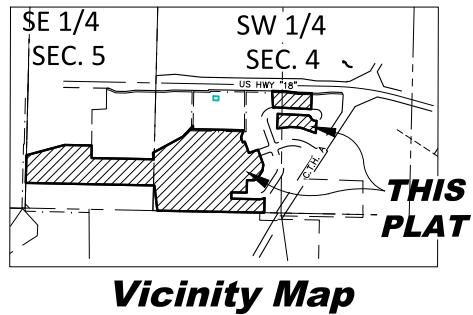


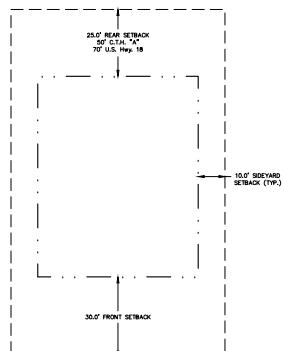
THE PRESERVE AT OAKLAND - PHASE 2

Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and 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.



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	

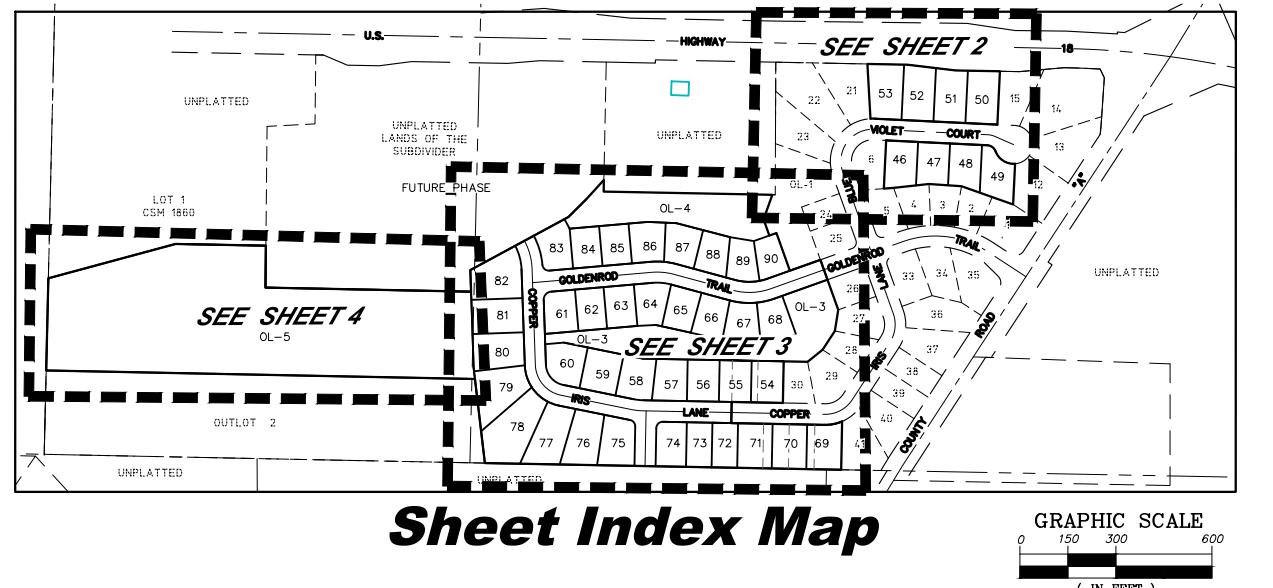
ACCESS RESTRICTION CLAUSE:
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. "18". It is expressly intended that this restriction constitute 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 Outlots 1, 3 and 4 (and Outlot 6 of a future phase), the storm water management areas, as stipulated in The Preserve at Oakland Homeowner's Association, Inc. declarations - document(s) to be recorded separately. If future final platting proceeds as currently planned, with a total of 91 residential lots, it will result in 1/91 fractional interest for each residential lot.

SEE SHEET 4 FOR CERTIFICATES.



Sheet Index Map

Total Area
1,376,727 Sq. Ft.
31.605 Acres†

NOTES:

1. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlots 3 and 4 are private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by The Preserve at Oakland Homeowner's Association, Inc. for stormwater management purposes.
3. Outlot 5 is for wetland preservation and open space purposes, to be conveyed by separate instrument after this plat records, to be owned and maintained by the Lake Ripley Lake Management District. This separate instrument shall provide a permanent access easement between Lots 79 and 80 for access to Copper Iris Lane as shown herein.
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 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, storm sewer easements and drainage easements are granted to 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. 1497775, as amended by Document No. _____.
7. Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
8. Proposed Zoning for Lots 46 through 90 and Outlots 3 and 4 is R-1 Residential - Sewered.
9. Proposed Zoning for Outlot 5 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. All lots and outlots are subject to a Development Agreement with the Town of Oakland recorded as Document No. 1497774, as amended by Document No. _____.
12. Lots 16-20 of The Preserve at Oakland (Document No. 1497781) are consolidated into 4 Lots and renumbered as Lots 50-53.
13. Lots 7-11 of The Preserve at Oakland (Document No. 1497781) are consolidated into 4 Lots and renumbered as Lots 46-49.
14. Lots 31 and 32 of The Preserve at Oakland (Document No. 1497781) are adjusted by Lot size and renumbered as Lots 54 and 55.
15. Lots 42-45 of The Preserve at Oakland (Document No. 1497781) are consolidated into 3 Lots and renumbered as Lots 69-71.
16. No development or structures are allowed within the designated wetland setback area.

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



SHEET 1 OF 4

REVISIONS

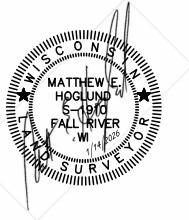
1. 12/29/2025 - Revised Public Utility Easements, (2) boundary courses, addressed Jefferson County and Town of Oakland comments.
2. 1/11/2026 - Revised Access Easement to Outlot 5 to between Lots 79 and 80.
3. 1/14/2026 - Added 20' wide PUE dedication between Lots 79 and 80, and addressed DOA Plat Review comments.

FINAL PLAT

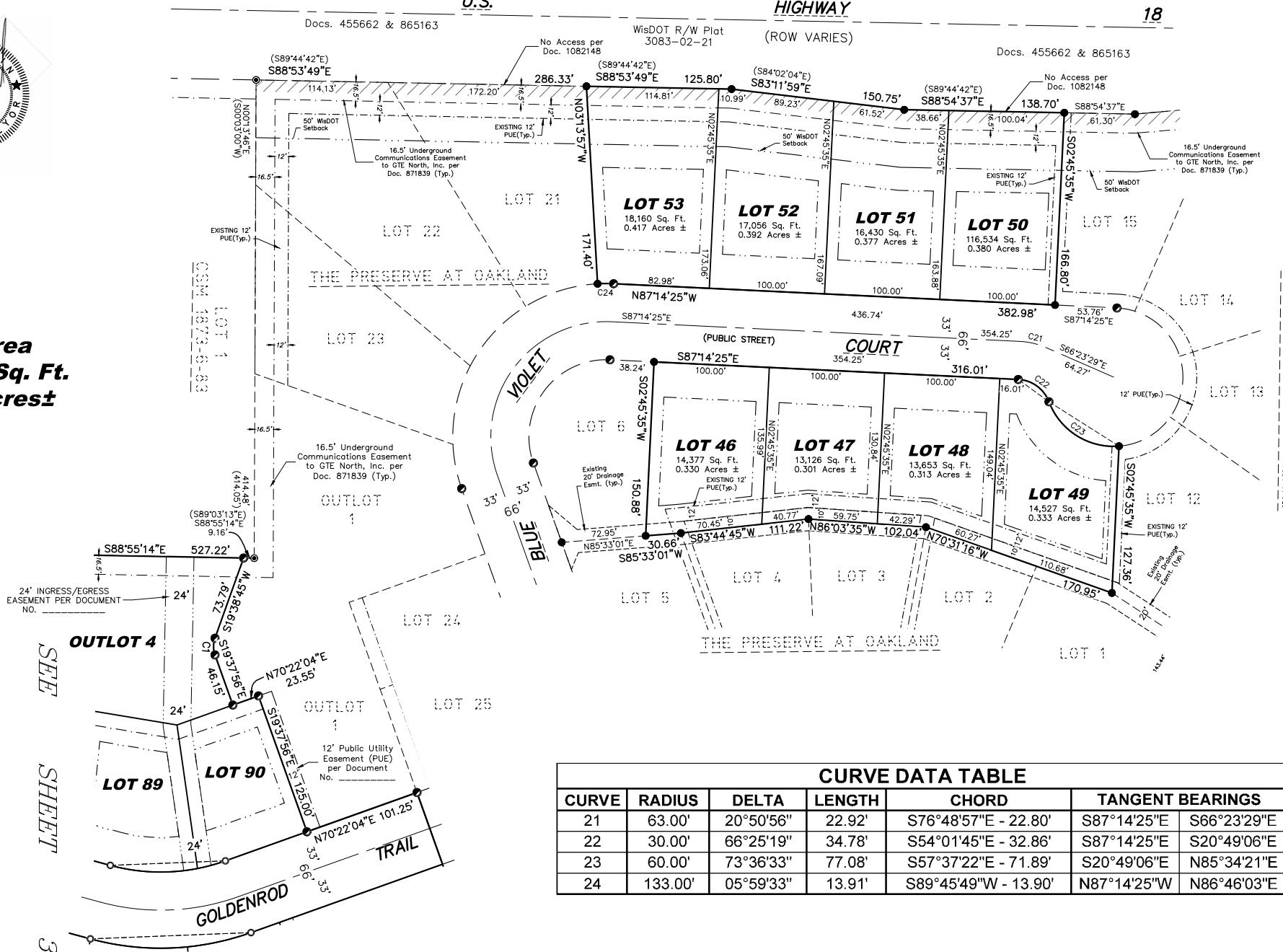
THE PRESERVE AT OAKLAND
— PHASE 2
JANUARY 14, 2026
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
www.quamengineering.com

THE PRESERVE AT OAKLAND - PHASE 2

Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and 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
1,376,727 Sq. Ft.
31.605 Acres†**



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.

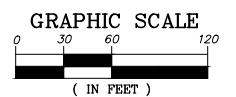
Certified _____, 20_____
Department of Administration

SEE SHEET 1 FOR NOTES AND RESTRICTIONS.
SEE SHEET 4 FOR CERTIFICATES.

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripple 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.



LEGEND

- Found 1-1/4" Rebar
- 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

SHEET 2 OF 4

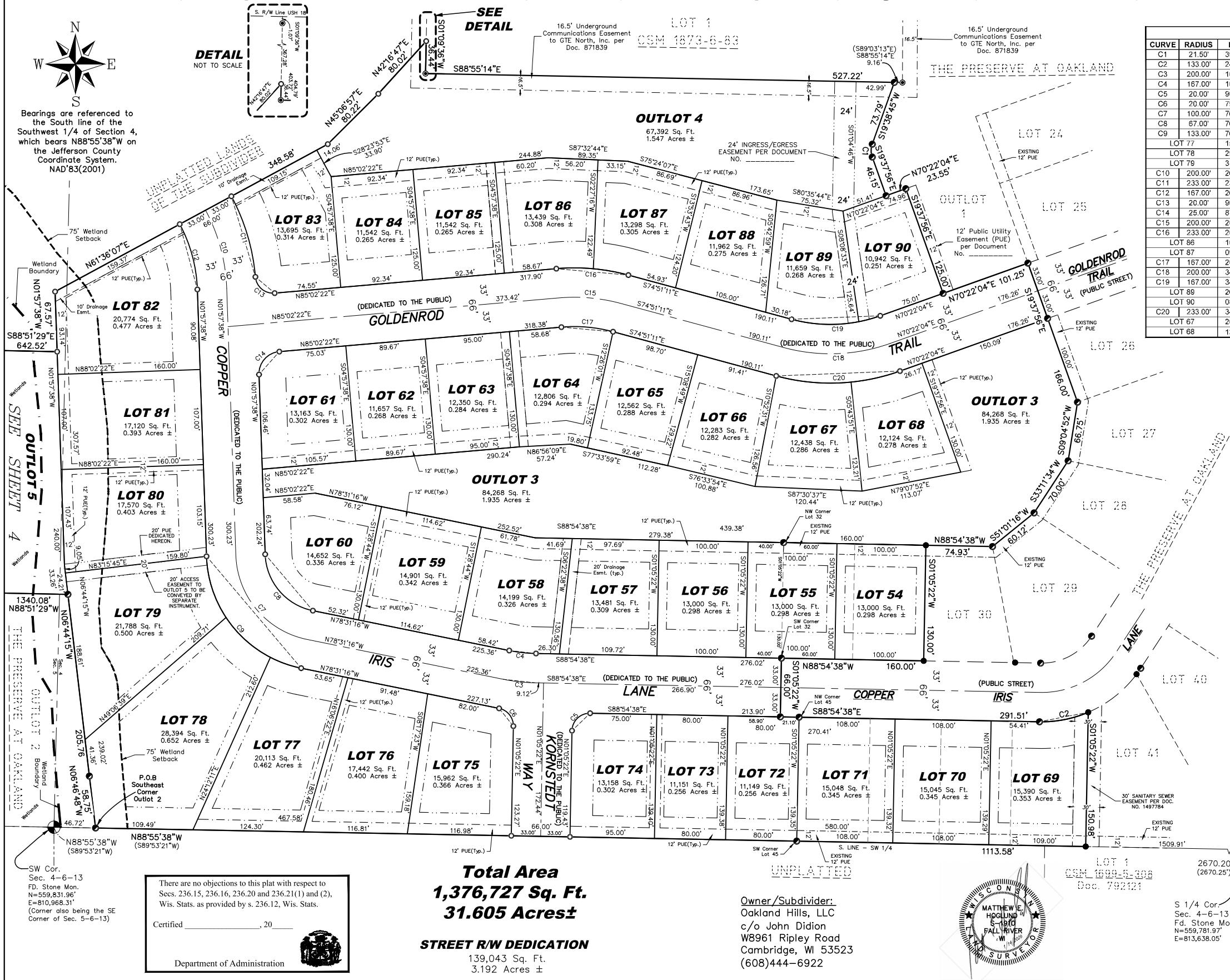
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FINAL PLAT

THE PRESERVE AT OAKLAND
— PHASE 2
JANUARY 14, 2026
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
www.quamengineering.com

THE PRESERVE AT OAKLAND - PHASE 2

Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and 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.

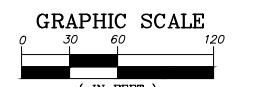


R/W CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	21.50'	39°16'41"	14.74'	S00°00'24"W - 14.45'
C2	133.00'	24°14'02"	56.25'	N78°58'21"E - 55.84'
C3	200.00'	10°23'22"	36.27'	N83°42'57"W - 36.22'
C4	167.00'	10°23'22"	30.28'	S88°54'38"E - N78°31'16"W
C5	20.00'	90°00'00"	31.42'	S46°05'22"W - 28.28'
C6	20.00'	79°36'38"	27.79'	S38°42'57"W - 25.61'
C7	100.00'	76°33'38"	133.62'	N40°14'27"W - 111.35'
C8	67.00'	76°33'38"	89.53'	N40°14'27"W - 83.01'
C9	133.00'	76°33'38"	177.72'	N78°31'16"W - N01°57'38"W
LOT 77	15°51'14"	36.80'	N70°35'39"W - 36.68'	-
LOT 78	29°12'27"	67.80'	N48°03'49"W - 67.07'	-
LOT 79	31°29'57"	73.12'	N17°42'37"W - 72.20'	-
C10	200.00'	26°19'44"	91.90'	N15°07'30"W - 91.10'
C11	233.00'	23°25'30"	95.26'	N16°35'32"W - 94.60'
C12	167.00'	26°18'26"	76.68'	N15°05'51"W - 76.01'
C13	20.00'	90°04'51"	31.44'	N49°55'13"E - 28.30'
C14	25.00'	87°00'00"	37.96'	N41°32'22"E - 34.42'
C15	200.00'	20°06'27"	70.19'	S84°42'56"E - 69.83'
C16	233.00'	20°06'27"	81.77'	S84°54'25"E - 81.35'
LOT 86	10°14'49"	41.67'	S89°50'14"E - 41.62'	-
LOT 87	09°51'38"	40.10'	S79°47'00"E - 40.05'	-
C17	187.00'	20°06'27"	58.61'	S84°54'25"E - 58.31'
C18	200.00'	34°46'45"	121.40'	N87°45'26"E - 119.55'
C19	167.00'	34°46'45"	101.37'	N87°45'26"E - 99.82'
LOT 89	26°10'51"	76.31'	S87°56'37"E - 75.65'	-
LOT 90	08°35'54"	25.06'	N74°40'01"E - 25.04'	-
C20	233.00'	34°46'45"	141.43'	S78°45'26"E - 139.27'
LOT 67	20°52'40"	84.90'	S85°17'31"E - 84.43'	-
LOT 68	13°54'05"	56.53'	N77°19'06"E - 56.39'	-

LEGEND

- Found 1-1/4" Rebar
- 3/4" Rebar Found
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- 1-1/4" by 18" Iron Rebar Set
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- /// No Access per Doc. 1082148
- WisDOT Highway Setback Line
- - - Public Utility Easement (PUE) Dedicated Hereon

SEE SHEET 1 FOR NOTES AND RESTRICTIONS.
SEE SHEET 4 FOR CERTIFICATES.



SHEET 3 OF 4

REVISIONS

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FINAL PLAT

THE PRESERVE AT OAKLAND

— PHASE 2

JANUARY 14, 2026

PROJECT NO: JD-20-24

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752



LOT 1
CSM 1699-5-306
Doc. 792421

S 1/4 Cor.
Sec. 4-6-13
Fd. Stone Mon.
N=559,781.97'
E=813,638.05'

FALL RIVER
WI

MATTHEW HOGLUND
SURV.

THE PRESERVE AT OAKLAND - PHASE 2

Lots 7-11, Lots 16-20, Lots 31-32 and Lots 42-45 of The Preserve at Oakland, and 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. Oakland Hills, 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

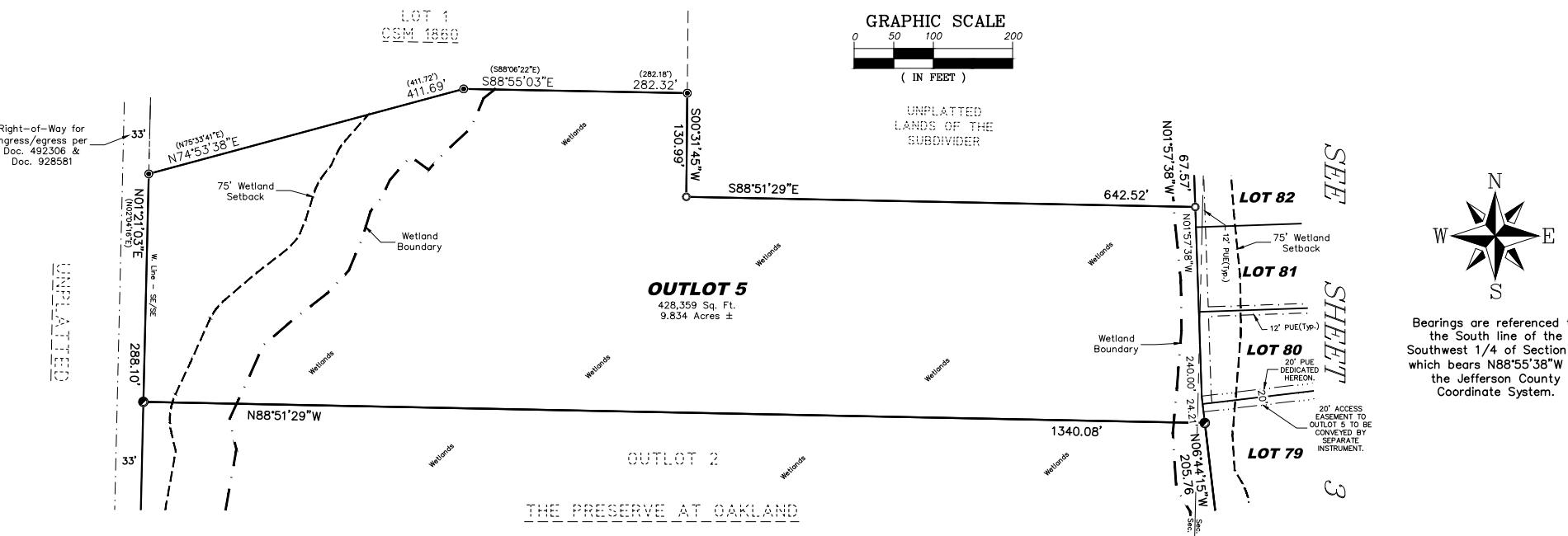
My commission expires _____.

LEGEND

- Found 1-1/4" Rebar
- 3/4" Rebar Found
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Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

**Total Area
1,376,727 Sq. Ft.
31.605 Acres[±]**



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 - Phase 2.

Date: _____ Kelly Stade - County Treasurer

JEFFERSON COUNTY APPROVAL CERTIFICATE:

This plat of The Preserve at Oakland - Phase 2, 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

EXTRATERRITORIAL JURISDICTION WAIVER:

Pursuant to Document No. 1240581, the INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF CAMBRIDGE AND THE TOWN OF OAKLAND:

Section 3.4.1 Village Waiver. The Village agrees not to and shall not exercise its extraterritorial jurisdiction ("ETJ") within the Town Development Area, and hereby waives any and all such rights, except that the Village may exercise its extraterritorial rights to enforce the terms of this Agreement or with the express permission of the Town.

As the plat of The Preserve at Oakland - Phase 2 falls within the Town Development Area, as defined therein, the above Waiver applies and pursuant to Section 236.10 of the Statutes the Village of Cambridge is not an approving authority for this plat.

Staci M. Hoffman, Jefferson County Register of Deeds

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON SS

I, Wendy Tanguay, 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 - Phase 2.

Date: _____ Signed: _____ Wendy Tanguay Town of Oakland Treasurer

TOWN OF OAKLAND APPROVAL CERTIFICATE:

Resolved that the plat of The Preserve at Oakland - Phase 2, 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: _____ Wendy Tanguay 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

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

SEE SHEET 1 FOR NOTES AND RESTRICTIONS.

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, - Phase 2, being Lots 7 through 11, Lots 16 through 20, Lots 31 and 32 and Lots 42 through 45 of the plat of The Preserve at Oakland, recorded in the Jefferson County Register of Deeds in Volume C of Plats on Pages 90-90C as Document No. 1497781, 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, Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin.

TOGETHER WITH a 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, all of 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, 46.72 feet to the Southeast corner of Outlot 2 of said plat and the POINT OF BEGINNING;

thence, along the Easterly line of said Outlot 2, North 06°46'48" West, 58.75 feet; thence, continuing along said Easterly line, North 06°44'15" West, 205.76 feet to the Northeast corner of said Outlot 2;

thence, along the North line of said Outlot 2, North 88°51'29" West, 1340.08 feet to the Northwest corner of said Outlot 2, lying on the West line of aforesaid Southeast one-quarter of the Southeast one-quarter of Section 5;

thence, along said West line, North 01°21'03" East, 288.10 feet to the Southwest corner of Lot 1 of Certified Survey Map (CSM) No. 1860, recorded in Volume 6 of CSMs on Pages 61 and 62 as Document No. 807902;

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

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

thence, leaving said Southerly line, South 00°31'45" West, 130.99 feet; thence South 88°51'29" East, 642.52 feet;

thence North 01°57'38" West, 67.57 feet; thence North 61°36'07" East, 348.58 feet;

thence North 45°06'57" East, 80.22 feet; thence North 42°16'47" East, 80.02 feet to a point on the West line of Lot 1 of CSM 1873, recorded in Volume 6 of CSMs on Page 83 as Document No. 810059;

thence, along said West line, South 01°09'36" West, 36.44 feet to the Southwest corner of said Lot 1; thence, along the South line of said Lot 1, South 88°55'14" East, 527.22 feet to a point on the Westerly line of Outlot 1 of said plat;

thence, leaving said South line along said Westerly line, South 19°38'45" West, 73.79 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 21.50 feet and a chord which bears South 00°00'24" West, 14.45 feet;

thence, continuing along said Westerly line, Southerly, 14.74 feet along the arc of said curve through a central angle of 39°16'41" to the Point of Tangency thereof;

thence, continuing along said Westerly line, South 19°37'56" East, 46.15 feet;

thence, continuing along said Westerly line, South 19°37'56" East, 125.00 feet to the Southwest corner of said Outlot 1, lying on the Northerly right-of-way line of Goldenrod Trail;

thence, along the Northerly right-of-way line of said Outlot 1, 101.25 feet to the Southeast corner of said Outlot 1;

thence, along the Westerly line of Lot 26 of said Plat and its Northerly extension, South 19°37'56" East, 166.00 feet to the Northwest corner of Lot 27 of said plat;

thence, along the Westerly line of said Lot 27, South 09°04'52" West, 66.75 feet to the most Northerly corner of Lot 28 of said plat;

thence, along the Northerly line of said Lot 28, South 33°11'34" West, 70.00 feet to the most Northerly corner of Lot 29 of said plat;

thence, along the Northerly line of said Lot 29, South 51°01'16" West, 60.12 feet to the Northeast corner of Lot 30 of said plat;

thence, along the North line of said Lot 30 and the North line of aforesaid Lots 31 and 32, North 88°54'38" West, 234.93 feet to the Northwest corner of said Lot 32;

thence, along the West line of said Lot 32, South 01°05'22" West, 130.00 feet to the Southwest corner of said Lot 32;

thence, along the West right-of-way line of Copper Iris Lane, South 01°05'22" West, 66.00 feet to the South right-of-way line of Copper Iris Lane;

thence, along said South right-of-way line, South 88°54'38" East, 21.10 feet to the Northwest corner of aforesaid Lot 45;

thence, along the West line of said Lot 45, South 01°05'22" West, 139.35 feet to the Southwest corner of Lot 45, lying on aforesaid South line of the Southwest one-quarter of Section 4;

thence, along said South line, North 88°54'38" West, 788.58 feet to the POINT OF BEGINNING.

The above-described property contains 1,376,727 square feet or 31.605 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 14th day of January, 2026.

MATTHEW E. HOGLUND
S-1910
FALL RIVER
WI
P.L.S. S-1910

Sheet 4 of 4

REVISIONS

- 12/29/2025 - Revised Public Utility Easements, (2) boundary courses, addressed Jefferson County and Town of Oakland comments.
- 1/11/2026 - Revised Access Easement to Outlot 5 to between Lots 79 and 80.
- 1/14/2026 - Added 20' wide PUE dedication between Lots 79 and 80, and addressed DOA Plat Review comments.

FINAL PLAT
THE PRESERVE AT OAKLAND
— PHASE 2
JANUARY 14, 2026
PROJECT NO: JD-20-24
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