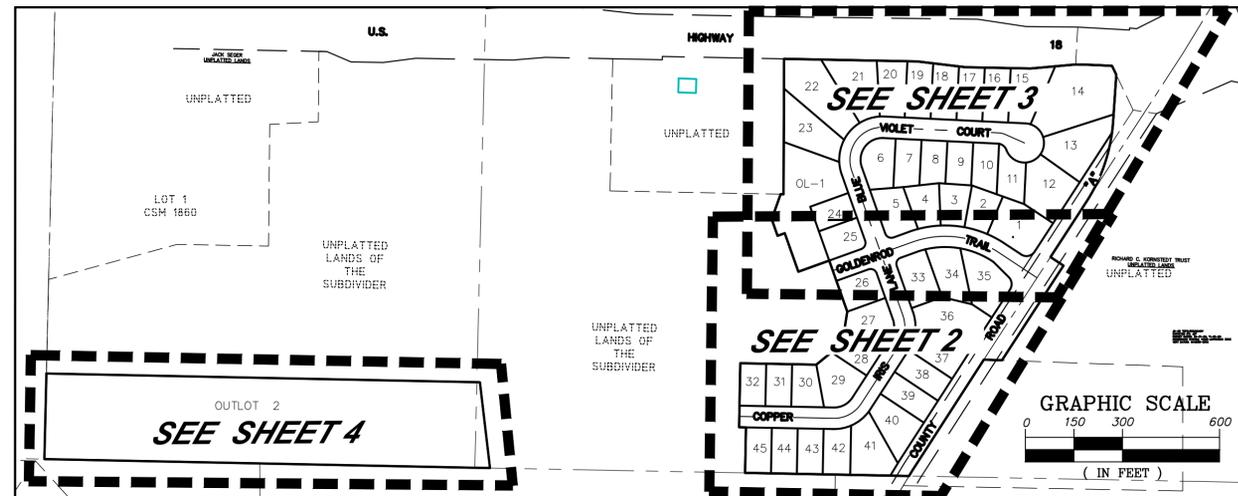
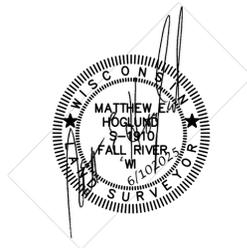
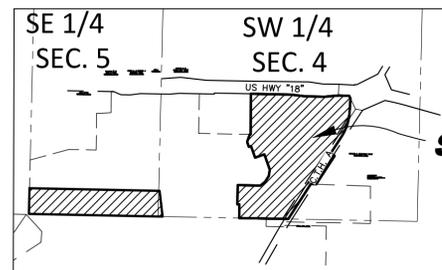


THE PRESERVE AT OAKLAND

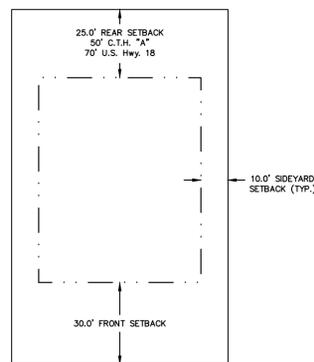
A part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin



Sheet Index Map



Vicinity Map
Not to Scale



Proposed Zoning:
R-1 Residential
Sewered

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



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:

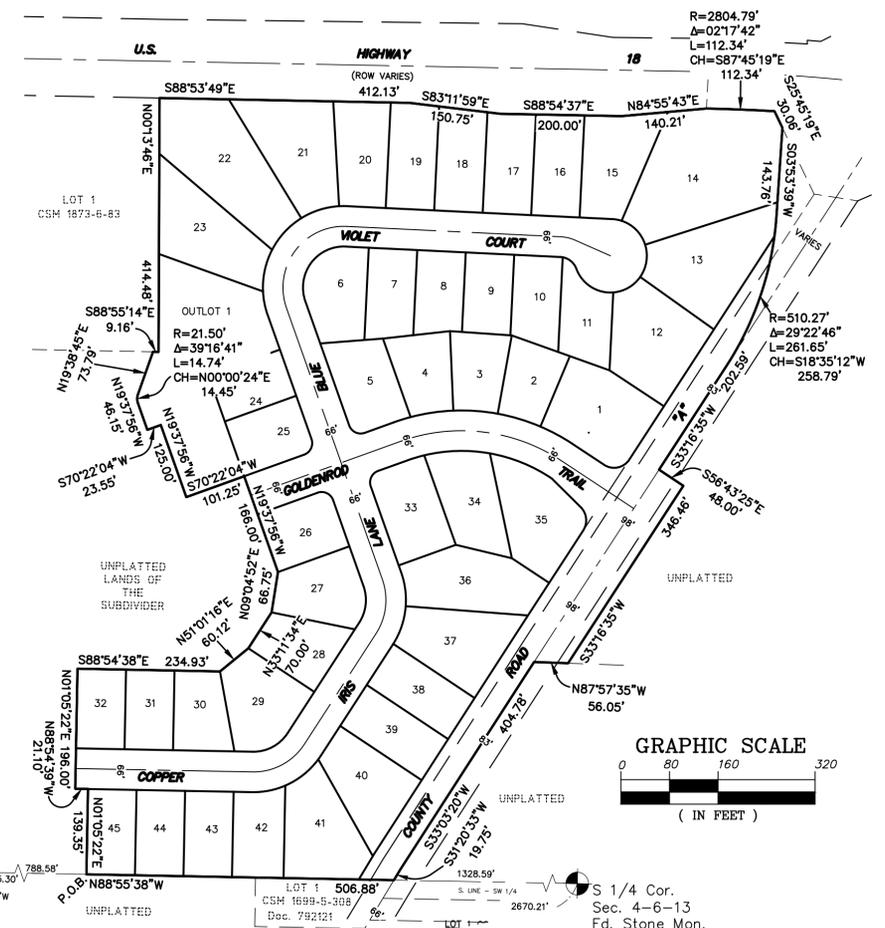
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this 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 Outlot 1 (and Outlots 3, 4 and 6 of future phases), the storm water management areas, as stipulated in the The Preserve at Oakland Homeowner's Association, Inc. declarations - document(s) to be recorded separately. If future final platting proceeds as shown on the approved Preliminary Plat, with a total of 100 residential lots, it will result in 1/100 fractional interest for each residential lot.



OVERALL LAYOUT MAP

NOTES:

1. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlot 1 is private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by the The Preserve at Oakland Homeowner's Association, Inc. for stormwater management purposes.
3. Outlot 2 is for wetland preservation and open space purposes, to be conveyed by separate instrument soon after this plat records, to be owned and maintained by the Lake Ripley Lake Management District. This separate instrument shall provide a temporary access easement, until such time the Phase 2 final plat records, which shall dedicate a permanent easement between Lots 78 and 79 for access to Copper Iris Lane.
4. Public Utility Easements (PUE) set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision and for street lighting purposes and are 12' wide unless otherwise noted. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
5. All sanitary sewer easements will be granted to the Town of Oakland Sanitary District.
6. 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. All lots and outlots are subject to a stormwater maintenance agreement with the Town of Oakland recorded as Document No. _____.
7. Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
8. Proposed Zoning for Lots 1 through 45 and Outlot 1 is R-1 Residential - Sewered.
9. Proposed Zoning for Outlot 2 is A-T Agricultural Transition.
10. All streets are dedicated to the public and will be owned and maintained by the Town of Oakland.
11. No direct vehicular access to County Road "A" is allowed, except for Goldenrod Trail and other access points approved by Jefferson County and the Town of Oakland.
12. All lots and outlots are subject to a Development Agreement with the Town of Oakland recorded as Document No. _____.
13. Lots 40 and 41 are subject to a Public Emergency Access Easement Agreement with the Town of Oakland recorded as Document No. _____.

Total Area
1,343,357 Sq. Ft.
30.8392 Acres±

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

SHEET 1 OF 4

REVISIONS - Since April 1, 2025.

1. 5/6/2025 - Addressed WisDOT, Jefferson County and Town of Oakland comments.
2. 5/13/2025 - Addressed Jefferson County and Town of Oakland comments.
3. 6/10/2025 - Revised PUE on Lots 16-23, revised Lots 24, 25 and Outlot 1, revised Vision Triangle, revised Legend & misc. notes and dimensions.

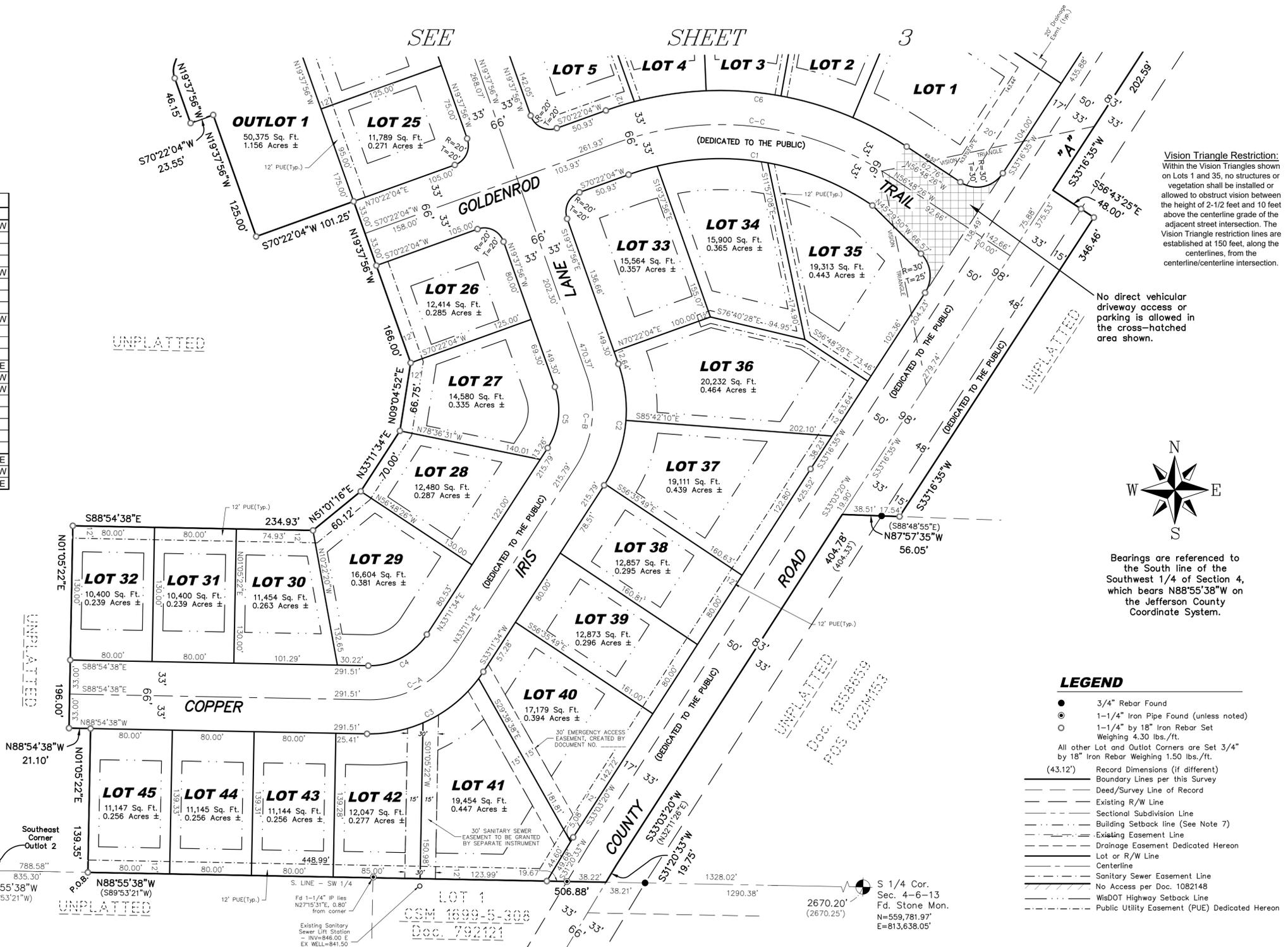
FINAL PLAT
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JUNE 10, 2025
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
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www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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

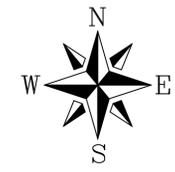
SEE SHEET 3

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	267.00'	53°30'08"	249.32'	N82°52'52"W - 240.36'	N56°07'48"W	S70°22'04"W
LOT 35	23°50'41"	111.12'	N68°03'08"W - 110.32'	-	-	-
LOT 34	23°24'26"	109.08'	S88°19'18"W - 108.32'	-	-	-
LOT 33	06°15'01"	29.13'	S73°29'34"W - 29.11'	-	-	-
C2	133.00'	52°49'30"	122.62'	S06°46'49"W - 118.33'	S19°37'56"E	S33°11'34"W
LOT 36	23°55'46"	55.55'	S07°40'03"W - 55.14'	-	-	-
LOT 37	28°15'14"	65.59'	S18°25'27"W - 64.92'	-	-	-
LOT 38	00°38'30"	1.49'	S32°52'19"W - 1.49'	-	-	-
C3	133.00'	57°53'48"	134.40'	S62°08'28"W - 128.75'	S33°11'34"W	N88°54'38"W
LOT 40	03°29'51"	8.12'	S34°56'30"W - 8.12'	-	-	-
LOT 41	30°09'55"	70.02'	S51°46'23"W - 69.22'	-	-	-
LOT 42	24°14'02"	56.25'	S78°58'21"W - 55.84'	-	-	-
C4	67.00'	57°53'48"	67.70'	N62°08'28"E - 64.86'	S88°54'38"E	N33°11'34"E
C5	67.00'	52°49'30"	61.77'	N06°46'49"E - 59.61'	N33°11'34"E	N19°37'56"W
C6	333.00'	52°49'30"	307.02'	N83°13'11"W - 296.26'	N56°48'28"W	S70°22'04"W
LOT 1	10°16'24"	59.71'	N61°56'38"W - 59.63'	-	-	-
LOT 2	12°39'10"	73.54'	N73°24'25"W - 73.39'	-	-	-
LOT 3	12°39'10"	73.54'	N86°03'35"W - 73.39'	-	-	-
LOT 4	12°14'17"	71.13'	S81°29'41"W - 70.99'	-	-	-
LOT 5	05°00'29"	29.11'	S72°52'18"W - 29.10'	-	-	-
C-A	100.00'	57°53'48"	101.05'	N62°08'28"E - 96.80'	S88°54'38"E	N33°11'34"E
C-B	100.00'	52°49'30"	92.20'	N06°46'49"E - 88.97'	N33°11'34"E	N19°37'56"W
C-C	300.00'	52°49'30"	276.59'	S83°13'11"E - 266.90'	N70°22'04"E	S56°07'48"E



Vision Triangle Restriction:
 Within the Vision Triangles shown on Lots 1 and 35, no structures or vegetation shall be installed or allowed to obstruct vision between the height of 2-1/2 feet and 10 feet above the centerline grade of the adjacent street intersection. The Vision Triangle restriction lines are established at 150 feet, along the centerlines, from the centerline/centerline intersection.

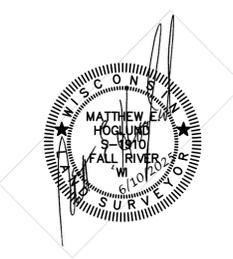
No direct vehicular driveway access or parking is allowed in the cross-hatched area shown.



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.

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
- Drainage Easement Dedicated Hereon
- Lot or R/W Line
- Centerline
- Sanitary Sewer Easement Line
- No Access per Doc. 1082148
- WisDOT Highway Setback Line
- Public Utility Easement (PUE) Dedicated Hereon



SEE SHEET 4 FOR OUTLOT 2

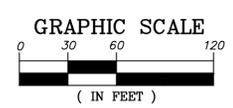
SW Cor. Sec. 4-6-13 Fd. Stone Mon. N=559,831.96' E=810,968.31'

Southeast Corner Outlot 2 N88°55'38"W (S89°53'21"W)

S. LINE - SW 1/4 Fd 1-1/4" IP lines N27°15'31"E, 0.80' from corner

Existing Sanitary Sewer Lift Station - INV=846.00' EX WELL=841.50' INV=846.00' N. (Proposed)

CSM 1699-5-308 Dec. 792121



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

FINAL PLAT
 THE PRESERVE AT OAKLAND
 JUNE 10, 2025
 PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
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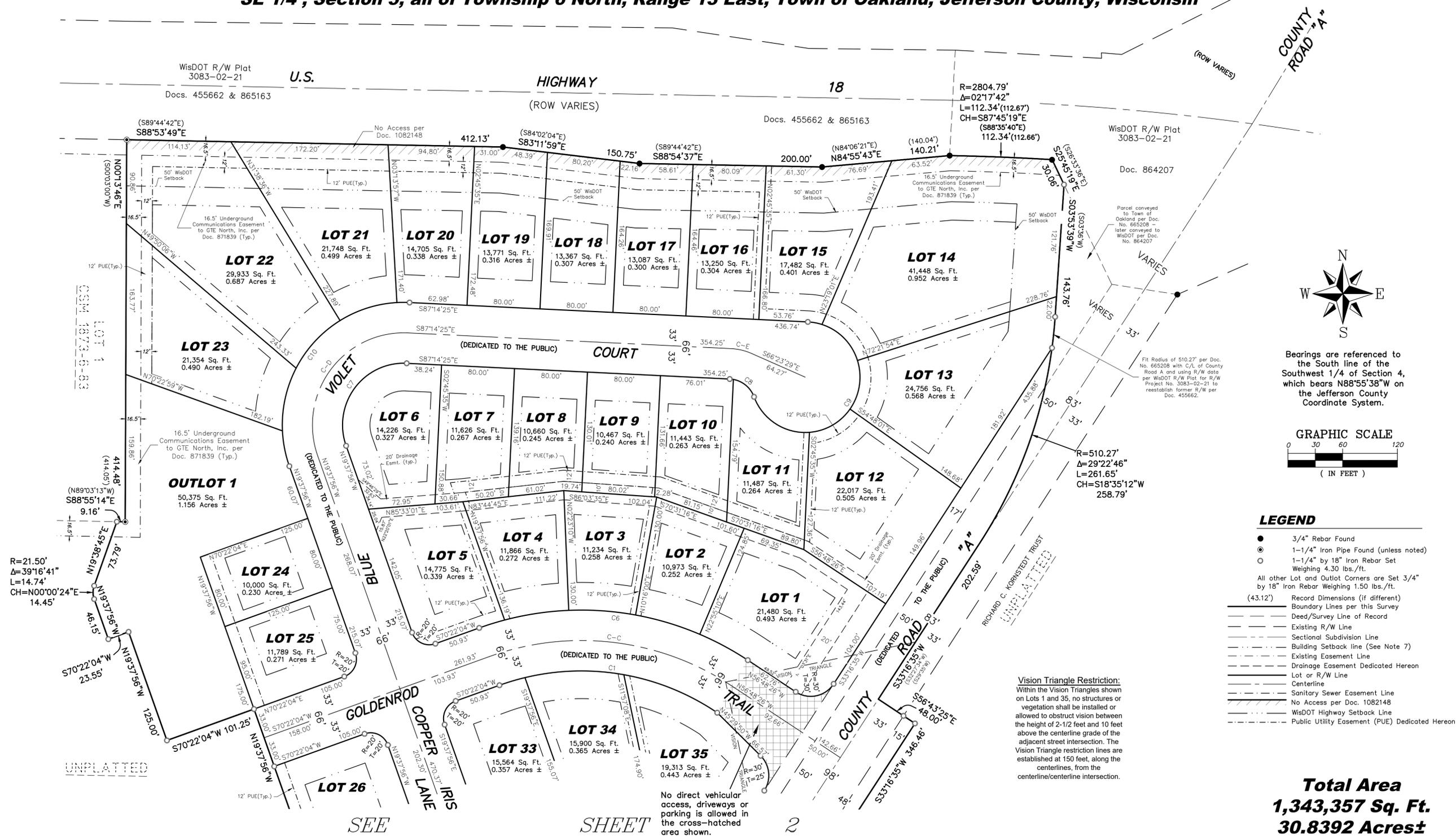
Total Area
1,343,357 Sq. Ft.
30.8392 Acres ±

Owner/Subdivider:
 Oakland Hills, LLC
 c/o John Didion
 W8961 Ripley Road
 Cambridge, WI 53523
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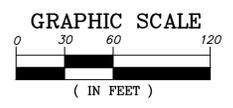
See Sheet 1 for Revision Block.
 SHEET 2 OF 4

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



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.



- 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
 - Drainage Easement Dedicated Hereon
 - Lot or R/W Line
 - Centerline
 - Sanitary Sewer Easement Line
 - No Access per Doc. 1082148
 - WisDOT Highway Setback Line
 - Public Utility Easement (PUE) Dedicated Hereon

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 Within the Vision Triangles shown on Lots 1 and 35, no structures or vegetation shall be installed or allowed to obstruct vision between the height of 2-1/2 feet and 10 feet above the centerline grade of the adjacent street intersection. The Vision Triangle restriction lines are established at 150 feet, along the centerlines, from the centerline/centerline intersection.

Total Area
1,343,357 Sq. Ft.
30.8392 Acres ±

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	267.00'	53°30'08"	249.32'	N82°52'52"W - 240.36'	N56°07'48"W S70°22'04"W	C9	60.00'	246°25'19"	258.05'	N35°58'15"E - 100.40'	S20°49'06"E N87°14'25"W	
LOT 35	23°50'41"	111.12'	N68°03'08"W - 110.32'	-	LOT 11	73°36'33"	77.08'	S57°37'22"E - 71.89'	-	-	-	
LOT 34	23°24'28"	109.08'	S88°19'18"W - 108.32'	-	LOT 12	50°22'22"	52.75'	N80°23'10"E - 51.07'	-	-	-	
LOT 33	06°15'01"	29.13'	S73°29'34"W - 29.11'	-	LOT 13	52°44'46"	55.24'	N08°49'36"E - 53.31'	-	-	-	
C6	333.00'	52°49'30"	307.02'	N83°13'11"W - 296.25'	N56°48'28"W S70°22'04"W	LOT 14	54°38'39"	57.22'	N44°52'06"W - 55.08'	-	-	-
LOT 1	10°18'24"	59.71'	N61°56'38"W - 59.63'	-	LOT 15	15°02'59"	15.76'	N79°42'55"W - 15.72'	-	-	-	
LOT 2	12°39'10"	73.54'	N73°24'25"W - 73.39'	-	C10	133.00'	112°23'31"	260.89'	S38°33'50"W - 221.03'	N87°14'25"W S19°37'56"E		
LOT 3	12°39'10"	73.54'	N86°03'35"W - 73.39'	-	LOT 20	05°59'33"	13.91'	S89°45'49"W - 13.90'	-	-	-	
LOT 4	12°14'17"	71.13'	S81°29'41"W - 70.99'	-	LOT 21	28°24'39"	65.95'	S72°33'43"W - 65.28'	-	-	-	
LOT 5	05°00'29"	29.11'	S72°52'18"W - 29.10'	-	LOT 22	30°45'00"	71.38'	S42°58'54"W - 70.53'	-	-	-	
C7	67.00'	112°23'31"	131.43'	N36°33'50"E - 111.35'	N19°37'56"W S87°14'25"E	LOT 23	30°20'51"	70.45'	S12°25'59"W - 69.63'	-	-	-
C8	30.00'	66°25'19"	34.78'	S54°01'45"E - 32.86'	S87°14'25"E S20°49'06"E	LOT 24	16°53'29"	39.21'	S11°11'11"E - 39.07'	-	-	-
LOT 10	07°34'54"	3.97'	S83°26'58"E - 3.97'	-	C-C	300.00'	52°49'30"	276.59'	S83°13'11"E - 266.90'	N70°22'04"E S56°07'48"E		
LOT 11	58°50'24"	30.81'	S50°14'18"E - 29.47'	-	C-D	100.00'	112°23'31"	196.16'	N36°33'50"E - 166.19'	N19°37'56"W S87°14'25"E		
					C-E	63.00'	20°50'56"	22.92'	S76°48'57"E - 22.80'	S87°14'25"E S66°23'29"E		

Owner/Subdivider:
 Oakland Hills, LLC
 c/o John Didion
 W8961 Ripley Road
 Cambridge, WI 53523
 (608)444-6922



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

FINAL PLAT
 THE PRESERVE AT OAKLAND
 JUNE 10, 2025
 PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
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 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

See Sheet 1 for Revision Block.
 SHEET 3 OF 4

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

OWNER'S CERTIFICATE:

Oakland Hills, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Serenity Estates at Token Creek, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Oakland
- 2) Jefferson County
- 3) Department of Administration
- 4) Department of Transportation

IN WITNESS WHEREOF, the said Oakland Hills, LLC has caused these presents to be

signed by John A. Didion - Manager at _____, Wisconsin,

and its company seal to be hereunto affixed on this ____ day of _____, 20__.

In the presence of: _____ (Seal)
John A. Didion - Manager

STATE OF WISCONSIN)
COUNTY OF _____) SS

Personally came before me this ____ day of _____, 20__, the above named John A. Didion, to me known to be the same person(s) who executed the foregoing instrument as Manager of Oakland Hills, LLC and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Kelly Stade , being the duly elected, qualified and acting treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in the plat of The Preserve at Oakland.

Date: _____
Kelly Stade - County Treasurer

JEFFERSON COUNTY APPROVAL CERTIFICATE:

This plat of The Preserve at Oakland, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved by the Planning and Zoning Committee of Jefferson County.

Date: _____ Approved _____
Matthew Zangl Director of Planning and Development

JEFFERSON COUNTY HIGHWAY ACCEPTANCE CERTIFICATE:

Resolved that County Road "A", being dedicated to the public as shown on this plat of "The Preserve at Oakland", in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved and dedication accepted by action of the Jefferson County Board.

Date: _____ Approved _____
Michael Luckey, County Administrator

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Susan Dascenzo, being the duly appointed, qualified and acting Town Treasurer of the Town of Oakland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in the plat of The Preserve at Oakland.

Date: _____ Signed: _____
Susan Dascenzo Town of Oakland Treasurer

TOWN OF OAKLAND APPROVAL CERTIFICATE:

Resolved that the plat of The Preserve at Oakland, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved and dedications accepted by the Town Board.

Date: _____ Approved _____
Laura Payne Town Chairman

I hereby certify that the foregoing is a copy of a Resolution adopted by the Town Board of the Town of Oakland.

Date: _____ Signed _____
Susan Dascenzo Town Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at _____ o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as Document No. _____.

Staci M. Hoffman, Jefferson County Register of Deeds

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

That I have surveyed, divided, and mapped The Preserve at Oakland, being 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 the Southeast one-quarter of the Southeast one-quarter of Section 5, Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4; thence, along the South line of said Southwest one-quarter of Section 4, South 88°55'38" East, 835.30 feet to the **POINT OF BEGINNING**;

thence North 01°05'22" East, 139.35 feet;
thence North 88°54'38" West, 21.10 feet;
thence North 01°05'22" East, 196.00 feet;
thence South 88°54'38" East, 234.93 feet;
thence North 51°01'16" East, 60.12 feet;
thence North 33°11'34" East, 70.00 feet;
thence North 09°04'52" East, 66.75 feet;
thence North 19°37'56" West, 166.00 feet;
thence South 70°22'04" West, 101.25 feet;
thence North 19°37'56" West, 125.00 feet;
thence South 70°22'04" West, 23.55 feet;
thence North 19°37'56" West, 46.15 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 21.50 feet and a chord which bears North 00°00'24" East, 14.45 feet;
thence Northerly, 14.74 feet along the arc of said curve through a central angle of 39°16'41" to the Point of Tangency thereof;
thence North 19°38'45" East, 73.79 feet to a point on the South line of Lot 1 of Certified Survey Map (CSM) No. 1873, recorded as Document No. 810059;
thence, along said South line, South 88°55'14" East, 9.16 feet to the Southeast corner of said Lot 1;
thence, along the East line of Lot 1, North 00°13'46" East 414.48 feet to the Northeast corner of said Lot 1, lying on the Southerly right-of-way line of U.S. Highway 18;
thence, along said Southerly right-of-way line, South 88°53'49" East, 412.13 feet;
thence, continuing along said Southerly right-of-way line, South 83°11'59" East, 150.75 feet;
thence, continuing along said Southerly right-of-way line, South 88°54'37" East, 200.00 feet;
thence, continuing along said Southerly right-of-way line, 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;
thence, continuing along said Southerly right-of-way line, Easterly, 112.34 feet along the arc of said curve through a central angle of 02°17'42";
thence, continuing along said Southerly right-of-way line, 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 aforesaid South line of the Southwest one-quarter of Section 4;
thence, along said South line, North 88°55'38" West, 506.88 feet;
thence, continuing along said South line, North 88°55'38" West, 788.58 feet;
thence, continuing along said South line, North 88°55'38" West, 46.72 feet to aforesaid Southwest corner of Section 4;
thence, along the South line of aforesaid 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 of Section 5;
thence, along the West line of said Southeast one-quarter of the Southeast one-quarter, North 01°21'03" East, 262.06 feet;
thence, leaving said West line, South 88°51'29" East, 1340.08 feet;
thence South 06°44'15" East, 205.76 feet;
thence South 06°46'48" East, 58.75 feet to a point on aforesaid South line of the Southwest one-quarter of Section 4, lying South 88°55'38" East, 46.72 feet along said South line from said Southwest corner of said Section 4;
thence, along said South line, South 88°55'38" East, 788.58 feet to the **POINT OF BEGINNING**.

The above-described Parcel contains 1,343,357 square feet or 30.8392 acres, more or less, and is **SUBJECT** to all easements and agreements of record and/or fact.

That I have made such survey, land division, and plat by the direction of John A. Didion of Oakland Hills, LLC, the owner of said land. That such plat is a correct representation 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 State Statutes and Chapter 16, Article II - Subdivisions and Platting of the Jefferson County Ordinances in surveying, dividing, and mapping the same.

Dated this 10th day of June, 2025.

Matthew E. Hoglund
MATTHEW E. HOGGLUND
S-1910
FALL RIVER
WI
Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

See Sheet 1 for Revision Block.

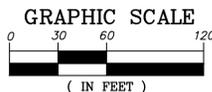
SHEET 4 OF 4

LEGEND

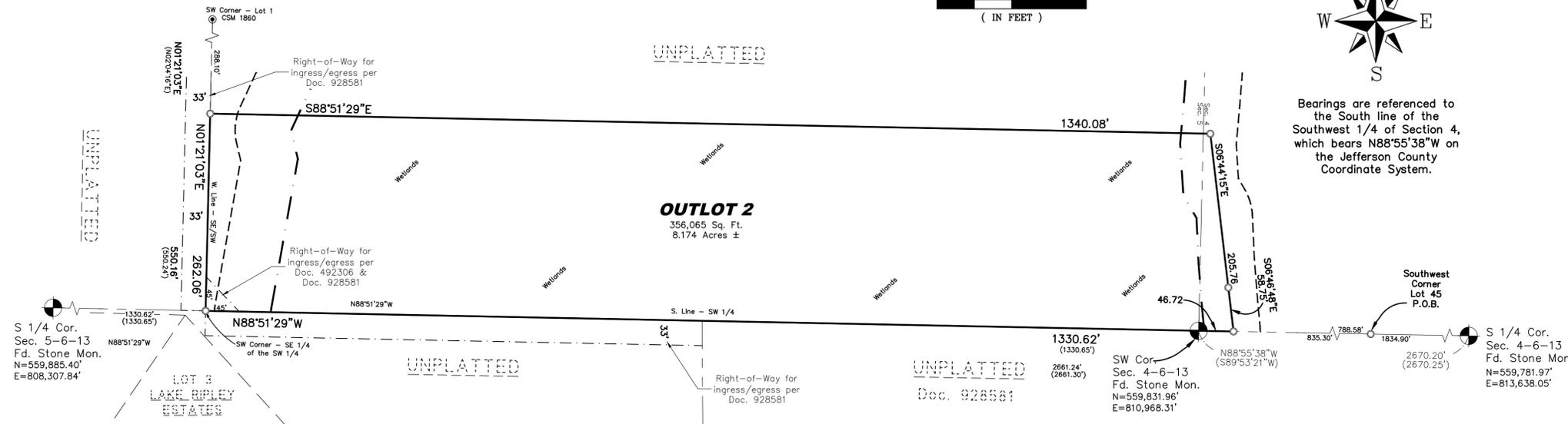
- 3/4" Rebar Found
- ⊙ 1-1/4" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12") Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line (See Note 7)
- Existing Easement Line
- Drainage Easement Dedicated Hereon
- Lot or R/W Line
- Centerline
- Sanitary Sewer Easement Line
- No Access per Doc. 1082148
- WisDOT Highway Setback Line
- Public Utility Easement (PUE) Dedicated Hereon
- Wetland Line

Total Area
1,343,357 Sq. Ft.
30.8392 Acres ±

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922



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.



FINAL PLAT
THE PRESERVE AT OAKLAND
JUNE 10, 2025
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
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