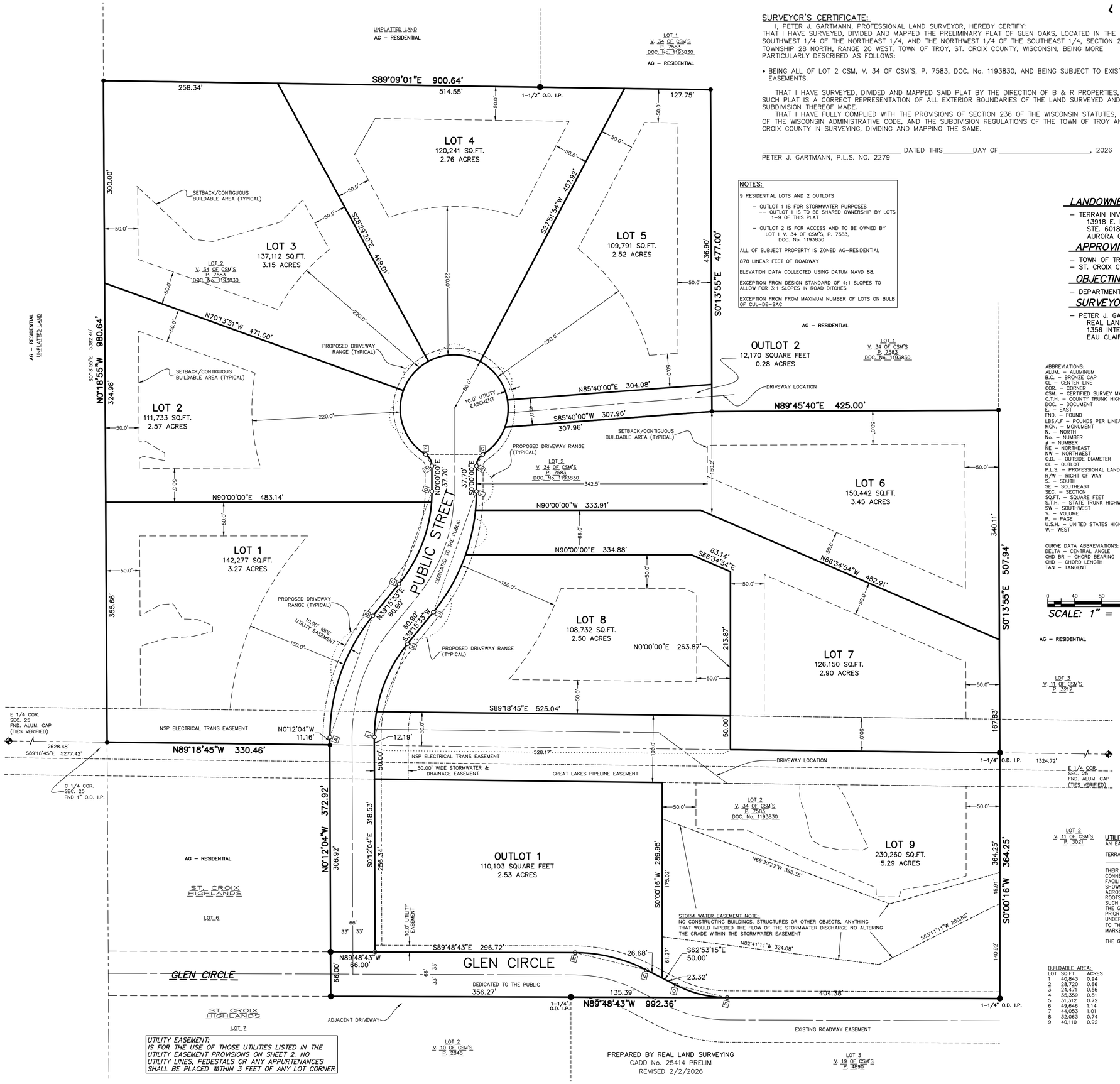


UTILITY EASEMENT:
IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

PREPARED BY REAL LAND SURVEYING
CADD No. 25414 PRELIM
REVISED 2/2/2026

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PRELIMINARY 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 B & R PROPERTIES, 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

NOTES:

9 RESIDENTIAL LOTS AND 2 OUTLOTS

- OUTLOT 1 IS FOR STORMWATER PURPOSES
  -- OUTLOT 1 IS TO BE SHARED OWNERSHIP BY LOTS 1-9 OF THIS PLAT
- OUTLOT 2 IS FOR ACCESS AND TO BE OWNED BY LOT 1 V. 34 OF CSM'S, P. 7583, DOC. No. 1193830

ALL OF SUBJECT PROPERTY IS ZONED AG-RESIDENTIAL

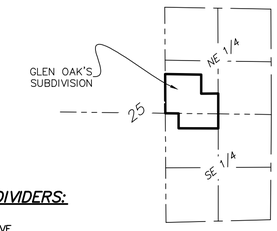
878 LINEAR FEET OF ROADWAY

ELEVATION DATA COLLECTED USING DATUM NAVD 88.

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

LOCATION SKETCH
OF THE E 1/2 OF SECTION 25



NOT TO SCALE

LANDOWNERS/SUBDIVIDERS:

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

APPROVING AUTHORITIES:

- TOWN OF TROY
- ST. CROIX COUNTY

OBJECTING AUTHORITIES

- DEPARTMENT OF ADMINISTRATION

SURVEYOR

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

ABBREVIATIONS:
ALUM. – ALUMINUM
B.C. – BRONZE CAP
CL – CENTER LINE
COR. – CORNER
CSM. – CERTIFIED SURVEY MAP
C.T.H. – COUNTY TRUNK HIGHWAY
DOC. – DOCUMENT
E. – EAST
FND. – FOUND
LBS/LF – POUNDS PER LINEAR FOOT
MON. – MONUMENT
N. – NORTH
No. – NUMBER
– 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
S.T.H. – STATE TRUNK HIGHWAY
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

0 40 80 160
SCALE: 1" = 80'

LEGEND

- EXISTING SLOPES IN EXCESS OF 25%
- EXISTING SLOPES BETWEEN 20–25%
- EXISTING BUILDING
- EXISTING CONCRETE SURFACE
- EXISTING BITUMINOUS SURFACE
- EXISTING WETLANDS
- OH — EXISTING OVERHEAD LINES
- E — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING UNDERGROUND GAS
- T — EXISTING UNDERGROUND TELEPHONE
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- EXISTING ELECTRIC PEDESTAL
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SANITARY CLEANOUT
- EXISTING TREE LINE
- SOIL BORING LOCATIONS
- 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.
- 5' 5' — 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..

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 PROVISIONS:

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

TERRAIN INVENTORY, LLC, GRANTOR TO
_____, GRANTEE

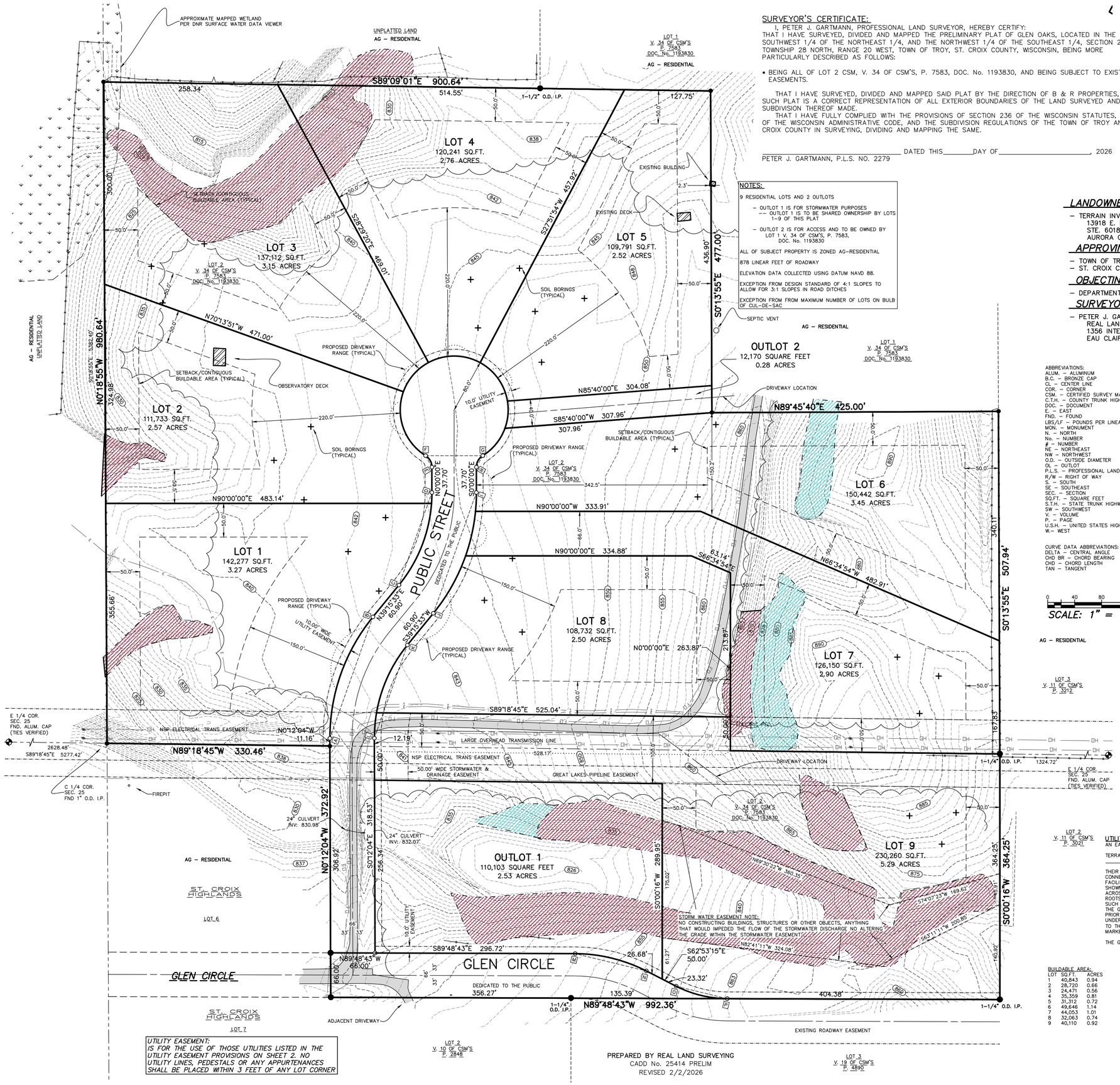
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES 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.

PRELIMINARY 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



UTILITY EASEMENT:
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PREPARED BY REAL LAND SURVEYING
CADD No. 25414 PRELIM
REVISED 2/2/2026

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PRELIMINARY 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:

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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

NOTES:

9 RESIDENTIAL LOTS AND 2 OUTLOTS

- OUTLOT 1 IS FOR STORMWATER PURPOSES
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ALL OF SUBJECT PROPERTY IS ZONED AG-RESIDENTIAL

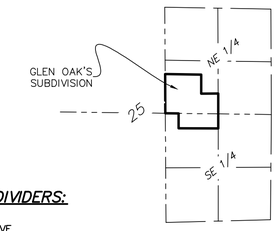
878 LINEAR FEET OF ROADWAY

ELEVATION DATA COLLECTED USING DATUM NAVD 88.

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

LOCATION SKETCH
OF THE E 1/2 OF SECTION 25



NOT TO SCALE

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APPROVING AUTHORITIES:

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OBJECTING AUTHORITIES

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SURVEYOR

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

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0 40 80 160
SCALE: 1" = 80'

AG – RESIDENTIAL

LEGEND

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- ( ) — 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..

CURVE TABLE

CURVE No.	LOT No.	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
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THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

PRELIMINARY 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