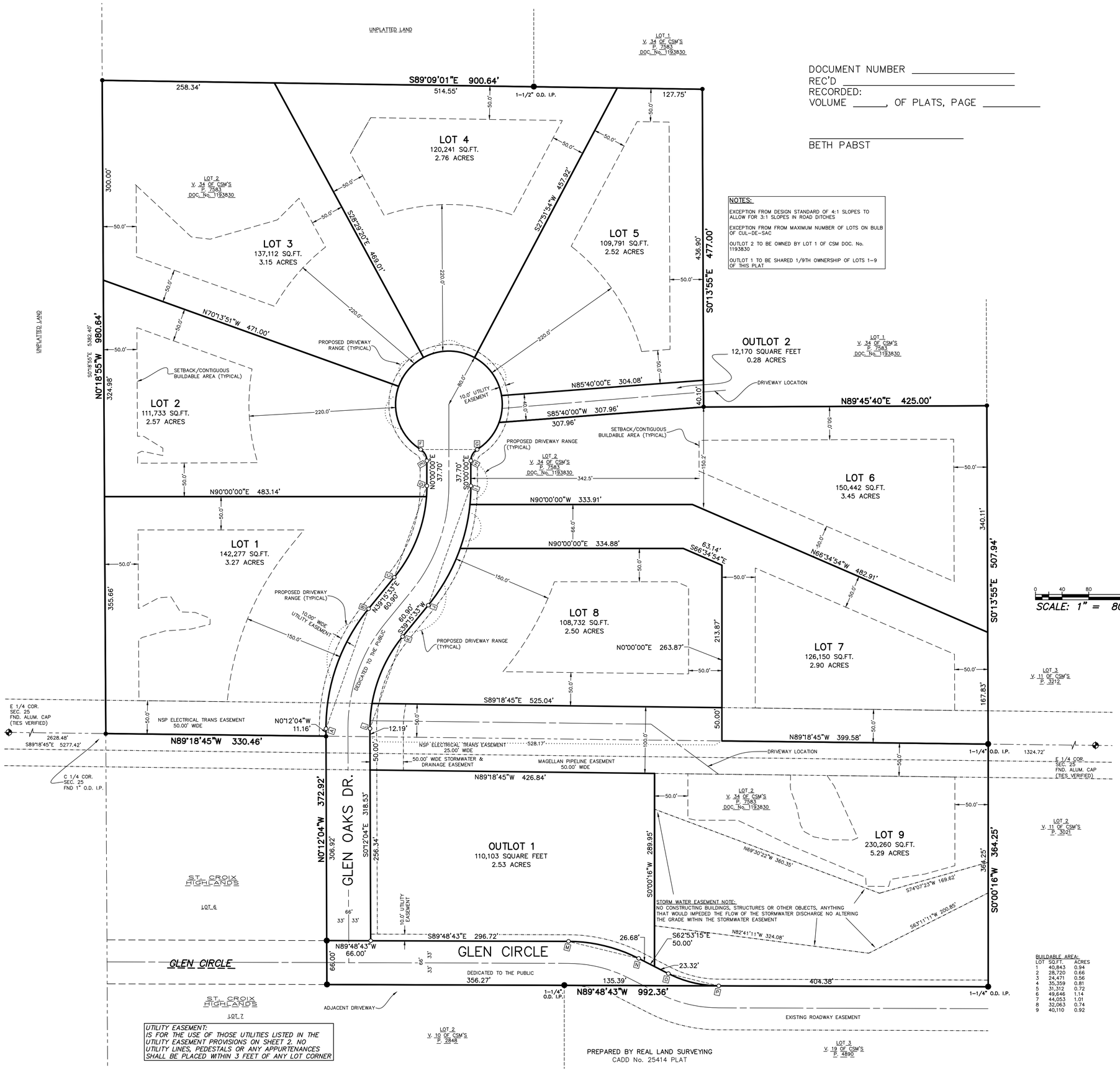


DOCUMENT NUMBER _____
REC'D _____
RECORDED:
VOLUME _____, OF PLATS, PAGE _____

_____
BETH PABST

NOTES:

EXCEPTION FROM DESIGN STANDARD OF 4:1 SLOPES TO ALLOW FOR 3:1 SLOPES IN ROAD DITCHES

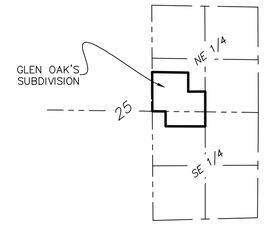
EXCEPTION FROM FROM MAXIMUM NUMBER OF LOTS ON BULB OF CUL-DE-SAC

OUTLOT 2 TO BE OWNED BY LOT 1 OF CSM DOC. No. 1193830

OUTLOT 1 TO BE SHARED 1/9TH OWNERSHIP OF LOTS 1-9 OF THIS PLAT

LOCATION SKETCH

OF THE E 1/2 OF SECTION 25



NOT TO SCALE

LEGEND

- ● ---- FND. 1" IRON PIPE
- ● ---- FND. 2" IRON PIPE UNLESS OTHERWISE NOTED
- ○ ---- SET 1-1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
- ---- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS.
- 10.00' ---- UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE
- ( ) ---- RECORDED AS

BEARINGS REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 25, ST. CROIX COUNTY COORDINATE SYSTEM. ST. CROIX COUNTY BEARINGS OF S.01°18'55"E..

LANDOWNERS/SUBDIVIDERS:

- TERRAIN INVENTORY, LLC.
  13918 E. MISSISSIPPI AVE.
  STE. 60183
  AURORA CO. 80012

APPROVING AUTHORITIES:

- TOWN OF TROY
- ST. CROIX COUNTY

OBJECTING AUTHORITIES

- TOWN OF TROY
- ST. CROIX COUNTY

SURVEYOR

- PETER J. GARTMANN R.L.S. No. 2279
  REAL LAND SURVEYING
  1356 INTERNATIONAL DRIVE
  EAU CLAIRE, WI 54701

0 40 80 160

SCALE: 1" = 80'

CURVE TABLE

CURVE No.	LOT No.	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		194.91'	283.00'	039°27'37"	191.08'	N19°31'45"E	N00°12'04"W	N39°15'33"E
C-D		148.69'	217.00'	039°15'33"	145.80'	N19°37'47"E	N39°15'33"E	N00°00'00"E
	1	132.57'	217.00'	035°00'13"	130.52'	N21°45'27"E	N39°15'33"E	N04°15'20"E
	2	16.12'	217.00'	004°15'20"	16.11'	N02°07'40"E	N04°15'20"E	N00°00'00"E
E-F		20.24'	20.00'	057°59'40"	19.39'	N28°59'50"W	N00°00'00"E	N57°59'40"W
F-G		413.28'	80.00'	295°59'21"	84.80'	N90°00'00"E	N57°59'40"W	S57°59'40"W
	2	108.58'	80.00'	077°45'50"	100.43'	N19°06'45"W	N57°59'40"W	N19°46'09"E
	3	58.28'	80.00'	041°44'31"	57.00'	N40°38'25"E	N19°46'09"E	N61°30'40"E
	4	80.05'	80.00'	057°19'54"	76.75'	S89°49'23"E	N61°30'40"E	S61°09'26"E
	5	72.19'	80.00'	051°42'20"	69.77'	S35°18'16"E	S61°09'26"E	S09°27'06"E
	OL 2	41.01'	80.00'	029°22'21"	40.56'	S05°14'05"W	S09°27'06"E	S19°55'15"W
	6	53.16'	80.00'	038°04'25"	52.19'	S38°57'28"W	S19°55'15"W	S57°59'40"W
G-H		20.24'	20.00'	057°59'40"	19.39'	S28°59'50"W	S57°59'40"W	S00°00'00"E
I-J		193.91'	283.00'	039°15'33"	190.14'	S19°37'47"W	S00°00'00"E	S39°15'33"W
	6	27.94'	283.00'	005°39'21"	27.92'	S02°49'41"W	S00°00'00"E	S05°39'21"W
	7	67.77'	283.00'	013°43'13"	67.61'	S12°30'58"W	S05°39'21"W	S19°22'34"W
	8	98.21'	283.00'	019°52'59"	97.72'	S29°19'04"W	S19°22'34"W	S39°15'33"W
K-L		149.45'	217.00'	039°27'37"	146.51'	S19°31'45"W	S39°15'33"W	S00°12'04"E
	8	111.49'	217.00'	029°26'14"	110.27'	S24°32'26"W	S39°15'33"W	S09°49'19"W
	9	37.96'	217.00'	010°01'23"	37.91'	S04°48'37"W	S09°49'19"W	S00°12'04"E
M-N		109.49'	233.00'	026°55'28"	108.49'	S76°20'59"E	S89°48'43"E	S62°53'15"E
O-P		78.48'	167.00'	026°55'28"	77.76'	S76°20'59"E	S62°53'15"E	S89°48'43"E

BUILDABLE AREA:

LOT	SQ.FT.	ACRES
1	40,843	0.94
2	28,720	0.66
3	24,471	0.56
4	35,359	0.81
5	31,312	0.72
6	49,646	1.14
7	44,053	1.01
8	32,063	0.74
9	40,110	0.92

UTILITY EASEMENT:
IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

PREPARED BY REAL LAND SURVEYING
CADD No. 25414 PLAT

COUNTY PLAT OF

GLEN OAKS

IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, TOWNSHIP 28 NORTH, RANGE 20 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN
BEING ALL OF LOT 2 OF V. 34 OF CSM'S, P. 7583, DOC. No. 1193830

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE COUNTY PLAT OF GLEN OAKS, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, TOWNSHIP 28 NORTH, RANGE 20 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOT 2 CSM, V. 34 OF CSM'S, P. 7583, DOC. No. 1193830, AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF TERRAIN INVENTORY, LLC., THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF TROY AND ST. CROIX COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS_____DAY OF_____, 2026
PETER J. GARTMANN, P.L.S. NO. 2279

DOCUMENT NUMBER _____
REC'D _____
RECORDED:
VOLUME _____, OF PLATS, PAGE _____

_____
BETH PABST

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

TERRAIN INVENTORY, LLC, GRANTOR TO

_____, GRANTEE
_____, GRANTEE
_____, GRANTEE
_____, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

UTILITY EASEMENT:
IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN
COUNTY OF ST. CROIX §

I, APRIL FREDRICK, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF TROY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE _____ DAY OF _____, 2026 , ON ANY OF THE LANDS INCLUDED IN THE COUNTY PLAT OF GLEN OAKS IN THE TOWN OF TROY.

(SIGNATURE): _____ DATE: _____
APRIL FREDRICK, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
COUNTY OF ST. CROIX §

I, DENISE ANDERSON, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF ST. CROIX, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF
THIS _____ DAY _____, 2026, ON ANY OF THE LANDS INCLUDED IN THE COUNTY PLAT OF GLEN OAKS.

(SIGNATURE): _____ DATE: _____
DENISE ANDERSON, COUNTY TREASURER

CONSENT OF CORPORATE MORTGAGEE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF GLEN OAKS AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE TERRAIN INVENTORY, LLC, OWNERS OF SAID LAND.

IN WITNESS THEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME)_____ AND (PRINT NAME)_____

AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS _____ DAY OF _____ 2026

(SIGNATURE)_____ (SIGNATURE)_____

(title) _____ (title)_____

STATE OF _____
COUNTY OF _____§

PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____ 2026, THE ABOVE NAMED (PRINT NAME)_____ AND (PRINT NAME)_____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ABBREVIATIONS:
ALUM. – ALUMINUM
B.C. – BRONZE CAP
CL – CENTER LINE
COR. – CORNER
CSM. – CERTIFIED SURVEY MAP
C.T.H. – COUNTY TRUNK HIGHWAY
DR. – DRIVE
DOC. – DOCUMENT
E. – EAST
FND. – FOUND
I.P. – IRON PIPE
LBS/LF – POUNDS PER LINEAR FOOT
MON. – MONUMENT
N. – NORTH
No. – NUMBER
NE – NORTHEAST
NW – NORTHWEST
O.D. – OUTSIDE DIAMETER
OL – OUTLOT
P.L.S. – PROFESSIONAL LAND SURVEYOR
R/W – RIGHT OF WAY
S. – SOUTH
SE – SOUTHEAST
SEC. – SECTION
SQ.FT. – SQUARE FEET
SW – SOUTHWEST
V. – VOLUME
P. – PAGE
U.S.H. – UNITED STATES HIGHWAY
W.– WEST

CURVE DATA ABBREVIATIONS:
DELTA – CENTRAL ANGLE
CHD BR – CHORD BEARING
CHD – CHORD LENGTH
TAN – TANGENT

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

----TOWN OF TROY

----ST. CROIX COUNTY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS __ DAY OF ____, 2026

_____
TERRAIN INVENTORY, LLC.

STATE OF WISCONSIN
COUNTY OF _____ §

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2026, THE ABOVE NAMED TERRAIN INVENTORY, LLC, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN BOARD RESOLUTION:

RESOLVED THAT THIS THE COUNTY PLAT OF GLEN OAKS, IN THE TOWN OF TROY, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

DATE APPROVED: _____

(SIGNATURE)_____ DATE: _____
DOUG ROWEN, TOWN CHAIRMAN

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN.

(SIGNATURE)_____
APRIL FREDRICK, TOWN CLERK

ST. CROIX COUNTY RESOLUTION:

RESOLVED THAT THIS THE COUNTY PLAT OF GLEN OAKS IN THE TOWN OF TROY, TERRAIN INVENTORY, LLC, OWNER, IS HEREBY APPROVED BY THE ST. CROIX COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: _____ (PRINT NAME): _____

(SIGNATURE)_____ DATE: _____

(TITLE) _____

I, HEREBY, CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE ST. CROIX COUNTY PLANNING AND ZONING COMMITTEE OF ST. CROIX COUNTY, WISCONSIN.

(SIGNATURE)_____
CHRISTINE HINES, COUNTY CLERK

COUNTY PLAT OF

GLEN OAKS

IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, TOWNSHIP 28 NORTH, RANGE 20 WEST,
TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN
BEING ALL OF LOT 2 OF V. 34 OF CSM'S, P. 7583, DOC. No. 1193830