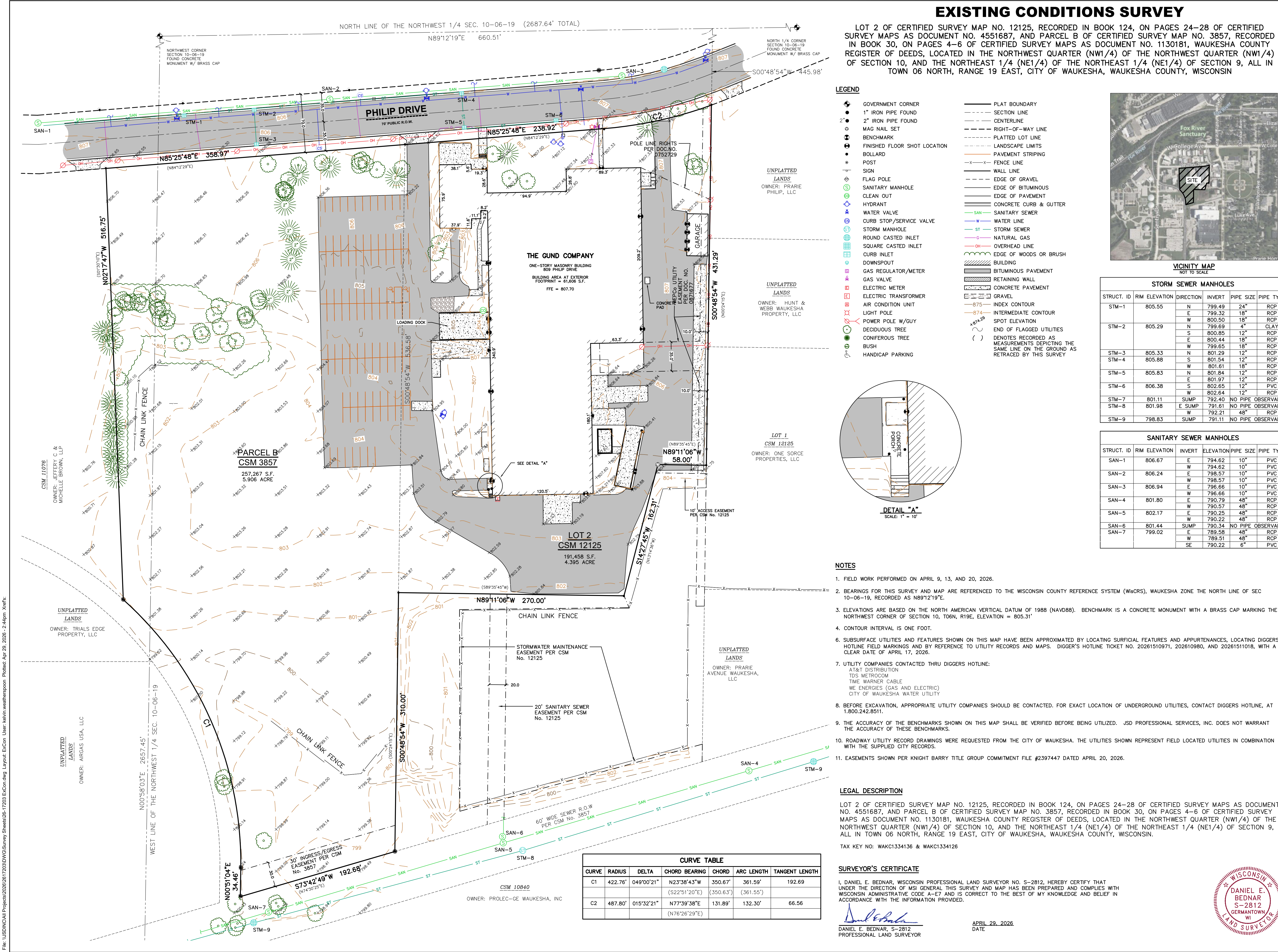


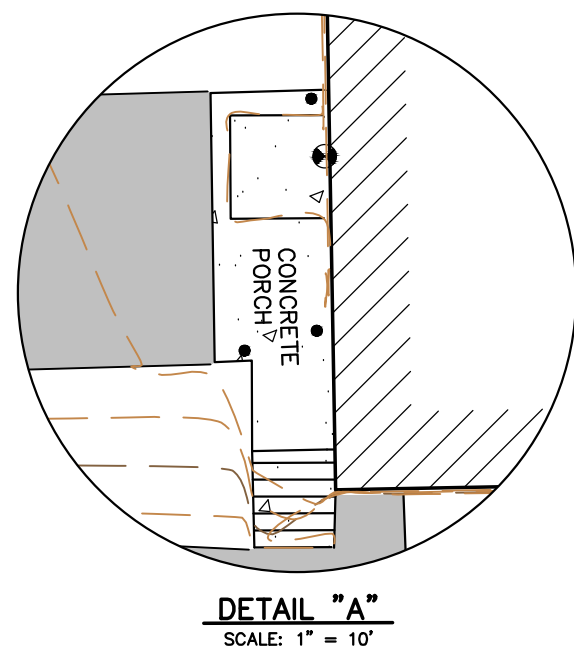


EXISTING CONDITIONS SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24-28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO. 3857, RECORDED IN BOOK 30, ON PAGES 4-6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

LEGEND

- | | | | |
|---|------------------------------|---|---|
|  | GOVERNMENT CORNER |  | PLAT BOUNDARY |
|  | 1" IRON PIPE FOUND |  | SECTION LINE |
|  | 2" IRON PIPE FOUND |  | CENTERLINE |
|  | MAG NAIL SET |  | RIGHT-OF-WAY LINE |
|  | BENCHMARK |  | PLATTED LOT LINE |
|  | FINISHED FLOOR SHOT LOCATION |  | LANDSCAPE LIMITS |
|  | BOLLARD |  | PAVEMENT STRIPING |
|  | POST |  | FENCE LINE |
|  | SIGN |  | WALL LINE |
|  | FLAG POLE |  | EDGE OF GRAVEL |
|  | SANITARY MANHOLE |  | EDGE OF BITUMINOUS |
|  | CLEAN OUT |  | EDGE OF PAVEMENT |
|  | HYDRANT |  | CONCRETE CURB & GUTTER |
|  | WATER VALVE |  | SANITARY SEWER |
|  | CURB STOP/SERVICE VALVE |  | WATER LINE |
|  | STORM MANHOLE |  | STORM SEWER |
|  | ROUND CASTED INLET |  | NATURAL GAS |
|  | SQUARE CASTED INLET |  | OVERHEAD LINE |
|  | CURB INLET |  | EDGE OF WOODS OR BRUSH |
|  | DOWNSPOUT |  | BUILDING |
|  | GAS REGULATOR/METER |  | BITUMINOUS PAVEMENT |
|  | GAS VALVE |  | RETAINING WALL |
|  | ELECTRIC METER |  | CONCRETE PAVEMENT |
|  | ELECTRIC TRANSFORMER |  | GRAVEL |
|  | AIR CONDITION UNIT |  | INDEX CONTOUR |
|  | LIGHT POLE |  | INTERMEDIATE CONTOUR |
|  | POWER POLE W/GUY |  | SPOT ELEVATION |
|  | DECIDUOUS TREE |  | END OF FLAGGED UTILITIES |
|  | CONIFEROUS TREE |  | DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
|  | BUSH | | |
|  | HANDICAP PARKING | | |



NOTES

1. FIELD WORK PERFORMED ON APRIL 9, 13, AND 20, 2026.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WicCRS), WAUKESHA ZONE THE NORTH LINE OF SEC 10--06--19, RECORDED AS N891219"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CONCRETE MONUMENT WITH A BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, T06N, R19E, ELEVATION = 805.31'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TITLE NO. 20261510971, 202610980, AND 20261511018, WITH A CLEAR DATE OF APRIL 17, 2026.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - AT&T DISTRIBUTION
 - TDS METROCOM
 - TIME WARNER CABLE
 - WE ENERGIES (GAS AND ELECTRIC)
 - CITY OF WAUKESHA WATER UTILITY
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF WAUKESHA. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
11. EASEMENTS SHOWN PER KNIGHT BARRY TITLE GROUP COMMITMENT FILE #2397447 DATED APRIL 20, 2026.

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24-28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO. 3857, RECORDED IN BOOK 30, ON PAGES 4-6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

TAX KEY NO: WAKC1334136 & WAKC1334126

SURVEYOR'S CERTIFICATE

I, DANIEL E. BEDNAR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2812, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MSI GENERAL THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.


DANIEL E. BEDNAR, S-2812
PROFESSIONAL LAND SURVEYOR

APRIL 29, 2026
DATE



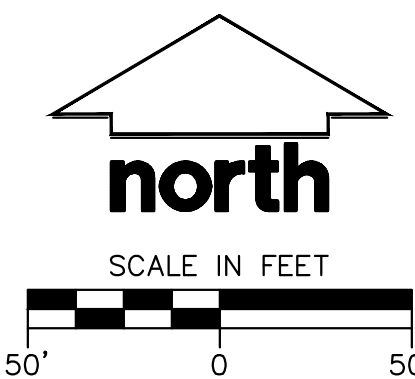
VICINITY MAP

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
STM-1	805.55	N	799.49	24"	RCP
		E	798.32	18"	RCP
		W	800.50	18"	RCP
STM-2	805.29	N	799.69	4"	CLAY
		S	800.85	12"	RCP
		E	800.44	18"	RCP
		W	799.65	18"	RCP
STM-3	805.33	N	801.29	12"	RCP
STM-4	805.88	S	801.54	12"	RCP
		W	801.61	18"	RCP
STM-5	805.83	N	801.84	12"	RCP
		E	801.97	12"	RCP
STM-6	806.38	S	802.65	12"	PVC
		W	802.64	12"	RCP
STM-7	801.11	SUMP	792.40	NO PIPE	OBSERVABLE
STM-8	801.98	E SUMP	792.61	NO PIPE	OBSERVABLE
		W	792.21	48"	RCP
STM-9	798.83	SUMP	791.11	NO PIPE	OBSERVABLE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	806.67	E	794.62	10"	PVC
		W	794.62	10"	PVC
SAN-2	806.24	E	796.57	10"	PVC
		W	798.57	10"	PVC
SAN-3	806.94	E	796.66	10"	PVC
		W	796.66	10"	PVC
SAN-4	801.80	E	790.79	48"	RCP
		W	790.57	48"	RCP
SAN-5	802.17	E	790.25	48"	RCP
		W	790.22	48"	RCP
SAN-6	801.44	SUMP	790.34	NO PIPE	OBSERVABLE
SAN-7	799.02	E	789.58	48"	RCP
		W	789.51	48"	RCP
		SE	790.22	6"	PVC

PROJECT:
**GUND INDUSTRIAL
DEVELOPMENT**

PROJECT LOCATION:
809 PHILIP DRIVE
WAUKESHA, WAUKESHA COUNTY
WISCONSIN, 53186



MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 04/21/20

SHEET TITLE:

THE GUND COMPANY EXISTING CONDITIONS SURVEY

SHEET NUMBER:

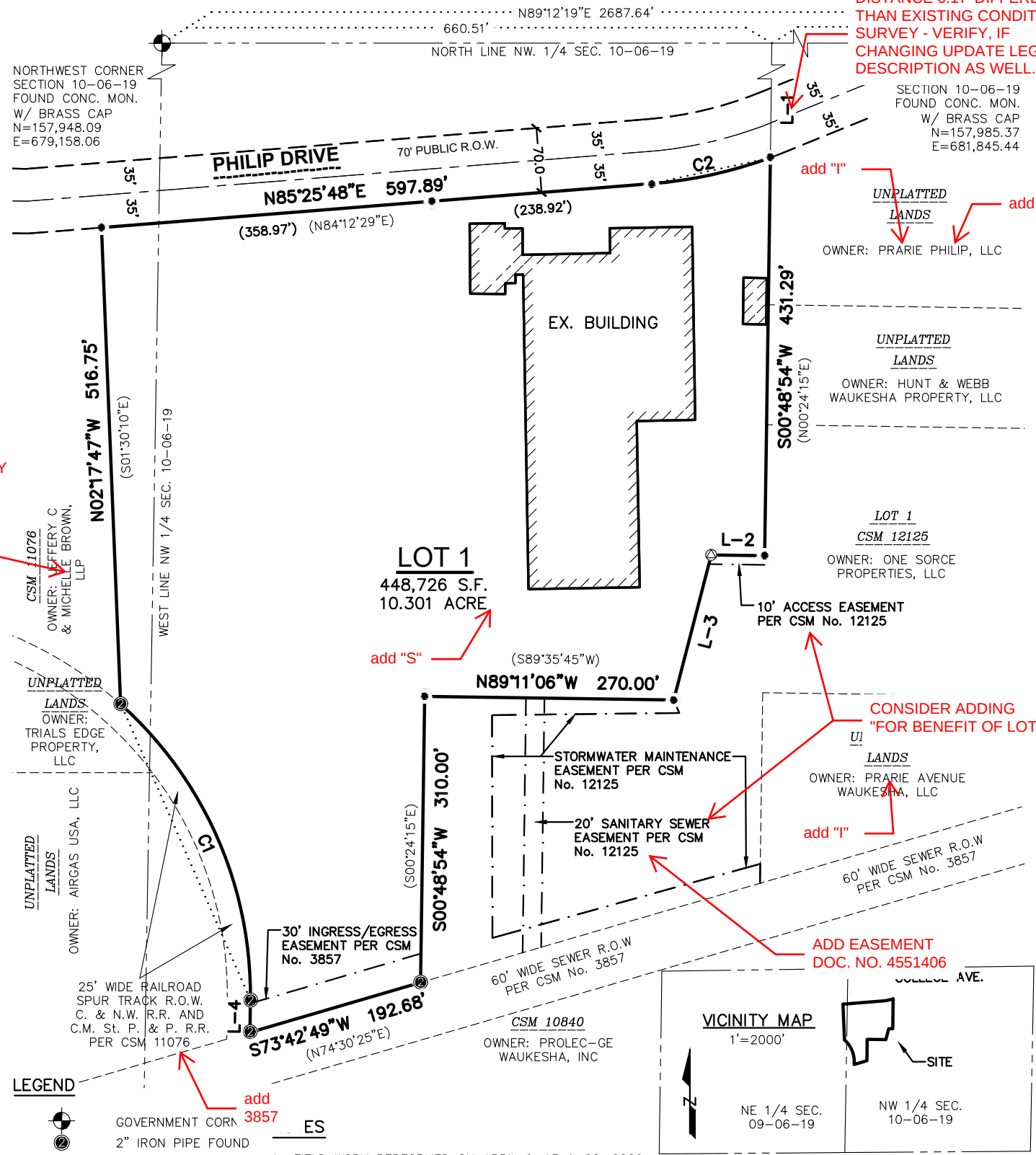
1 OF 1

PROJECT NO: 26-1720



CERTIFIED SURVEY MAP NO.

LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24-28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO. 3857, RECORDED IN BOOK 30, ON PAGES 4-6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- MAG NAIL SET
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING

ES

1. FIELD WORK PERFORMED ON APRIL 9, 13 & 20, 2026.

2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WisCRS), WAUKESHA COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-19, BEARS N89°12'19"E.

3. SEE SHEET 2 FOR EXISTING BUILDINGS AND SHEET 3 FOR LINE AND CURVE TABLE.

SCALE: 1"=150'

north

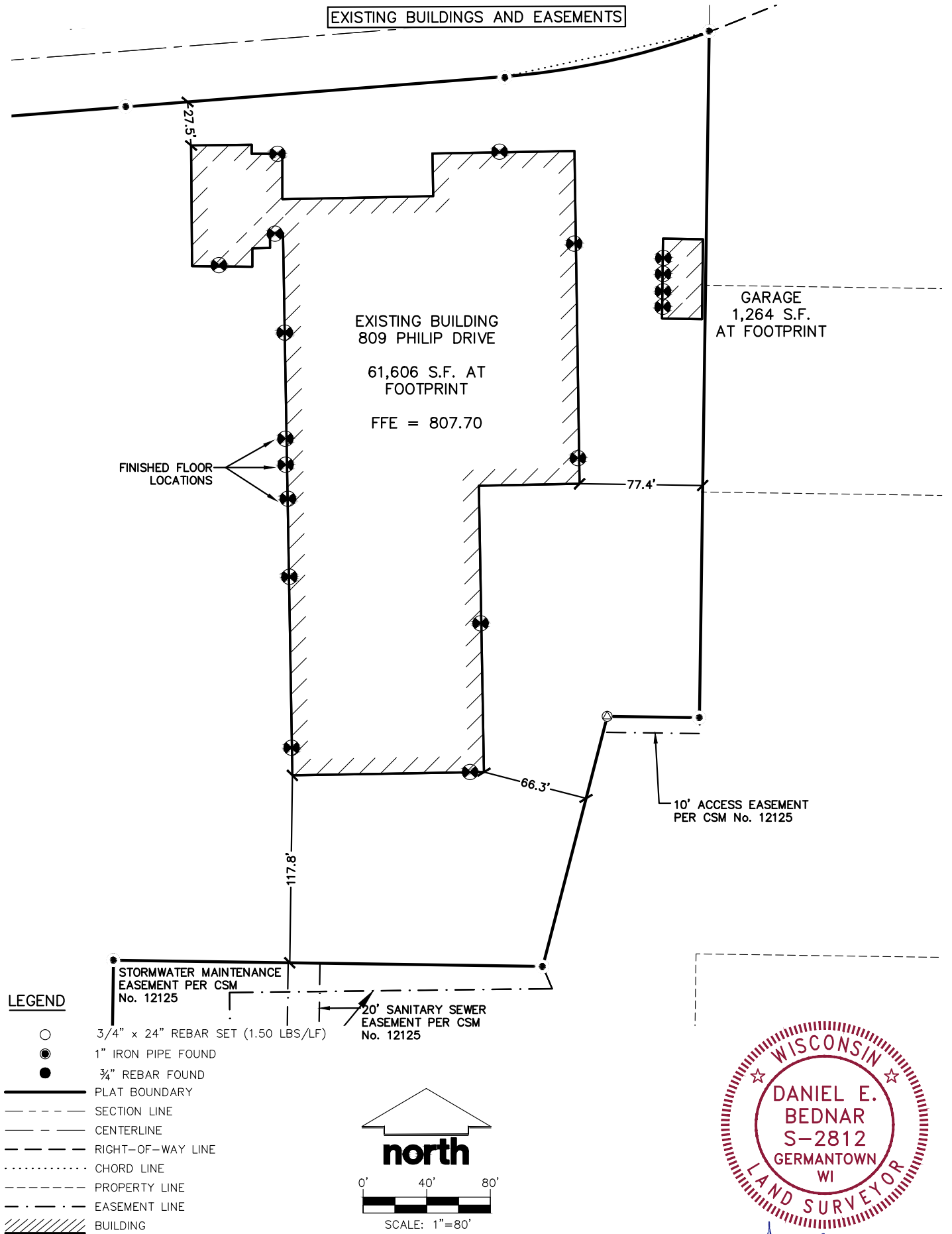
THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO: 26-17203 FIELDBOOK/PG: - SHEET NO: 1 OF 6	SURVEYED BY: CPL DRAWN BY: CPL	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

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Daniel E. Bednar

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR		APRIL 27, 2026	
SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO: 26-17203 FIELDBOOK/PG: - SHEET NO: 2 OF 6	SURVEYED BY: CPL DRAWN BY: CPL
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

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CERTIFIED SURVEY MAP NO.

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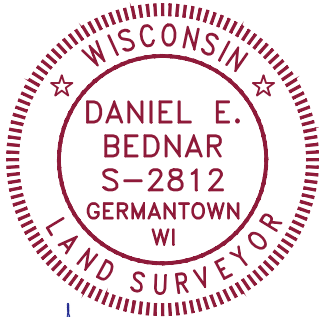
LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°48'54"W	446.15'
L-2	N89°11'06"W	58.00'
	(N89°35'45"E)	
L-3	S14°27'45"W	162.31'
	(N13°14'36"W)	
L-4	N00°51'04"E	34.46'
	(S01°38'40"E)	

A diagram showing a 3x3 grid. The top-left cell contains 'W)', the middle-left cell contains 'E', and the bottom-left cell contains 'E)'. The middle cell contains '34.46''. Red arrows point from the right to the top-left cell and from the bottom to the bottom-left cell. The label 'E' is at the top right, and 'W' is at the bottom left.

W)		
E	34.46'	
E)		

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	422.76'	049°00'21"	N23°38'43"W	350.67'	361.59'	192.69
			(S22°51'20"E)	(350.63')	(361.55')	
C2	487.80'	015°32'21"	N77°39'38"E	131.89'	132.30'	66.56
			(N76°26'29"E)			



Amal K. Bala

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	<u>26-17203</u>	SURVEYED BY:	<u>CPL</u>
		FIELDBOOK/PG:	<u>-</u>	DRAWN BY:	<u>CPL</u>
		SHEET NO:	<u>3 OF 6</u>		

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24–28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO.3857, RECORDED IN BOOK 30, ON PAGES 4–6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA WAUKESHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH ~~QUARTER~~ ^{WEST} CORNER OF SECTION 10, AFORESAID; THENCE N89°12'19"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 660.51 FEET TO A POINT; THENCE S00°48'54"W, 446.15 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED HEREINAFTER; THENCE CONTINUING S00°48'54"W, 431.29 FEET; THENCE N89°11'06"W, 58.00 FEET; THENCE S14°27'45"W, 162.31 FEET; THENCE N89°11'06"W, 270.00 FEET; THENCE S00°48'54"W, 310.00 FEET TO THE NORTH LINE OF A 60–FOOT STORM SEWER RIGHT–OF–WAY; THENCE S73°42'49"W ALONG SAID NORTH LINE, 192.68 FEET TO THE EAST LINE OF A 25–FOOT SPUR TRACK; THENCE N00°51'04"E, 34.46 FEET TO A POINT OF NON–TANGENT CURVE; THENCE ALONG SAID CURVE 361.59 FEET ALONG THE ARC OF A 422.76 FOOT RADIUS TO THE SOUTHWEST, SUBTENDED BY A LONG CHORD BEARING N23°38'43"W, 350.67 FEET TO A POINT; THENCE N02°17'47"W, 516.75 FEET TO THE SOUTH LINE OF PHILIP DRIVE; THENCE N85°25'48"E ALONG SAID SOUTH LINE, 597.89 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE 132.30 FEET ALONG THE ARC OF A 487.80 FOOT RADIUS TO THE NORTH, SUBTENDED BY A LONG CHORD BEARING N77°39'38"E, 131.89 FEET TO THE POINT OF BEGINNING.

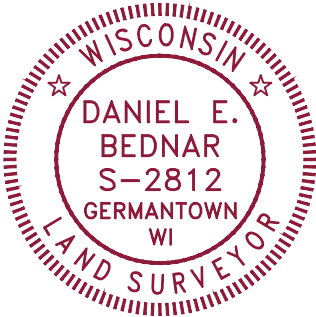
SAID PARCEL CONTAINS 448,726 SQUARE FEET OR 10.301 ACRES.

SURVEYOR’S CERTIFICATE

I, DANIEL E. BEDNAR, PROFESSIONAL LAND SURVEYOR S–2812, DO HEREBY CERTIFY THAT BY DIRECTION OF MSI GENERAL, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 23 OF THE SUBDIVISION AND PLATTING REGULATIONS OF THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.


DANIEL E. BEDNAR, S–2812
PROFESSIONAL LAND SURVEYOR

APRIL 27, 2026
DATE



THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	26–17203	SURVEYED BY: CPL DRAWN BY: CPL
		FIELDBOOK/PG:	–	
		SHEET NO:	4 OF 6	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: A:\2026\2617203\DWG\Survey Sheets\26–17203 CSM.dwg Layout: CSM 4 of 6 User: dan.bednar Plotted: Apr 27, 2026 – 10:12am

File: A:\2026\2617203\DWG\Survey Sheets\26-17203 CSM.dwg Layout: CSM 5 of 6 User: dan.bednar Plotted: Apr 27, 2026 - 10:12am

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER’S CERTIFICATE

GRE-MILWAUKEE, 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF WAUKESHA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GRE-MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

[_____]

RICHARD GUND, MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED RICHARD GUND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

[_____], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [_____], WISCONSIN PROFESSIONAL LAND SURVEYOR, S-[-----], AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____], OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS _____ DAY OF _____, 2025.

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



Daniel E. Bednar

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	26-17203	SURVEYED BY:	CPL
		FIELDBOOK/PG:	-	DRAWN BY:	CPL
		SHEET NO:	5 OF 6		

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C.S.M. NO. _____

CERTIFIED SURVEY MAP NO.

LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24-28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO. 3857, RECORDED IN BOOK 30, ON PAGES 4-6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUKESHA, THIS _____ DAY OF _____, 2026.

ALICIA HALVENSLEBEN,
CHAIRPERSON,

DATE _____

DOUG KOEHLER,
SECRETARY,

DATE _____

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA, THIS _____ DAY OF _____, 2026.

KATIE PANELLA, CITY CLERK

ALICIA HALVENSLEBEN, MAYOR



Amal K. Bala

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, STE. 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT	PROJECT NO: 26-17203 FB/PG: - SHEET NO: 6 OF 6	SURVEYED BY: CPL DRAWN BY: CPL
	809 PHILIP DRIVE WAUKESHA, WI 53186		



City of Waukesha
 Department of Public Works
 201 Delafield Street
 Waukesha, WI 53188
 Waukesha-wi.gov

Certified Survey Map Checklist

Attachment D
 (Rev 04/24)

Project Name: Gund Industrial Development, Waukesha, WI

Engineer & Design Firm: JSD Professional Services, Inc.

Surveyor: Daniel E. Bednar

Checklist to be completed and signed:

YES	NO	N/A	
☒	☐	☐	Scale and north arrow
☒	☐	☐	Scale of plans less than or equal to 1" = 100'
☒	☐	☐	Date of original and revisions noted
☒	☐	☐	Certification from surveyor that Plat complies with State Statute 236
☒	☐	☐	Digital PDF submitted
☒	☐	☐	Location of all existing structures and first floor elevations
☒	☐	☐	Location of utility and drainage easements
☒	☐	☐	Exact length and bearing of the centerline of all streets
☒	☐	☐	Exact street width along the line of any obliquely intersecting street
☒	☐	☐	Railway rights-of way within and abutting the plat
☒	☐	☐	Location and size of all lands to be dedicated for public use (when required)
☐	☒	☐	Comprehensive site grading drainage plan
☐	☒	☐	Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)
☒	☐	☐	Map shows entirety of all parcels in proposed certified survey map
☐	☒	☐	Major street setback or WisDOT setbacks (if applicable)
☐	☒	☐	Floodplain limits of the 100-year recurrence interval flood
☐	☒	☐	Location of any wetlands, shore land, or other environmental areas (if applicable)
☒	☐	☐	Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)

Plans to be submitted (when applicable):

YES	NO	N/A	
☐	☐	☒	Street plans and profiles
☐	☐	☒	Sanitary sewer plans and profiles
☐	☐	☒	Storm sewer plans
☐	☐	☒	Grading and drainage plans
☐	☐	☒	Water main plans and profiles
☐	☐	☒	Erosion control plans
☐	☐	☒	Landscape plans