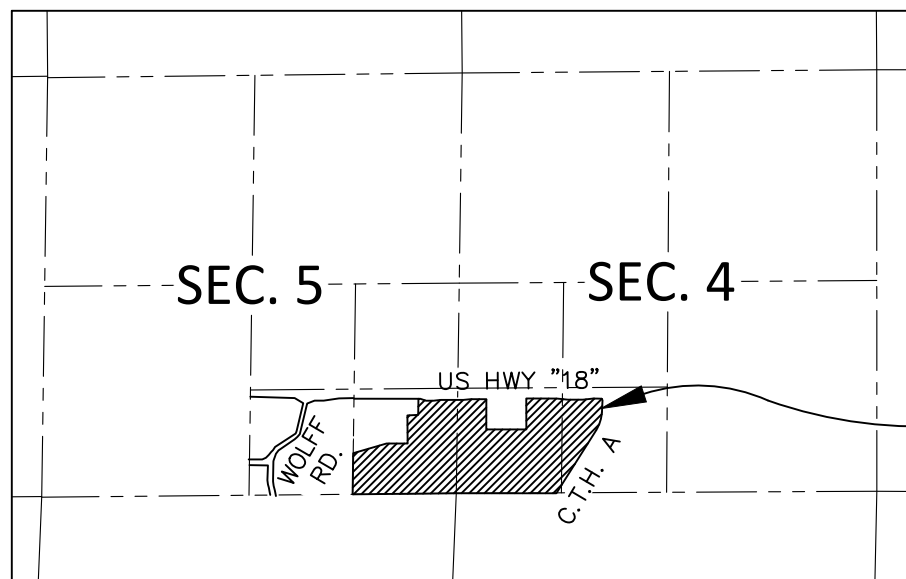


# THE PRESERVE AT OAKLAND

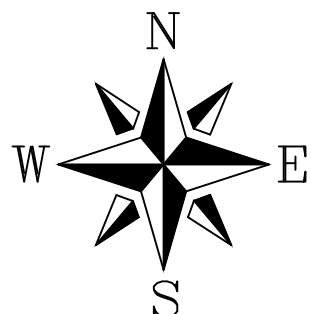
**A Part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a Part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin**

## PRELIMINARY PLAT

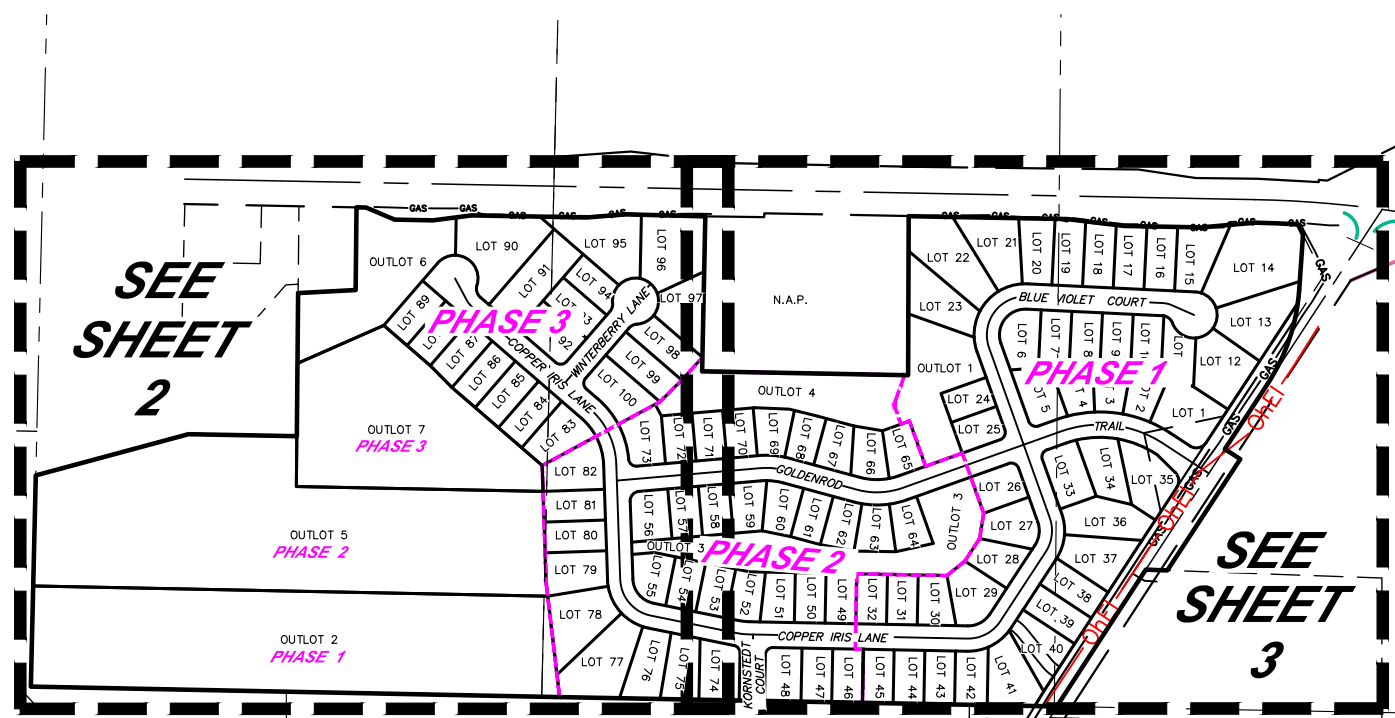


### Vicinity Map

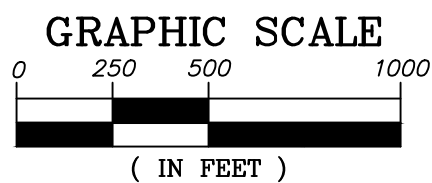
Not to Scale



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County County Coordinate System NAD 83(2011).



### Sheet Index Map



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



#### Legal Description:

A part of the Southeast one-quarter of the Southwest one-quarter and part of the Southwest one-quarter of the Southwest one-quarter, of Section 4, and part of Southeast one-quarter of the Southeast one-quarter, of Section 5, all of Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Section 4, thence, along the South line of said Southeast one-quarter of Section 5, North 88°51'29" West 1330.62 feet to the Southwest corner of said Southeast one-quarter of the Southeast one-quarter;

thence, along the West line of said Southeast one-quarter of the Southeast one-quarter, North 01°21'03" East, 550.16 feet to the Southwest corner of Lot 1 of Certified Survey Map (CSM) No. 1860, recorded as Document No. 807902;

thence, along the Southerly line of said Lot 1, North 74°53'38" East, 411.69 feet;

thence, continuing along said Southerly line, South 88°55'03" East, 282.32 feet to the Southeast corner of said Lot 1;

thence, along the East line of said Lot 1, North 00°31'45" East, 372.71 feet to the Southwest corner of the Parcel described in Document No. 674881;

thence, along the Southerly line of said Parcel, North 86°58'53" East, 150.00 feet to the Southeast corner of said Parcel;

thence, along the East Line of said Parcel, North 00°36'10" East, 215.38 feet to a point on the Southerly right-of-way line of U.S. Highway 18 per Document Nos. 455662 and 865163;

thence, along said Southerly right-of-way line, the following courses:

1. thence South 88°54'10" East, 24.91 feet;
2. thence South 66°59'37" East, 80.77 feet;
3. thence South 88°57'15" East, 99.93 feet;
4. thence North 82°37'18" East, 101.11 feet;
5. thence South 88°56'34" East, 300.25 feet;
6. thence North 85°17'07" East 100.62 feet;
7. thence South 88°32'59" East, 208.26 feet to the Northwest corner of Lot 1 of CSM No. 1873, recorded as Document No. 810059;

thence, leaving said Southerly right-of-way line along the West line of last said Lot 1, South 01°09'36" West, 403.72 feet to the Southwest corner of last said Lot 1;

thence, along the South line of last said Lot 1, South 88°55'14" East, 536.37 feet to the Southeast corner of last said Lot 1;

thence, along the East line of last said Lot 1, North 00°12'04" East, 414.14 feet to the Northeast corner of last said Lot 1, lying on aforesaid Southerly right-of-way line of U.S. Highway 18;

thence, along said Southerly right-of-way line, the following courses:

1. thence South 88°56'44" East, 412.32 feet;
2. thence South 83°11'59" East, 150.75 feet;
3. thence South 88°54'37" East, 200.00 feet;
4. thence North 84°55'43" East, 140.21 feet to the beginning of a non-tangent curve, being concave Southerly, having a radius of 2804.79 feet and a chord which bears South 87°45'19" East, 112.34 feet;
5. thence Easterly, 112.34 feet along the arc of said curve through a central angle of 02°17'42";
6. thence South 25°45'19" East, 30.06 feet to its intersection with the Westerly line of the Parcel conveyed to the Town of Oakland by Document No. 665208, which was subsequently conveyed to the Wisconsin Department of Transportation by Document No. 864207;

thence, along said Westerly line, South 03°53'39" West, 143.76 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 510.27 feet and a chord which bears South 18°35'12" West, 258.79 feet;

thence, continuing along said Westerly line, Southerly, 261.65 feet along the arc of said curve through a central angle of 29°22'46" to the Point of Tangency thereof, lying on the centerline of County Road "A";

thence, along said centerline, South 33°16'35" West, 202.59 feet;

thence, leaving said centerline, South 56°43'25" East, 48.00 feet to a line lying 48.00 feet Southeasterly, as measured at right angles and parallel to, said centerline;

thence, along said parallel line, South 33°16'35" West, 346.46 feet to a point on the North line of the Parcel described in Document No. 1358659;

thence, along said North line, North 87°57'35" West, 56.05 feet to a point lying on said centerline;

thence, along said centerline, South 33°03'20" West, 404.78 feet;

thence, continuing along said centerline, South 31°20'33" West, 19.75 feet to its intersection with the South line of aforesaid Southwest one-quarter of Section 4;

thence, along said South line, North 88°55'38" West, 1342.18 feet to the **POINT OF BEGINNING**.

The above-described Parcel contains 3,175,196 sq. feet or 72.892 acres, more or less, and is **SUBJECT** to all easements and agreements of record and/or fact.

#### 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 U.S.H. "18". It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation 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.

#### 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 1. 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 highways' through-lane capacity.

#### OUTLOT CONVEYANCE:

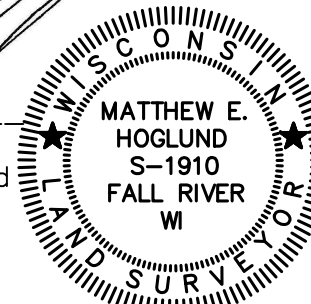
All conveyances of any lot in this subdivision shall be deemed to include as an appurtenance, an undivided fractional interest in Outlots 1, 3, 4 and 6, the storm water management areas, as stipulated in the The Reserve at Oakland Homeowner's Association, Inc. declarations - document(s) to be recorded separately.

#### SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon at the direction of John Didion; that this map represents an accurate survey of said property, that this map is a correct representation of all existing land divisions and features, and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7 and Chapter 16, Article II - Subdivisions and Platting of the Jefferson County Ordinances.

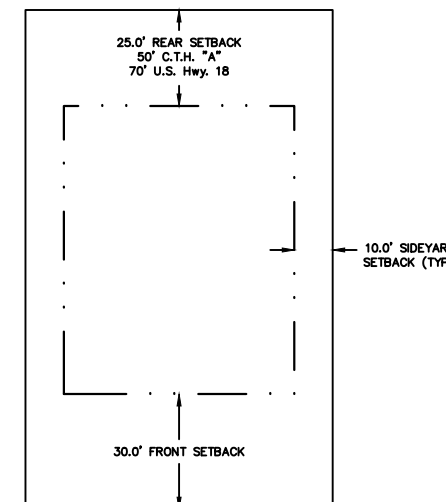
Dated this 1st day of April, 2025.

Quam Engineering, LLC  
By: Matthew E. Hogleund  
P.L.S. S-1910



#### NOTES:

1. Total parcel of land included in this plat contains 72.892 ± acres.
2. This Parcel is not in a flood hazard are per FEMA flood map 55055C0163f, effective 02/04/2015.
3. All lots to be served by sanitary sewer provided by the Town of Oakland Sanitary District.
4. Access to all storm water maintenance and drainage easements are granted to the The Preserve at Oakland Homeowner's Association, Inc, the Town of Oakland and Jefferson County.
5. See Sheets 2 and 3 for Existing Topography.
6. Soils taken from Jefferson County G.I.S. Website, Jan 29, 2023.
7. The environmental corridor taken from Jefferson County G.I.S. Website Jan 29, 2023.
8. Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
9. See Sheet 3 for tangent and curve table.
10. Proposed Zoning for Lots 1 through 100 and Outlots 1, 3, 4 and 6 is R-1 Residential - Sewered.
11. Proposed Zoning for Outlots 2, 5 and 7 is A-T Agricultural Transition.
12. All streets are dedicated to the public and will be owned and maintained by the Town of Oakland.
13. No direct vehicular access to County Road "A" is allowed excepted for Goldenrod Trail and the temporary Emergency Access drive shown.



Proposed Zoning:  
R-1 Residential  
Sewered

#### Owner/Subdivider:

John Didion  
W8961 Ripley Road  
Cambridge, WI 53523  
(608)444-6922

#### REVISIONS

1. 3-28-25 Revised plat name, revised Outlot numbers, revised proposed Final Plat Phasing.
2. 4-1-25 Revised in response to Strand review comments.

### PRELIMINARY PLAT

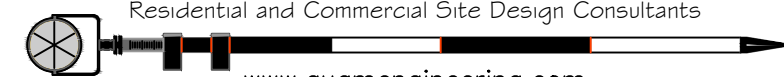
#### THE PRESERVE AT OAKLAND

MARCH 13, 2025

PROJECT NO: JD-20-24

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



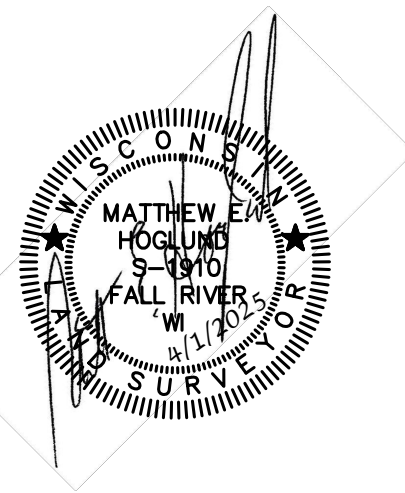
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



# THE PRESERVE AT OAKLAND

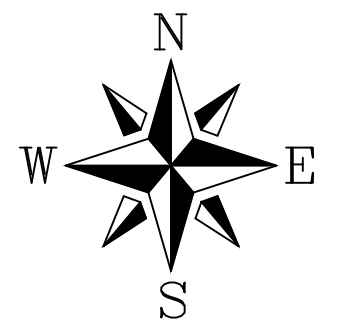
A Part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a Part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin



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\_\_\_\_

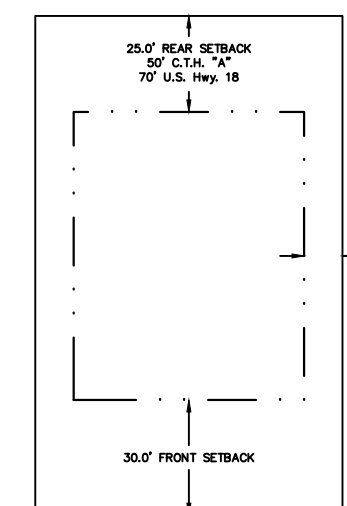
Department of Administration



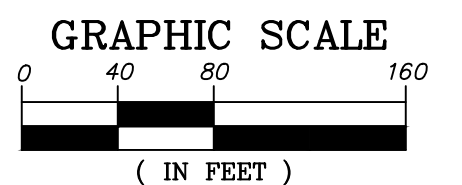
Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County Coordinate System NAD'83(2011).

## LEGEND

- 3/4" Rebar Found
- 1-1/4" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft. (43.12')
- Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Note 7)
- Existing Easement Line
- Wetland Line
- 75' Wetland Buffer
- Approx. 100-Year Floodplain Line
- Lot or R/W Line
- Centerline
- Public Utility Easement Line Dedicated Hereon (6' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement Line Dedicated Hereon



Proposed Zoning:  
R-1 Residential  
Sewered



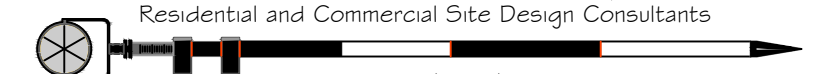
Owner/Subdivider:  
John Didion  
W8961 Ripley Road  
Cambridge, WI 53523  
(608)444-6922

SHEET 2 OF 3

**PRELIMINARY PLAT**  
THE PRESERVE AT OAKLAND

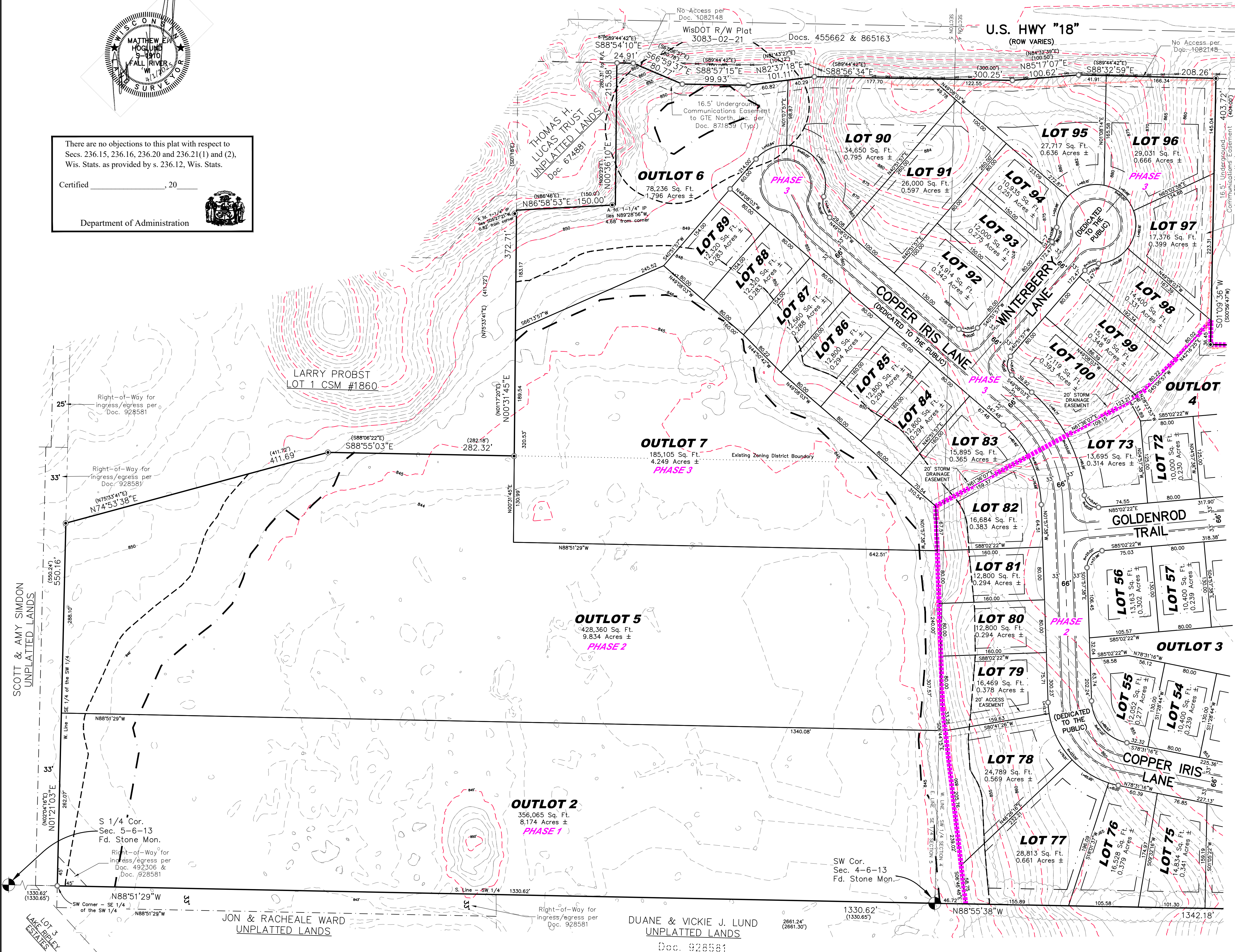
MARCH 13, 2025  
PROJECT NO: JD-20-24

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

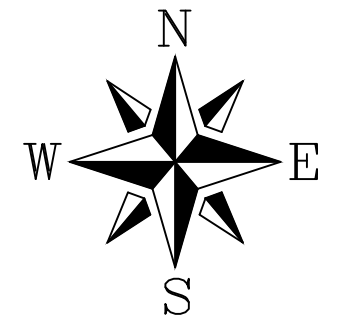
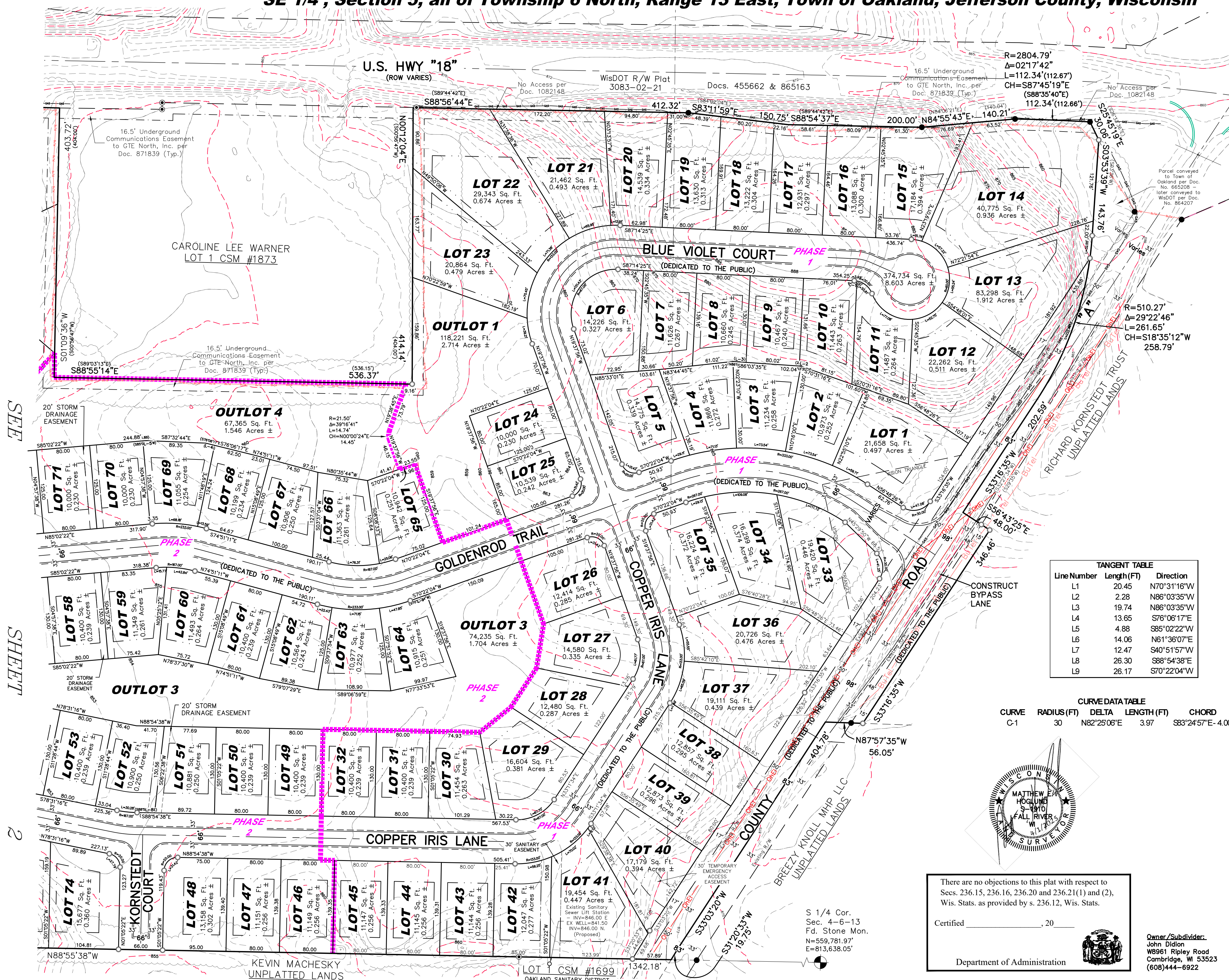




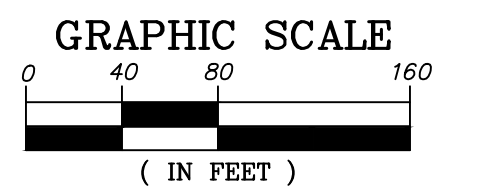
# THE PRESERVE AT OAKLAND

A Part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a Part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin

**Total Area**  
**3,175,196 Sq. Ft.**  
**72.8924 Acres±**



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38\"W on the Jefferson County Coordinate System NAD 83(2011).

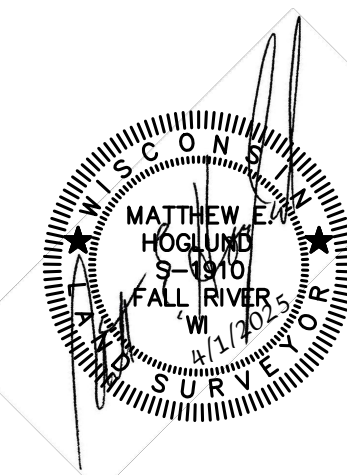


## LEGEND

- 3/4\" Rebar Found
- 1-1/4\" Iron Pipe Found (unless noted)
- 1-1/4\" by 18\" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4\" by 18\" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback Line (See Note 7)
- Existing Easement Line
- Wetland Line
- 75' Wetland Buffer
- Approx. 100-Year Floodplain Line
- Lot or R/W Line
- Centerline
- Public Utility Easement Line Dedicated Hereon (6' Wide Unless Noted)
- Storm Sewer/Stormwater Management Easement Line Dedicated Hereon

TANGENT TABLE		
Line Number	Length (FT)	Direction
L1	20.45	N70°31'16\"W
L2	2.28	N86°03'35\"W
L3	19.74	N86°03'35\"W
L4	13.65	S76°06'17\"E
L5	4.88	S85°02'22\"W
L6	14.06	N61°36'07\"E
L7	12.47	S40°51'57\"W
L8	26.30	S38°54'38\"E
L9	26.17	S70°22'04\"W

CURVED DATA TABLE			
CURVE	RADIUS (FT)	DELTA	LENGTH (FT)
C-1	30	N82°25'06\"E	3.97
			S33°24'57\"E-4.00'



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



**Owner/Subdivider:**  
John Didion  
W8961 Ripley Road  
Cambridge, WI 53523  
(608)444-6922

**PRELIMINARY PLAT**  
**THE PRESERVE AT OAKLAND**  
MARCH 13, 2025  
PROJECT NO: JD-20-24  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752