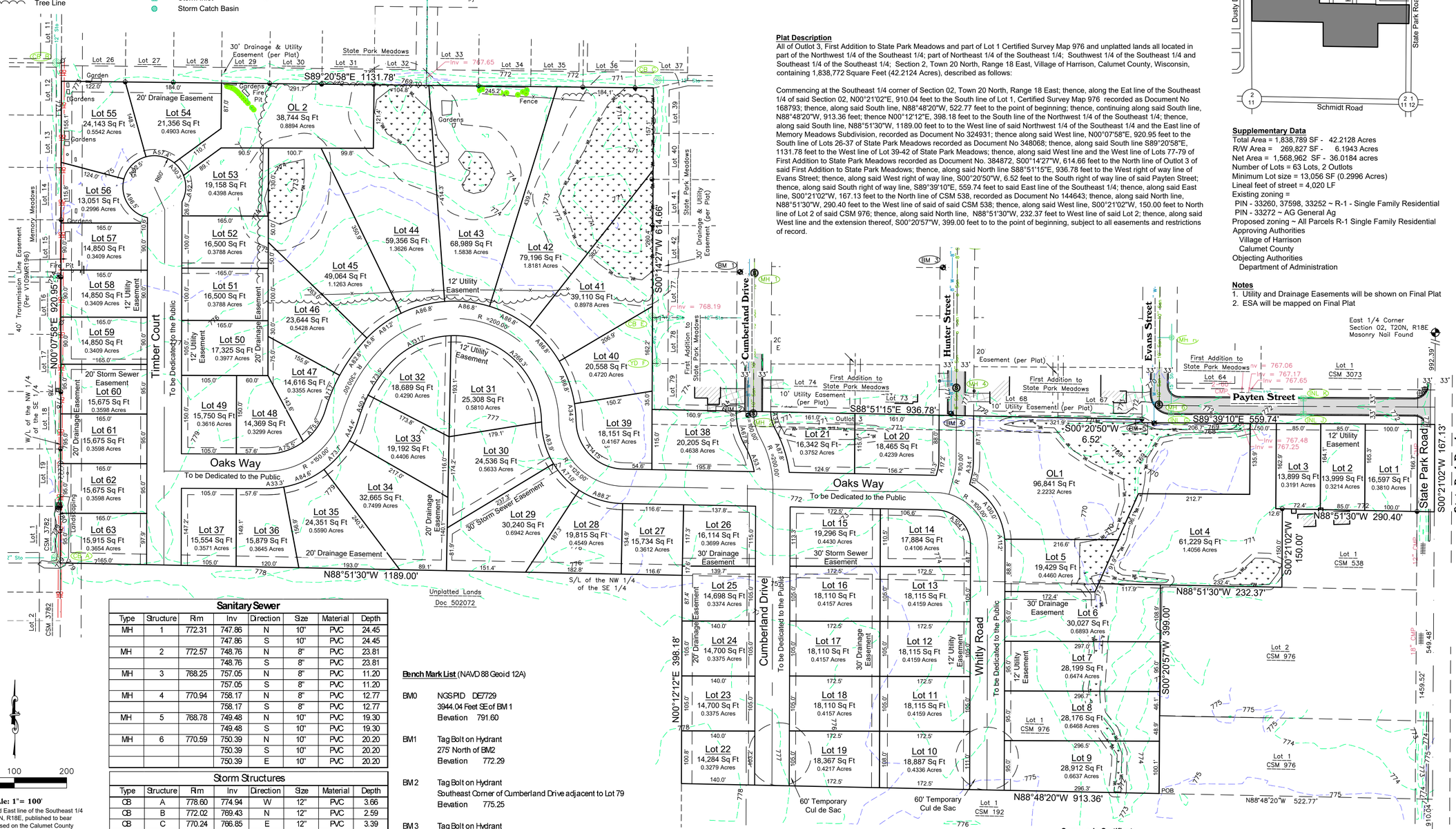
Preliminary Plat of

Oak Haven

All of Outlot 3, First Addition to State Park Meadows and part of Lot 1 Certified Survey Map 976 and unplatted lands all located in part of the Northwest 1/4 of the Southeast 1/4; part of Northeast 1/4 of the Southeast 1/4; Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

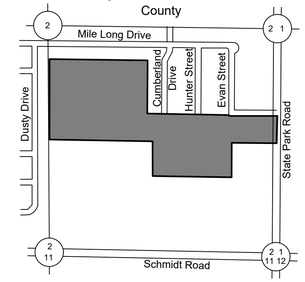
LEGEND

- Sanitary Sewer
- Storm Sewer
- Water Main
- Overhead Utilities
- Major Coutour
- Minor Contour
- Barb Wire Fence
- Culvert Pipe
- Tree Line
- Concrete Surface
- Asphalt Surface
- Delineated Wetlands
- Fire Hydrant
- Water Valve
- Sanitary Manhole
- Storm Inlet
- Storm Catch Basin
- Utility Pole
- Electric Transformer
- Telephone Pedestal
- Cable Pedestal
- Tree Conifer
- 3/4" Rebar Found
- Section Corner As Noted
- Bench Mark



Location Map

SE 1/4 Section 2, T20N R18E
Village of Harrison, Calumet County



Plat Description

All of Outlot 3, First Addition to State Park Meadows and part of Lot 1 Certified Survey Map 976 and unplatted lands all located in part of the Northwest 1/4 of the Southeast 1/4; part of Northeast 1/4 of the Southeast 1/4; Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,838,772 Square Feet (42.2124 Acres), described as follows:

Commencing at the Southeast 1/4 corner of Section 02, Town 20 North, Range 18 East; thence, along the Eat line of the Southeast 1/4 of said Section 02, N00°21'02"E, 910.04 feet to the South line of Lot 1, Certified Survey Map 976 recorded as Document No 168793; thence, along said South line, N88°48'20"W, 522.77 feet to the point of beginning; thence, continuing along said South line, N88°48'20"W, 913.36 feet; thence N00°12'12"E, 398.18 feet to the South line of the Northwest 1/4 of the Southeast 1/4; thence, along said South line, N88°51'30"W, 1189.00 feet to to the West line of said Northwest 1/4 of the Southeast 1/4 and the East line of Memory Meadows Subdivision, recorded as Document No 324931; thence along said West line, N00°07'58"E, 920.95 feet to the South line of Lots 26-37 of State Park Meadows recorded as Document No 348068; thence, along said South line S89°20'58"E, 1131.78 feet to the West line of Lot 39-42 of State Park Meadows; thence, along said West line and the West line of Lots 77-79 of First Addition to State Park Meadows recorded as Document No. 384872, S00°14'27"W, 614.66 feet to the North line of Outlot 3 of said First Addition to State Park Meadows; thence, along said North line S88°51'15"E, 936.78 feet to the West right of way line of Evans Street; thence, along said West right of way line, S00°20'50"W, 6.52 feet to the South right of way line of said Payten Street; thence, along said South right of way line, S89°39'10"E, 559.74 feet to said East line of the Southeast 1/4; thence, along said East line, S00°21'02"W, 167.13 feet to the North line of CSM 538, recorded as Document No 144643; thence, along said North line, N88°51'30"W, 290.40 feet to the West line of said of said CSM 538; thence, along said West line, S00°21'02"W, 150.00 feet to North line of Lot 2 of said CSM 976; thence, along said North line, N88°51'30"W, 232.37 feet to West line of said Lot 2; thence, along said West line and the extension thereof, S00°20'57"W, 399.00 feet to to the point of beginning, subject to all easements and restrictions of record.

Supplementary Data

Total Area = 1,838,789 SF - 42.2128 Acres
R/W Area = 269,827 SF - 6.1943 Acres
Net Area = 1,568,962 SF - 36.0184 acres
Number of Lots = 63 Lots, 2 Outlots
Minimum Lot size = 13,056 SF (0.2996 Acres)
Lineal feet of street = 4,020 LF
Existing zoning =
PIN - 33260, 37598, 33252 ~ R-1 - Single Family Residential
PIN - 33272 ~ AG General Ag
Proposed zoning ~ All Parcels R-1 Single Family Residential
Approving Authorities
Village of Harrison
Calumet County
Objecting Authorities
Department of Administration

Notes

1. Utility and Drainage Easements will be shown on Final Plat
2. ESA will be mapped on Final Plat

Sanitary Sewer							
Type	Structure	Rim	Inv	Direction	Size	Material	Depth
MH	1	772.31	747.86	N	10"	PVC	24.45
			747.86	S	10"	PVC	24.45
MH	2	772.57	748.76	N	8"	PVC	23.81
			748.76	S	8"	PVC	23.81
MH	3	768.25	757.05	N	8"	PVC	11.20
			757.05	S	8"	PVC	11.20
MH	4	770.94	758.17	N	8"	PVC	12.77
			758.17	S	8"	PVC	12.77
MH	5	768.78	749.48	N	10"	PVC	19.30
			749.48	S	10"	PVC	19.30
MH	6	770.59	750.39	N	10"	PVC	20.20
			750.39	S	10"	PVC	20.20
			750.39	E	10"	PVC	20.20

Storm Structures							
Type	Structure	Rim	Inv	Direction	Size	Material	Depth
CB	A	778.60	774.94	W	12"	PVC	3.66
CB	B	772.02	769.43	N	12"	PVC	2.59
CB	C	770.24	766.85	E	12"	PVC	3.39
MH	D	770.75	765.90	W	12"	PVC	4.85
			765.90	N	18"	PVC	4.85
			765.90	S	18"	PVC	4.85
CB	E	770.31	768.46	E	12"	PVC	1.85
			Null	S	4"	PVC	No Dip
YD	F	772.95	772.35	N	4"	PVC	0.60
MH	G	770.56	764.76	N	15"	PVC	5.80
			764.76	W	12"	PVC	5.80
CB	H	769.38	764.63	N	15	PVC	4.75
			764.63	S	15	PVC	4.75
INL	J	770.84	768.34	N	12"	PVC	2.50
INL	K	770.83	768.13	S	12"	PVC	2.70

Bench Mark List (NAVD 88 Geoid 12A)

BM0 NGS PID DE7729
3944.04 Feet SE of BM 1
Elevation 791.60

BM1 Tag Bolt on Hydrant
275' North of BM2
Elevation 772.29

BM2 Tag Bolt on Hydrant
Southeast Corner of Cumberland Drive adjacent to Lot 79
Elevation 775.25

BM3 Tag Bolt on Hydrant
280' North of BM4
Elevation 768.64

BM4 Tag Bolt on Hydrant
385' East of BM2 adjacent to Lot 73
Elevation 773.42

BM5 Tag Bolt on Hydrant
South side of Payten Street 318.17' East of BM4
Elevation 772.56

Surveyor's Certificate

I, James R Sehloff, PLS 2692, hereby certify that this Preliminary Plat is a correct representation of all existing land divisons and features and that I have complied with the preliminary plat requirements of the Village of Harrison and Calumet County.

WISCONSIN JAMES R SEHLOFF S-2692 GREENLEAF, WISCONSIN LAND SURVEYOR

James R Sehloff, PLS 2692 — July 1, 2026 Date

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tntsurveyors.com
Job # 0226-112

TNT Professional Land SURVEYORS Inc.

Owner/Developer
L & F Development, LLC
PO Box 35
Kaukauna, Wi 54130

Preliminary Plat of Oak Haven

T:\2026\0226-112 -Frazee Oak Haven Plat\Drawings\