

1152481

TROY COMMERCIAL PARK CONDOMINIUM

AN EXPANDABLE CONDOMINIUM
TOWN OF TROY, ST. CROIX COUNTY

CERTIFIED SURVEY MAP
VOLUME 17, PAGE 4604
LOT 1
GLOVER ROAD

BETH PABST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
05/03/2022 09:31 AM
DOCUMENT # 1152481
VOL. 2 PAGE 82
PAGES: 2

Beth Pabst
REGISTER OF DEEDS

LEGEND

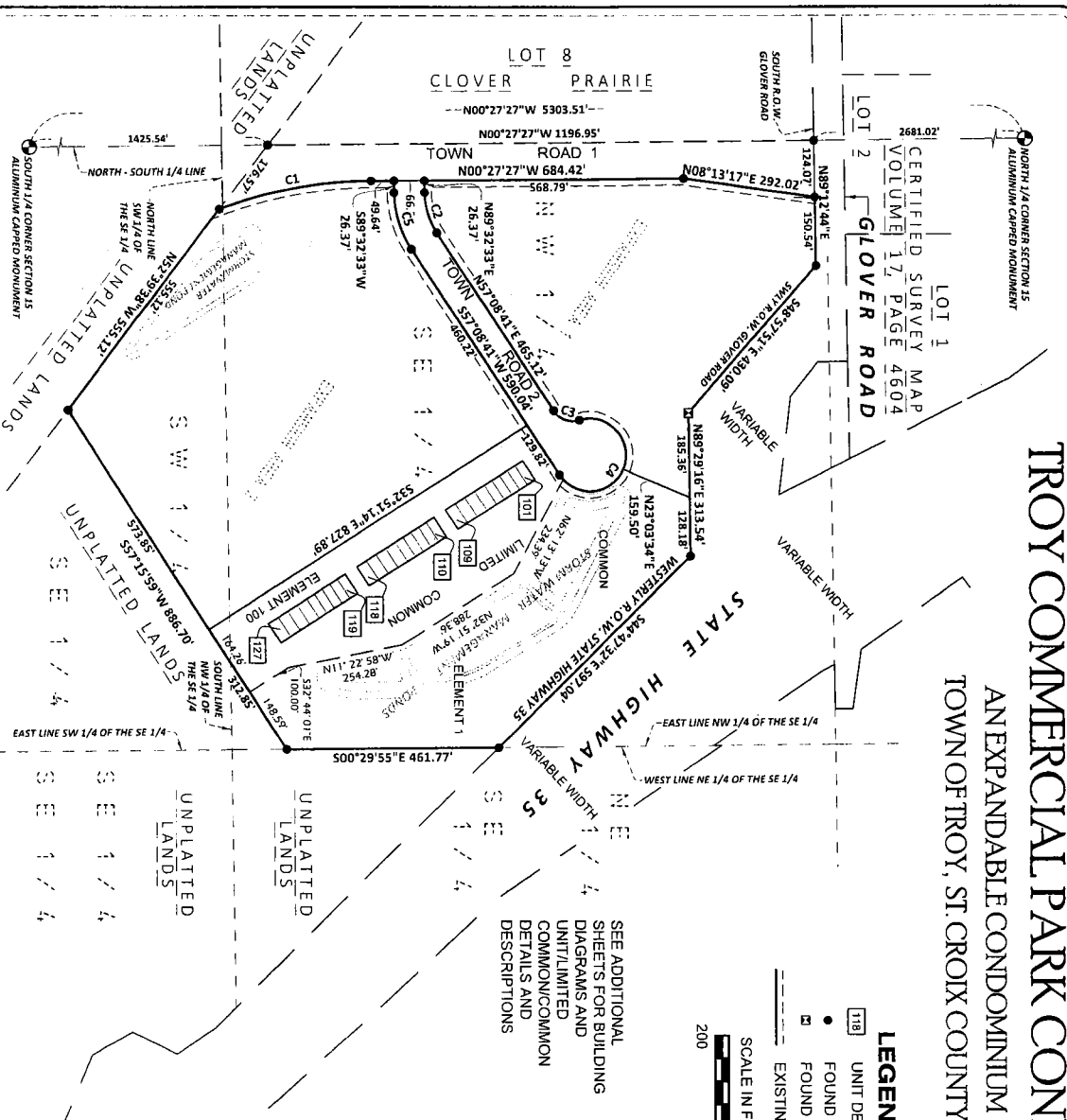
- 118 UNIT DESIGNATION
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- EXISTING 15' UTILITY EASEMENT

SCALE IN FEET 1" = 200'

SEE ADDITIONAL SHEETS FOR BUILDING DIAGRAMS AND UNIT/LIMITED COMMON/COMMON DETAILS AND DESCRIPTIONS

NUMBER	RADIUS	CENTRAL ANGLE	BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	960.00'	207.656°	N107°55'55"W	338.06'	339.83'	N07°44'24"W	N07°22'27"W
C2	167.00'	327.252°	N73°20'37"E	93.18'	94.43'	N89°32'33"E	N57°08'41"E
C3	50.00'	73°55'24"	N20°10'59"E	60.13'	64.51'	N57°08'41"E	N18°46'43"W
C4	80.00'	253°55'24"	S69°49'01"E	127.85'	354.54'	N16°46'43"W	S57°08'41"W
EXP. 1	80.00'	129°50'18"	N48°08'26"E	144.91'	181.29'	N16°46'43"W	S65°56'26"E
C E 1	80.00'	114°53'49"	S9°29'31.5"E	134.87'	160.42'	S65°56'26"E	S47°57'23"W
LCE 100	80.00'	9°11'18"	S52°33'02"W	12.82'	12.83'	S47°57'23"W	S57°08'41"W
DECLARED	80.00'	124°05'07"	N04°53'53.5"W	141.33'	173.26'	N57°08'41"E	N65°56'26"W
C5	223.00'	327.23'52"	S73°20'37"W	130.00'	131.75'	S57°08'41"W	S89°32'33"W

CURVE DATA TABLE



I, TY R. DODGE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

Ty R. Dodge
03/22/2022

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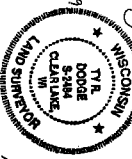
DRAFTED BY TY DODGE PROJECT 5010-165

1152481

TROY COMMERCIAL PARK CONDOMINIUM

AN EXPANDABLE CONDOMINIUM TOWN OF TROY, ST. CROIX COUNTY

Ty Dodge



Declared area property description:
Part of the Southwest Quarter of the Southeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, being part of Lot 1 of a Certified Survey Map recorded as document number **1152481**, in the Register of Deeds Office for said county and described as follows:

Beginning at the northwest corner of said Lot 1;
Thence the following along the exterior boundary of Lot 1,
N 89° 12' 44" E for a distance of 150.54 feet;

Thence, S 48° 57' 51" E for a distance of 430.09 feet;

Thence, N 89° 29' 16" E for a distance of 185.36 feet to the Point of Beginning;

Thence, N 89° 29' 16" E for a distance of 128.38 feet;

Thence, S 44° 47' 32" E for a distance of 597.04 feet;

Thence, S 00° 29' 55" E for a distance of 461.77 feet;

Thence, S 57° 15' 59" W for a distance of 312.85 feet;

Thence leaving said exterior boundary, N 32° 51' 14" W for a distance of 827.89 feet;

Thence, along the arc of a curve, concave northerly, a distance of 173.26 feet, said curve having a radius of 80.00 feet and a chord which bears N 04° 35' 52.3" W for a distance of 141.53 feet;

Thence, N 23° 03' 34" E for a distance of 159.50 feet to the Point of Beginning;

Containing 10.085 Acres.

Expansion area property description:

Part of the Southwest Quarter of the Southeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, being Lot 1 of a Certified Survey Map recorded as document number **1152481**, in the Register of Deeds Office for said county, EXCEPT that part described as follows:

Beginning at the northwest corner of said Lot 1;

Thence the following along the exterior boundary of Lot 1,
N 89° 12' 44" E for a distance of 150.54 feet;

Thence, S 48° 57' 51" E for a distance of 430.09 feet;

Thence, N 89° 29' 16" E for a distance of 185.36 feet to the Point of Beginning;

Thence, N 89° 29' 16" E for a distance of 128.38 feet;

Thence, S 44° 47' 32" E for a distance of 597.04 feet;

Thence, S 00° 29' 55" E for a distance of 461.77 feet;

Thence, S 57° 15' 59" W for a distance of 312.85 feet;

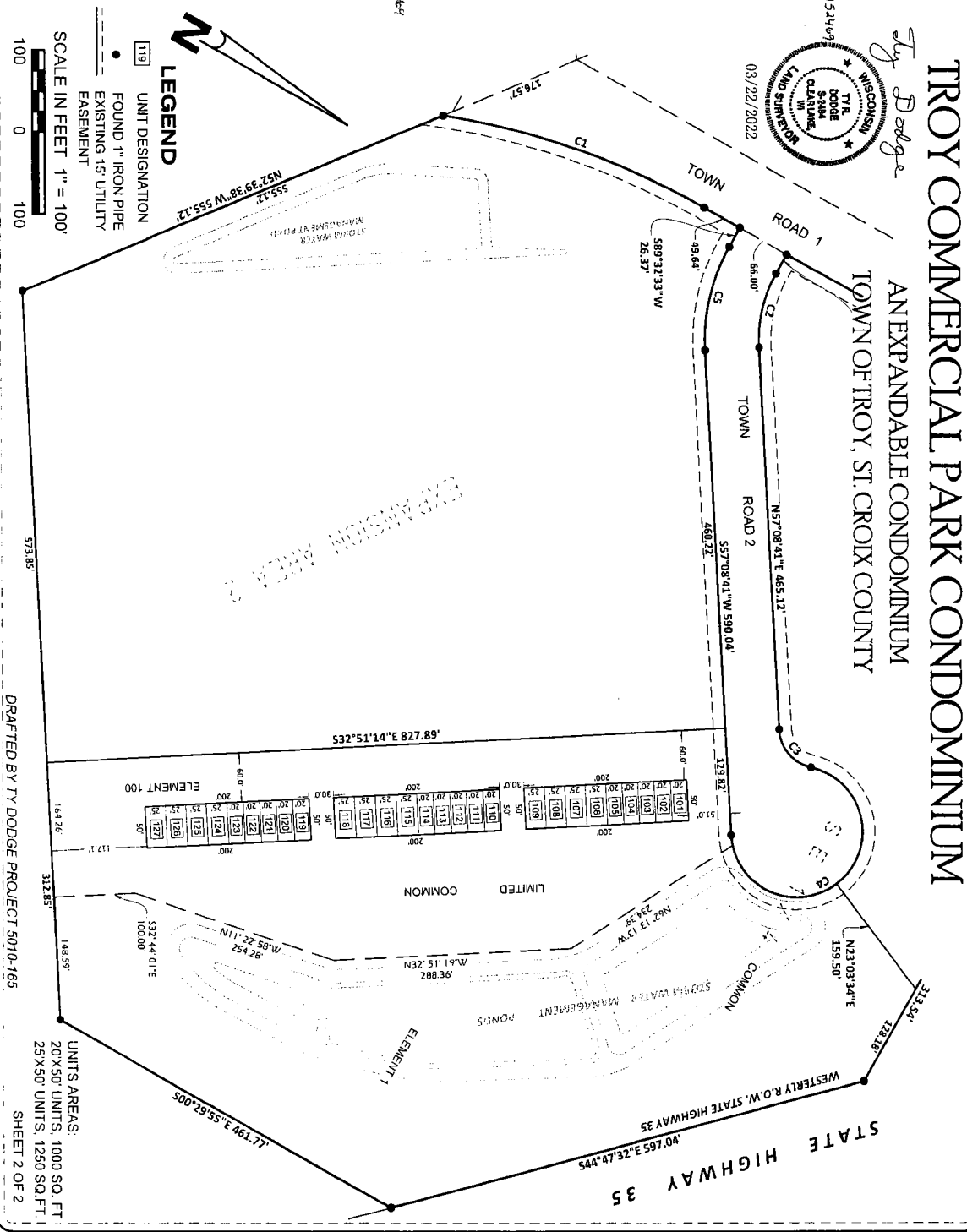
Thence leaving said exterior boundary, N 32° 51' 14" W for a distance of 827.89 feet;

Thence, N 57° 08' 43" E for a distance of 129.82 feet;

Thence, along the arc of a curve, concave northerly, a distance of 173.26 feet, said curve having a radius of 80.00 feet and a chord which bears N 04° 35' 52.3" W for a distance of 141.53 feet;

Thence, N 23° 03' 34" E for a distance of 159.50 feet to the Point of Beginning;

Containing 21.177 Acres.



LEGEND

- 119 UNIT DESIGNATION
- FOUND 1" IRON PIPE
- EXISTING 15" UTILITY
- EASEMENT

SCALE IN FEET 1" = 100'



DRAFTED BY TY DODGE PROJECT 5010-165

UNITS AREAS:
20X50 UNITS, 1000 SQ. FT.
25X50 UNITS, 1250 SQ. FT.
SHEET 2 OF 2