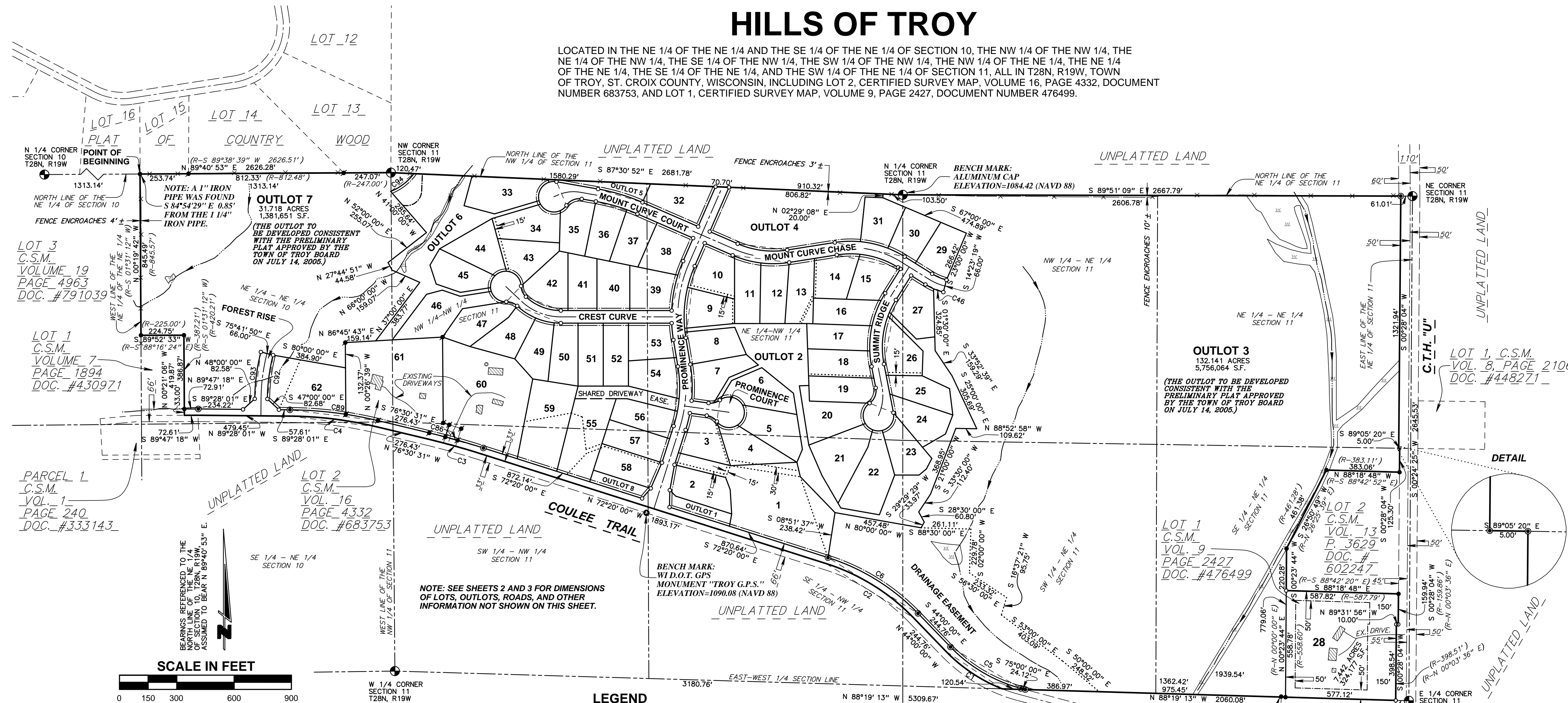


# HILLS OF TROY

LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 10, THE NW 1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 11, ALL IN T28N, R19W, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN, INCLUDING LOT 2, CERTIFIED SURVEY MAP, VOLUME 16, PAGE 4332, DOCUMENT NUMBER 683753, AND LOT 1, CERTIFIED SURVEY MAP, VOLUME 9, PAGE 2427, DOCUMENT NUMBER 476499.



LOT 3  
C.S.M.  
VOLUME 19  
PAGE 4963  
DOC. #791039

LOT 1  
C.S.M.  
VOLUME 7  
PAGE 1894  
DOC. #430971

PARCEL 1  
C.S.M.  
VOL. 1  
PAGE 240  
DOC. #333143

LOT 2  
C.S.M.  
VOL. 16  
PAGE 4332  
DOC. #683753

OUTLOT 3  
132.141 ACRES  
5,756,064 SF.  
(THE OUTLOT TO BE DEVELOPED CONSISTENT WITH THE PRELIMINARY PLAT APPROVED BY THE TOWN OF TROY BOARD ON JULY 14, 2005.)

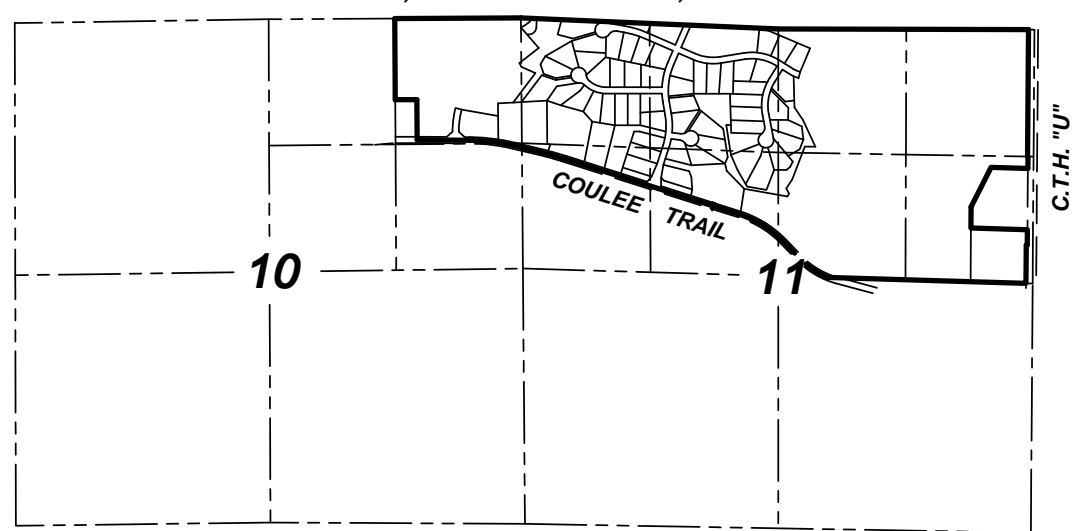
LOT 1, C.S.M.  
VOL. 8, PAGE 2106  
DOC. #448271

LOT 1  
C.S.M.  
VOL. 9  
PAGE 2427  
DOC. #476499

LOT 2  
C.S.M.  
VOL. 13  
PAGE 3629  
DOC. #602247



LOCATION MAP  
SECTIONS 10 AND 11, T28N, R19W,  
TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN



SCALE: 1" = 2000'

### TOWN OF TROY EXCEPTIONS TO DESIGN STANDARDS

- LOT 59: ALLOW SHARED DRIVEWAY TO LOT < 2.5 ACRES.
- SINGLE DRIVEWAY LOCATIONS ARE NOT SHOWN AS REQUIRED BY SECTION 5 B.(4)(8). OF THE TOWN OF TROY SUBDIVISION ORDINANCE.
- LOT 21: LOT WIDTH < 120' AT RIGHT-OF-WAY ON CUL-DE-SAC AND FRONT SETBACK PLACED AT LOT WIDTH OF 132'.
- LOT 22: LOT WIDTH < 120' AT RIGHT-OF-WAY ON CUL-DE-SAC AND FRONT SETBACK PLACED AT LOT WIDTH OF 132'.
- LOT 44: LOT WIDTH < 120' AT RIGHT-OF-WAY ON CUL-DE-SAC.
- LOT 45: LOT WIDTH < 120' AT RIGHT-OF-WAY ON CUL-DE-SAC.
- LOT 46: LOT WIDTH < 120' AT RIGHT-OF-WAY ON CUL-DE-SAC.
- LOT 47: LOT WIDTH < 100' AT RIGHT-OF-WAY.

THIS INSTRUMENT DRAFTED BY DANIEL P. KUGEL

### LEGEND

- COUNTY SECTION CORNER MONUMENT, ALUMINUM CAP, FOUND.
- 2 3/8" IRON PIPE, FOUND.
- 1 1/4" IRON PIPE, FOUND.
- 1" IRON PIPE, FOUND.
- 2 3/8" x 18" IRON PIPE WEIGHING 3.65#/LINEAR FOOT, SET.
- 1 1/4" x 18" IRON PIPE WEIGHING 1.68#/LINEAR FOOT SET AT ALL OTHER LOT AND OUTLOT CORNERS.
- EXISTING BUILDING.
- EXISTING FENCE.
- BUILDING SETBACK LINE, 75' FROM ROAD RIGHT-OF-WAY, 25' FROM SIDE AND REAR LOT LINES (UNLESS OTHERWISE SHOWN).
- PROPOSED 12' WIDE UTILITY EASEMENT.
- DRAINAGE EASEMENT, 10' WIDE UNLESS OTHERWISE SHOWN.
- PREVIOUSLY RECORDED INFORMATION.
- WETLAND BOUNDARY PER WETLAND DELINEATION REPORT BY GRAHAM ENVIRONMENTAL SERVICES, INC. DATED MAY 31, 2005.
- INTERMITTENT STREAM AS SHOWN ON USGS QUADRANGLE MAP.

NOTE: ALL IRON PIPE (FOUND OR SET) ARE DIMENSIONED AS OUTSIDE DIAMETER.

### SURVEYOR'S CERTIFICATE

I, JAMES D. FILKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:  
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED HILLS OF TROY, LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 10, THE NW 1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 11, ALL IN T28N, R19W, TOWN OF TROY, COUNTY OF ST. CROIX, AND STATE OF WISCONSIN, INCLUDING LOT 2, CERTIFIED SURVEY MAP, VOLUME 16, PAGE 4332, DOCUMENT NUMBER 683753, AND LOT 1, CERTIFIED SURVEY MAP, VOLUME 9, PAGE 2427, DOCUMENT NUMBER 476499.  
 THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF TROY DEVELOPMENT CORPORATION, RONALD M. HANDLOS, HELEN G. HANDLOS, STEVEN WEBER, AND KAREN LYNN WEBER, OWNERS OF SAID LAND, CONTAINING 286,693 ACRES, MORE OR LESS, BEING 12,488,328 SQUARE FEET, MORE OR LESS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 10; THENCE N 89°40'53" E 1313.14' ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 10; THENCE S 87°30'52" E 2681.78' ALONG THE NORTH LINE OF SAID NW 1/4 OF SECTION 11; THENCE S 89°51'09" E 2606.78' ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 11; THENCE S 00°28'04" W 1321.94' ALONG THE WEST RIGHT-OF-WAY LINE OF C.T.H. "U"; THENCE S 89°05'20" E 5.00' ALONG SAID RIGHT-OF-WAY LINE; THENCE S 00°28'04" W 125.30' ALONG SAID RIGHT-OF-WAY LINE; THENCE N 88°18'48" W 383.06' ALONG THE NORTH LINE OF LOT 2 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 13, PAGE 3629, DOCUMENT NUMBER 602247; THENCE S 28°50'49" W 461.38' ALONG A WEST LINE OF SAID LOT 2; THENCE S 00°23'44" W 220.28' ALONG A WEST LINE OF SAID LOT 2; THENCE S 88°18'48" E 587.82' ALONG A SOUTH LINE OF SAID LOT 2; THENCE S 00°28'04" W 159.94' ALONG SAID WEST RIGHT-OF-WAY LINE OF C.T.H. "U"; THENCE N 89°31'56" W 10.00' ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 00°28'04" W 398.54' ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 88°19'13" W 2060.08' ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 11; THENCE NORTHWESTERLY 357.33' ALONG AN 833.00' RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS N 56°17'20" W 354.59' ALONG THE CENTERLINE OF COULEE TRAIL; THENCE N 44°00'00" W 244.76' ALONG SAID CENTERLINE; THENCE NORTHWESTERLY 543.99' ALONG A 1100.00' RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE CHORD BEARS N 58°10'00" W 538.44' ALONG SAID CENTERLINE; THENCE N 72°20'00" W 1893.17' ALONG SAID CENTERLINE; THENCE WESTERLY 291.35' ALONG A 3998.24' RADIUS CURVE CONCAVE SOUTHERLY WHOSE CHORD BEARS N 74°25'15.5" W 291.29' ALONG SAID CENTERLINE; THENCE N 76°30'31" W 276.43' ALONG SAID CENTERLINE; THENCE WESTERLY 457.84' ALONG A 2024.32' RADIUS CURVE CONCAVE SOUTHERLY WHOSE CHORD BEARS N 82°59'18" W 456.86' ALONG SAID CENTERLINE; THENCE N 89°28'01" W 478.45' ALONG SAID CENTERLINE; THENCE S 89°47'18" W 72.61' ALONG SAID CENTERLINE; THENCE N 00°21'06" W 419.87' ALONG THE EAST LINE OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 7, PAGE 1894, DOCUMENT NUMBER 430971; THENCE S 89°52'33" W 224.75' ALONG THE NORTH LINE OF SAID LOT 1; THENCE N 00°19'42" W 845.49' ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 10 TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, T28N, R19W, RECORDED IN VOLUME 263, PAGE 93, DOCUMENT NUMBER 194057. SUBJECT TO A RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE OVER THE NORTHWEST ONE QUARTER OF SECTION 11, THE WEST ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 11, AND THE NORTHEAST ONE QUARTER OF SECTION 10, ALL IN T28N, R19W, RECORDED IN VOLUME 251, PAGE 427, DOCUMENT NUMBER 190317A. SUBJECT TO A CONSERVATION EASEMENT RECORDED IN VOLUME 2834, PAGES 155-173, DOCUMENT NUMBER 799119 OVER ALL OF THE LAND WITHIN THE BOUNDARY OF THIS PLAT. SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.  
 THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.  
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF TROY AND THE COUNTY OF ST. CROIX, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

JAMES D. FILKINS S-2246  
REGISTERED LAND SURVEYOR  
OCCOM ENGINEERING COMPANY  
1234 S. WASSON LANE  
RIVER FALLS, WISCONSIN 54022

DATED THIS 28th DAY OF SEPTEMBER, 2005.  
REVISED THIS 19th DAY OF OCTOBER, 2005.  
REVISED THIS 9th DAY OF NOVEMBER, 2005.  
REVISED THIS 21st DAY OF NOVEMBER, 2005.