

VISTAS OF ST. CROIX FIRST ADDITION

PART OF THE NW 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15,
TOWNSHIP 28 NORTH, RANGE 19 WEST, TOWN OF TROY, ST. CROIX COUNTY WISCONSIN;
BEING OUTLOT 4, VISTAS OF ST. CROIX.

Drainage Easement Defined

An unobstructed easement dedicated to the Town of Troy for the construction and maintenance of all necessary underground or surface drainage facilities, including rights to conduct trimming on said easement. This easement shall have no permanent obstructions (fences, trees, shrubs or other obstacles) that interfere with installation, function, or maintenance of drainage systems. The township shall not be held liable for any damage to prohibited obstructions.

Utility Easement Defined

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct trimming on said easement. This easement shall have no permanent obstructions (fences, trees, shrubs or other obstacles) that interfere with installation, function, or maintenance of utility systems. Public utilities shall not be held liable for any damage to prohibited obstructions.

Highway Setback Restriction

"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the county highway department."

Noise Notation

"The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

Access Restriction Clause

"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. 35. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

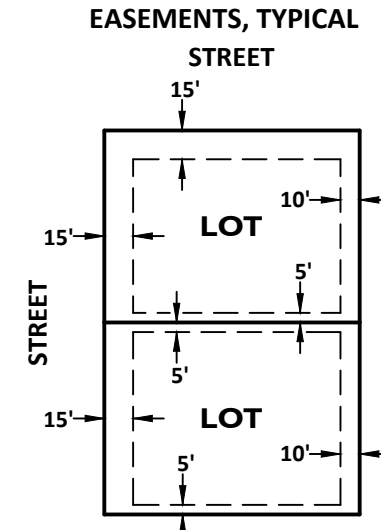
Lowest Building Opening (L.B.O.):

All finished floor elevations, lower level walk out elevations and lowest building openings (L.B.O.) shall be a minimum of 2 feet above the adjacent storm water management facility 100 year storm event elevation.

EXCEPTION TO DESIGN STANDARDS

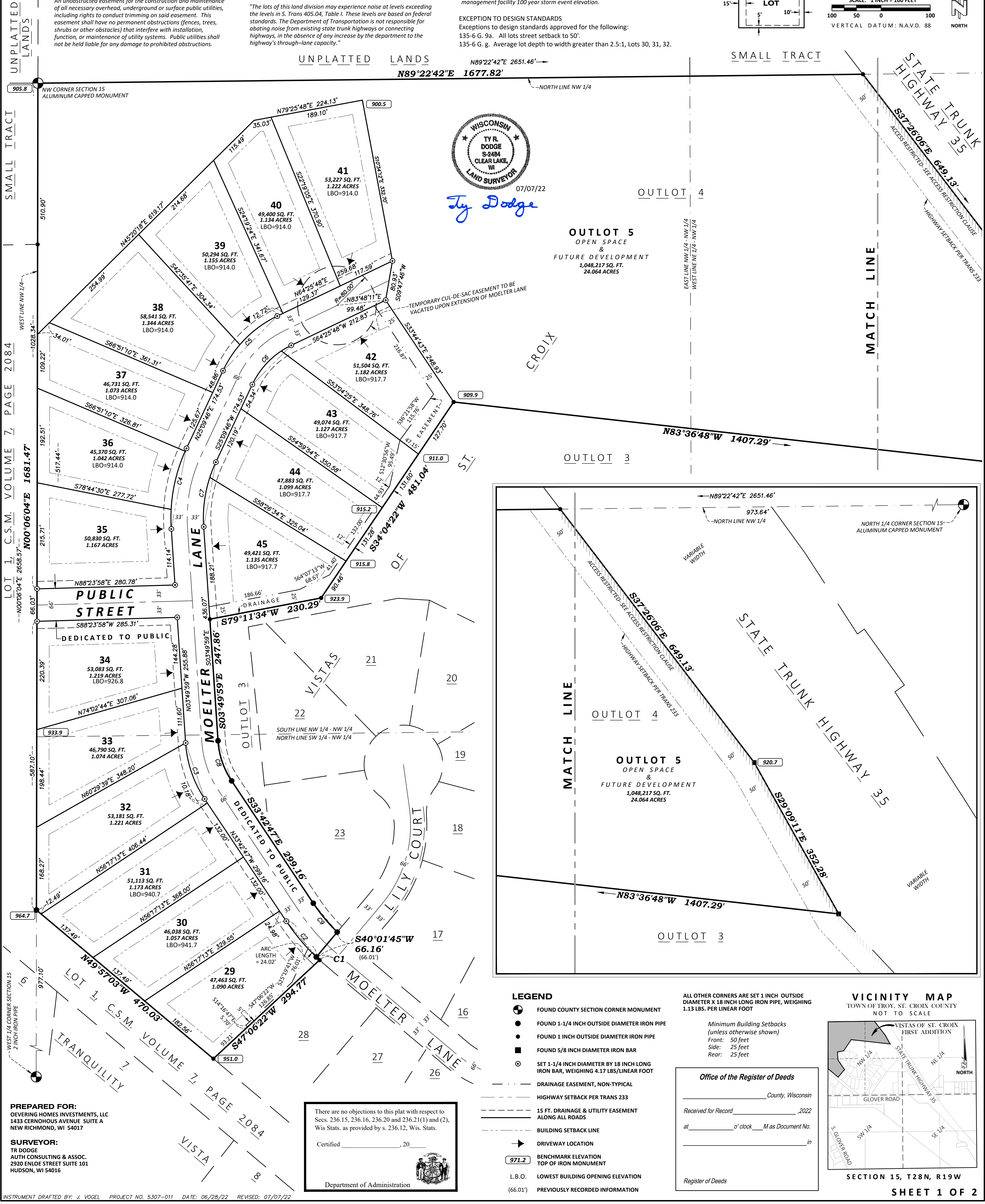
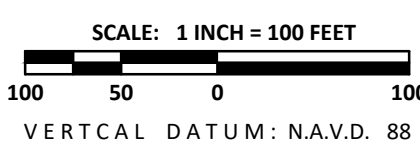
Exceptions to design standards approved for the following:
135-6 G. 9a. All lots street setback to 50'.
135-6 G. g. Average lot depth to width greater than 2.5:1, Lots 30, 31, 32.

DRAINAGE AND UTILITY EASEMENTS, TYPICAL

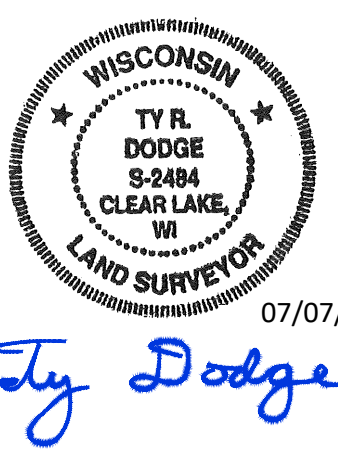


Each parcel shown on this map is subject to state, county and township laws, rules and regulations (i.e., wetlands, minimum lot size, access to parcel, etc.) before purchasing or developing any parcel contact the St. Croix County Development Department and the Town of Troy for advice.

THE WEST LINE NW 1/4 SECTION 15 BEARS N00°06'04"E AS REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM



UNPLATTED LANDS
SMALL TRACT
LOT 1, C.S.M. VOLUME 7, PAGE 2084
WEST LINE NW 1/4 - N00°06'04"E 2656.57'
N00°06'04"E 1681.47'
WEST LINE NW 1/4 - N00°06'04"E 2656.57'
WEST LINE NW 1/4 - N00°06'04"E 2656.57'
WEST 1/4 CORNER SECTION 15
2 INCH IRON PIPE



PREPARED FOR:
OEVERING HOMES INVESTMENTS, LLC
1433 CERNOUOS AVENUE SUITE A
NEW RICHMOND, WI 54017

SURVEYOR:
TY R. DODGE
AUTH CONSULTING & ASSOC.
2920 ENLOE STREET SUITE 101
HUDSON, WI 54016

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

- LEGEND**
- FOUND COUNTY SECTION CORNER MONUMENT
 - FOUND 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE
 - FOUND 1 INCH OUTSIDE DIAMETER IRON PIPE
 - FOUND 5/8 INCH DIAMETER IRON BAR
 - ⊙ SET 1-1/4 INCH DIAMETER BY 18 INCH LONG IRON BAR, WEIGHING 4.17 LBS/LINEAR FOOT
 - DRAINAGE EASEMENT, NON-TYPICAL
 - HIGHWAY SETBACK PER TRANS 233
 - 15 FT. DRAINAGE & UTILITY EASEMENT ALONG ALL ROADS
 - BUILDING SETBACK LINE
 - DRIVEWAY LOCATION
 - 971.2 BENCHMARK ELEVATION TOP OF IRON MONUMENT
 - L.B.O. LOWEST BUILDING OPENING ELEVATION
 - (66.01') PREVIOUSLY RECORDED INFORMATION

ALL OTHER CORNERS ARE SET 1 INCH OUTSIDE DIAMETER X 18 INCH LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT

Minimum Building Setbacks (unless otherwise shown)
Front: 50 feet
Side: 25 feet
Rear: 25 feet

Office of the Register of Deeds

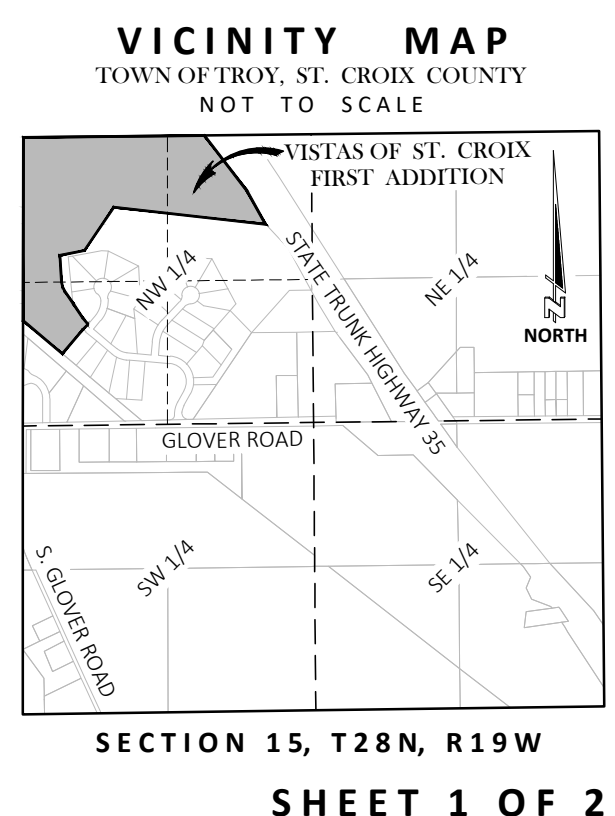
County, Wisconsin

Received for Record _____, 2022

at _____ o'clock _____ M as Document No. _____

in _____

Register of Deeds



INSTRUMENT DRAFTED BY: J. VOGEL PROJECT NO. 5307-011 DATE: 06/28/22 REVISED: 07/07/22

PROJECT: VISTAS OF ST. CROIX FIRST ADDITION OEVERING HOMES INVESTMENTS, LLC TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN FINAL PLAT		CORPORATE OFFICE 406 Technology Drive East Suite A Menomonie, WI 54751 Tel 715-232-8490 Fax 715-232-8492 men@authconsulting.com	BRANCH OFFICE 2920 Enloe Street Suite 101 Hudson, WI 54016 Tel 715-381-5277 Fax 715-381-5338 hudson@authconsulting.com	DRAWN BY: JLV CHECKED BY: TRD DATE: 06/28/22 DWG FILE: 5307-011 FINAL PLAT REF FILE: JOB NUMBER: 5307-011	DEPT. OF ADMIN FINAL COMMENT: TRD 08/01/22 TOWN PC COMMENTS: MDH 07/07/22 DEPT. OF ADMINISTRATION COMMENTS: JLV 07/07/22 REVISION DESCRIPTION: NAME: DATE:
	AUTH CONSULTING/ASSOCIATES			S&N Land Surveying	
	SHEET NO. 1 OF 2			SHEET NO. 1 OF 2	
	PROJECT: VISTAS OF ST. CROIX FIRST ADDITION			PROJECT: VISTAS OF ST. CROIX FIRST ADDITION	
	TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN			TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN	