line of said Parcel 3; thence North 88°-40'-08" East along said Westerly extension, a distance of 50.01 feet to the East right-of-way line of Pewaukee Road, said point being the point of beginning; thence continuing North 88°-40'-08" East along the North line of said Parcel 3, a distance of 1,098.83 feet to the Northeast corner of said Parcel 3; thence South 01°-01'-34" West along the East line of said Parcel 3, a distance of 132.20 feet to the Northwest corner of lands described as Parcel III per Document No. 4636390; thence South 88°-45'-03" East along the North line of said described lands, a distance of 194.09 feet to the Northeast corner of said described lands; thence South 01°-01'-34" West along the East line of said described lands, a distance of 146.25 feet to the Easterly extension of the South line of said Parcel 3, said point to be known as Reference Point "A"; thence South 88°-40'-08" West along said Easterly extension and said South line, a distance of 918.26 feet to a Westerly line of said Parcel 3; thence North 00°-10'-01" West along said Westerly line, a distance of 104.00 feet to a Westerly line of said Parcel 3; thence North 88°-40'-08" East along said Westerly line, a distance of 11.15 feet to a Westerly line of said Parcel 3; thence North 00°-10'-01" West along said Westerly line, a distance of 100.00 feet to a Southerly line of said Parcel 3; thence South 88°-40'-08" West along said Southerly line, a distance of 379.99 feet to the East right-of-way line of Pewaukee Road; thence North 00°-10'-01" West along said East line, a distance of 83.02 feet to the point of beginning;

Also including

Commencing at said Reference Point "A"; thence South 68°-18'-00" West, a distance of 169.43 feet to the Northwest corner of lands described as Parcel II per Document No. 4636390, said point being the point of beginning of Lot 2 of this Certified Survey Map; thence North 89°-22'-33" East along the North line of said described lands, a distance of 445.63 feet to the Westerly right-of-way line of E. North Street; thence Southwesterly 251.03 feet along said Westerly line on a curve to the left having a radius of 5,769.65 feet, the chord of said curve bears South 22°-59'-07" West, a chord distance of 251.01 feet to the South line of said described lands; thence South 89°-22'-33" West along said South line, a distance of 345.10 feet to the Southwest corner of said described lands, said point to be known as Reference Point "B"; thence North 00°-37'-27" West along the West line of said described lands, a distance of 230.00 feet to the point of beginning of said Lot 2;

Continued on Sheet 7

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE  
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &  
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7  
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE (continued)**

Also including

Commencing at said Reference Point "B"; thence South 45°-41'-05" East, a distance of 120.38 feet to the North line of lands described as Parcel I per Document No. 4636390, said point being the point of beginning of Lot 1 of this Certified Survey Map; thence North 88°-25'-27" East along said North line, a distance of 220.38 feet to the Westerly right-of-way line of E. North Street; thence South 19°-38'-36" West along said Westerly line, a distance of 229.76 feet; thence South 78°-10'-10" East, a distance of 40.27 feet to the former centerline of State Trunk Highway "164"; thence Southwesterly 340.81 feet along said former centerline on a curve to the left having a radius of 5,815.23 feet, the chord of said curve bears South 16°-49'-31" West, a chord distance of 340.76 feet; thence South 15°-08'-01" West along said former centerline, a distance of 340.31 to the North line of lands described per Reel 1959, Image 0908; thence North 88°-55'-54" West along said North line, a distance of 134.28 feet to the Northwest corner of said described lands; thence South 01°-04'-02" West along the West line of said described lands, a distance of 49.77 feet to the Southwest corner of said described lands; thence South 15°-05'-28" West along a Northerly line of lands described per Document No. 4568559, a distance of 31.29 feet to a Northerly line of said described lands; thence South 88°-51'-16" West along said Northerly line and its Westerly extension, a distance of 395.73 feet to a Northerly line of lands described per Document No. 3883624; thence South 00°-14'-19" East along said Northerly line, a distance of 45.14 feet to the South line of the Northwest 1/4 of Section 35; thence South 89°-08'-27" West along said South line, a distance of 40.00 feet to the East right-of-way line of Morey Lane; thence North 00°-14'-19" West along said East line, a distance of 60.08 feet to the North right-of-way line of Palmer Street; thence North 89°-35'-09" West along said North line, a distance of 19.59 feet to the East line of Lot 13, Block 1 of Park View Subdivision; thence North 00°-10'-01" West along said East line and the East line of Lot 18, Block 1 of said Gascoigne Addition, a distance of 261.41 feet to the South line of Lot 17, Block 1 of said Gascoigne Addition; thence North 89°-45'-41" East along said South line, a distance of 66.76 feet to the Westerly line of that part of said Lot 17 described per Document No. 4636390; thence North 16°-31'-35" East along said Westerly line, a distance of 52.22 feet to the East line of said Block 1; thence North 00°-10'-01" West along said East line and its Northerly extension, a distance of 624.55 feet to the North line of lands described as Parcel I per Document No. 4636390; thence North 89°-08'-27" East along said North line, a distance of 524.66 feet to the point of beginning of said Lot 1.

Said lands contain 22.130 acres (963,993 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Waukesha and the City of Pewaukee in surveying, dividing and mapping the same.

---

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 2206880

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE  
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &  
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7  
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

North Street Plant15, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

North Street Plant15, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Waukesha
- 2. City of Pewaukee

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

North Street Plant15, LLC

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY )SS

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named  
\_\_\_\_\_ to me known to be the person who executed the foregoing instrument and  
acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires:\_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE  
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &  
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7  
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**CITY OF WAUKESHA PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the City of Waukesha Planning Commission on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Shawn Reilly, Mayor

\_\_\_\_\_  
, Secretary

**CITY OF WAUKESHA COMMON COUNCIL APPROVAL**

This Certified Survey Map is hereby approved by the City of Waukesha Common Council on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Shawn Reilly, Mayor

\_\_\_\_\_  
Gina Kozlik, City Clerk

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PARCEL 3, CSM NO. 6638, PART OF LOT 17, BLOCK 1, GASCOIGNE  
ADDITION & PART OF THE NW 1/4, NE 1/4, SW 1/4 &  
SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 7  
NORTH, RANGE 19 EAST, CITY OF WAUKESHA & CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**CITY OF PEWAUKEE PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the City of Pewaukee Planning Commission on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
, Secretary

**CITY OF PEWAUKEE COMMON COUNCIL APPROVAL**

This Certified Survey Map is hereby approved by the City of Pewaukee Common Council on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, City Clerk