

**Hill Valley Phase 3
Contracts 9704 & 9705
MUNIS 16028
Developer: VH HILL VALLEY, LLC**



Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 3.
- Public sanitary, storm sewer, and water main improvements to serve Phase 3.
- Private sanitary and water service laterals to serve the lots within Phase 3.

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.

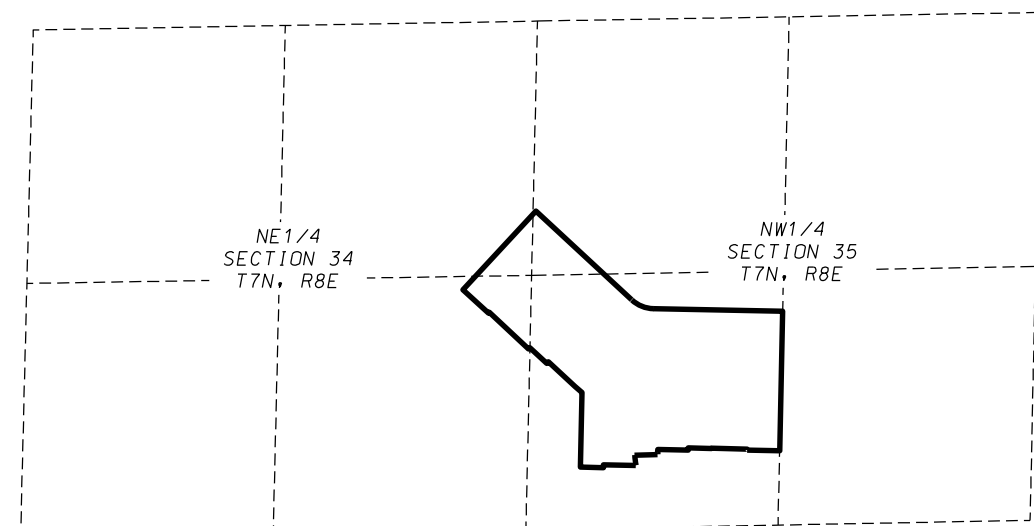
Certified _____, 20__

Department of Administration



SECOND ADDITION TO HILL VALLEY

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

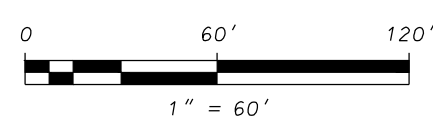
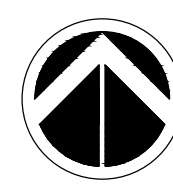


LOCATION MAP 1"=1000'



LEGEND

- Found 3/4" rebar
- Found 1-1/4" rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public Utility Easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5' Wide Public Drainage Easement (PDE) - See Note 1, Sheet 2
- DTTP Dedicated to the public



GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEMS DANE COUNTY NAD83(2011) THE SOUTH LINE OF THE NW1/4 OF SECTION 35, T7N, R8E BEARS N88°56'13"E

FOUND 3/4" REBAR W/YELLOW CAP WEST 1/4 CORNER SECTION 35, T7N, R8E GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEMS DANE COUNTY NAD83(2011) N:469728.68 E:794040.60 PER CITY OF MADISON N:469728.73 E:794040.37

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:25-07-109

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.

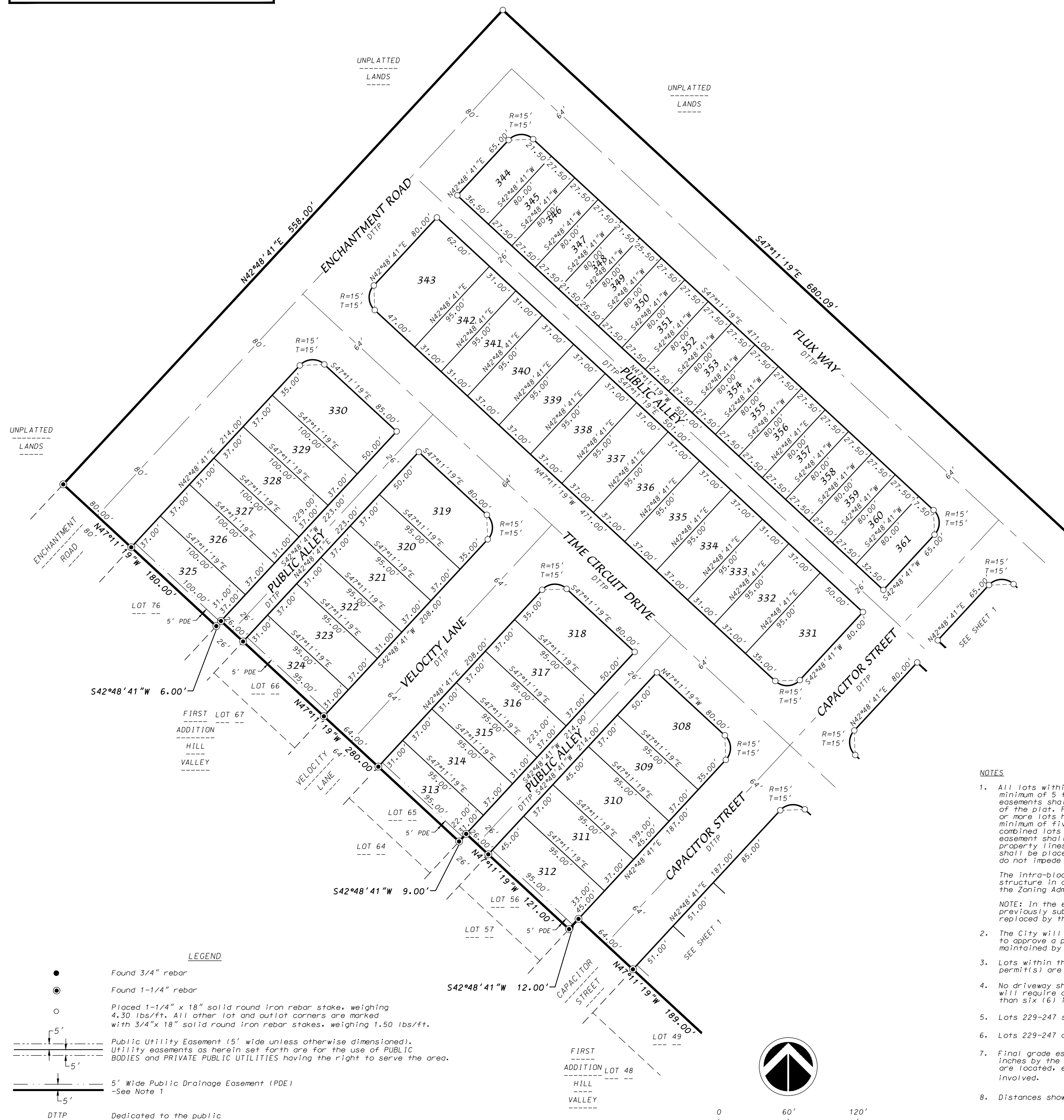
Certified _____, 20__



Department of Administration

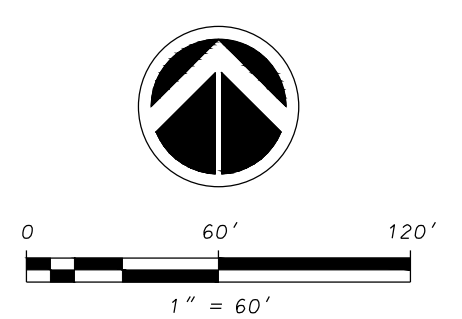
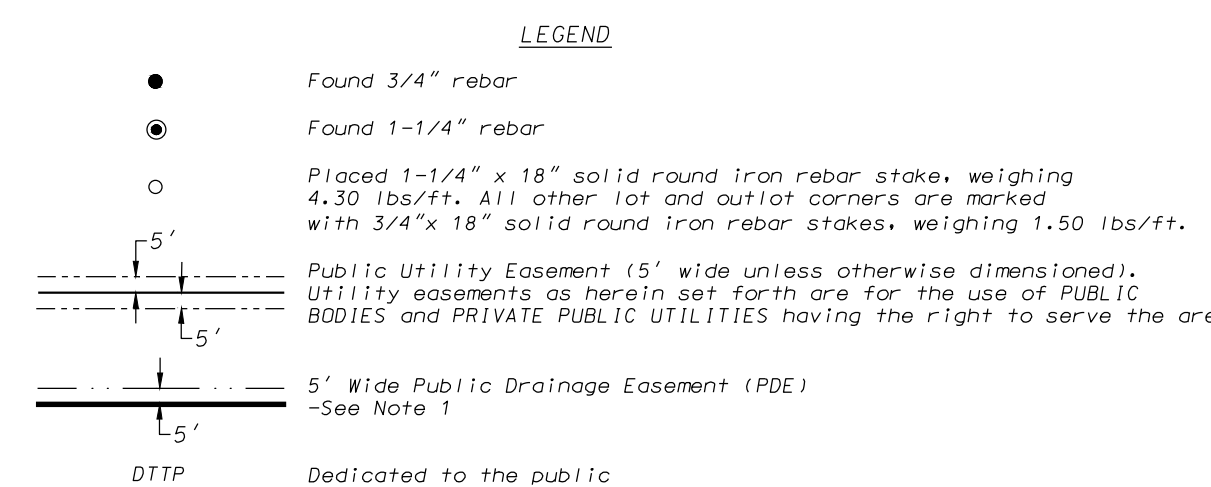
SECOND ADDITION TO HILL VALLEY

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE								LOT AREA TABLE		
CURVE NO.	SUB CURVE	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	Lot Area SF	Lot Area SF	Lot Area SF
C1		170.00'	120.62'	123.30'	S67°58'04"E	41°33'28"		206 2945	276 3515	346 2200
C2		182.00'	9.84'	9.84'	S00°17'44"E	03°05'52"	OUT-S01°50'40"E	207 2945	277 2945	347 2200
C3		303.00'	53.86'	53.93'	S06°56'37"E	10°11'54"	OUT-S12°02'34"E	208 3515	278 2945	348 1720
C4		277.00'	14.97'	14.98'	N00°17'44"W	03°05'52"	IN-N01°50'40"W	209 2945	279 3515	349 2040
C5		499.00'	58.25'	58.28'	S85°24'03"E	06°41'30"	IN-S82°03'18"E	210 2612	280 3515	350 2200
C6		303.00'	70.16'	70.31'	S05°23'41"E	13°17'46"	IN-12°02'34"W	211 2612	281 3759	351 2200
	284	303.00'	7.69'	7.69'	S00°31'36"W	01°27'12"		212 2613	282 3101	352 2200
	283	303.00'	31.09'	31.11'	S03°08'28"E	05°52'56"		213 2613	283 2977	353 2200
	282	303.00'	31.51'	31.52'	S09°03'45"E	05°57'38"		214 2613	284 2945	354 2200
								215 2375	285 3515	355 2200
C7		118.00'	45.87'	46.17'	N12°27'41"E	22°24'58"		216 2375	286 3515	356 2200
C8		15.00'	20.22'	22.19'	N66°02'47"E	84°45'14"	OUT-S71°34'36"E	217 2613	287 3515	357 2200
C9		499.00'	64.94'	64.99'	S75°18'28"E	07°27'44"	OUT-S79°02'20"E	218 2613	288 4275	358 2200
C10		499.00'	120.72'	121.02'	S54°08'11"E	13°53'44"	OUT-S61°05'03"E	219 2613	289 2945	359 2200
	297	499.00'	17.27'	17.27'	S48°10'49"E	01°59'00"		220 2613	290 3515	360 2200
	298	499.00'	56.15'	56.18'	S52°23'50"E	06°27'02"		221 2613	291 3515	361 2552
	299	499.00'	47.55'	47.57'	S58°21'12"E	05°27'42"		222 2613	292 3515	362 2875
C11		15.00'	20.22'	22.19'	S18°42'26"E	84°45'14"		223 2375	293 4275	363 2684
C12		182.00'	70.75'	71.20'	S12°27'41"W	22°24'58"		224 2375	294 6125	364 2567
C13		234.00'	166.03'	169.73'	S67°58'04"E	41°33'29"		225 2613	295 6375	365 2582
	362	234.00'	1.24'	1.24'	S47°20'24"E	00°18'09"		226 2613	296 6375	366 2597
	363	234.00'	28.54'	28.55'	S40°59'13"E	06°59'30"		227 2613	297 5727	367 2611
	364	234.00'	27.14'	27.16'	S57°48'28"E	06°39'00"		228 3039	298 6370	368 2624
	365	234.00'	27.14'	27.16'	S64°27'28"E	06°39'00"		229 5752	299 7539	369 2426
	366	234.00'	27.14'	27.16'	S71°06'28"E	06°39'00"		230 4292	300 11876	370 2390
	367	234.00'	27.14'	27.16'	S77°45'28"E	06°39'00"		231 3596	301 7080	371 2390
	368	234.00'	24.14'	24.16'	S84°24'28"E	06°39'00"		232 3596	302 7080	372 2390
	369	234.00'	4.14'	4.14'	S88°14'23"E	01°00'50"		233 3596	303 7080	373 2391
C14		314.00'	222.79'	227.75'	N67°58'04"W	41°33'29"		234 4292	304 7080	374 2389
	369	314.00'	8.31'	8.31'	N87°59'18"W	01°31'00"		235 4292	305 6120	375 2390
	368	314.00'	36.68'	36.70'	N83°52'54"W	06°41'48"		236 4292	306 6120	376 2390
	367	314.00'	36.64'	36.66'	N77°11'20"W	06°41'20"		237 3596	307 6120	377 2390
	366	314.00'	36.60'	36.62'	N70°30'13"W	06°40'54"		238 3596	308 4702	378 2390
	365	314.00'	36.54'	36.56'	N63°49'39"W	06°40'14"		239 3596	309 3515	379 2754
	364	314.00'	36.50'	36.52'	N57°09'37"W	06°39'50"		240 4292	310 4275	380 4702
	363	314.00'	36.37'	36.39'	N50°30'31"W	06°38'23"		241 4292	311 3515	381 2945
C15		340.00'	241.24'	246.61'	S67°58'04"E	41°33'29"		242 4292	312 4275	382 3515
	395	340.00'	17.35'	17.35'	S48°39'03"E	02°55'27"		243 4292	313 2945	383 2945
	394	340.00'	37.00'	37.02'	S53°13'56"E	06°14'20"		244 4292	314 3515	384 2945
	393	340.00'	37.00'	37.02'	S59°28'16"E	06°14'20"		245 3596	315 2945	385 3515
	392	340.00'	37.00'	37.02'	S65°42'36"E	06°14'20"		246 3596	316 3515	386 3515
	391	340.00'	31.00'	31.01'	S71°26'32"E	05°13'32"		247 4292	317 3515	387 3515
	390	340.00'	31.00'	31.01'	S76°40'04"E	05°13'32"		248 4702	318 4702	388 4530
	389	340.00'	37.00'	37.02'	S82°24'00"E	06°14'20"		249 3515	319 4702	389 4008
	388	340.00'	19.15'	19.15'	S87°07'59"E	03°13'38"		250 2945	320 3515	390 3358
C16		435.00'	308.65'	315.52'	N67°58'04"W	41°33'29"		251 2945	321 3515	391 3358
	388	435.00'	24.50'	24.50'	N87°07'59"W	03°13'38"		252 3515	322 2945	392 4008
	389	435.00'	47.34'	47.37'	N82°24'00"W	06°14'20"		253 3515	323 3515	393 4008
	390	435.00'	39.66'	39.67'	N76°00'16"W	05°13'32"		254 3515	324 2945	394 4008
	391	435.00'	39.66'	39.67'	N71°26'32"W	05°13'32"		255 2945	325 3700	395 5510
	392	435.00'	47.34'	47.37'	N65°42'36"W	06°14'20"		256 2945	326 3700	396 4008
	393	435.00'	47.34'	47.37'	N59°28'16"W	06°14'20"		257 2945	327 3100	397 3515
	394	435.00'	47.34'	47.37'	N53°13'56"W	06°14'20"		258 3515	328 3700	398 4008
	395	435.00'	22.20'	22.20'	N48°39'03"W	02°55'27"		259 3515	329 3700	399 4008

- NOTES**
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
 - NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
 - The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private lighting in the alley right-of-way. Such private lighting(s) to be operated and maintained by the private interests.
 - Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
 - No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances: a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.
 - Lots 229-247 shall have no vehicular access to S. High Point Road.
 - Lots 229-247 are subject to a 36' Building Setback Line which shall be enforced by the City of Madison.
 - Final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
 - Distances shown along curves are chord lengths.



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NW1/4
OF SECTION 35, T7N, R8E
BEARS N88°56'13"E

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:25-07-109

SECOND ADDITION TO HILL VALLEY

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Second Addition to Hill Valley" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
A parcel of land located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 and the NW1/4 of the NW1/4 of Section 35, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, to-wit:
Commencing at the West 1/4 corner of said Section 35; thence N88°56'13"E, 277.39 feet along the south line of said NW1/4; thence N01°15'12"E, 320.81 feet to the northwest corner of Lot 9, Hill Valley and the point of beginning; thence N01°15'12"E, 389.00 feet along the east line of Lots 41-47, First Addition to Hill Valley, to the northeast corner of said Lot 47; thence N48°58'12"W, 48.56 feet along the northeast line of said Lot 47 to the east corner of Lot 49, First Addition to Hill Valley; thence N47°11'19"W, 189.00 feet along the northeast line of said Lot 47 and the northeast right-of-way line of Capacitor Street, to the northwest right-of-way line of Capacitor Street; thence S42°48'41"W, 12.00 feet along said northwest right-of-way line to the east corner of Lot 56, First Addition to Hill Valley; thence N47°11'19"W, 121.00 feet along the northeast line of said Lot 56 and the northeast right-of-way line of a public alley, to the northwest right-of-way line of said public alley; thence S42°48'41"W, 9.00 feet along said northwest right-of-way line to the east corner of Lot 65, First Addition to Hill Valley; thence N47°11'19"W, 280.00 feet along the northeast line of Lot 65, First Addition to Hill Valley, the northeast right-of-way line of Velocity Lane, the northeast line of Lot 66, First Addition to Hill Valley, and the northeast right-of-way line of a public alley, to the northwest right-of-way line of said public alley; thence S42°48'41"W, 6.00 feet along said northwest right-of-way line to the east corner of Lot 76, First Addition to Hill Valley; thence N47°11'19"W, 180.00 feet along the northeast line of said Lot 76, which is also the northeast right-of-way line of Enchantment Road, to the northwest right-of-way line of said Enchantment Road; thence N42°48'41"E, 558.00 feet; thence S47°11'19"E, 680.09 feet; thence easterly along a curve to the left having a radius of 170.00 feet and a chord which bears S67°58'04"E, 120.62 feet; thence S88°44'48"E, 674.57 feet to the East line of said SW1/4 of the NW1/4; thence S01°15'12"W, 726.00 feet along said East line to the easterly extension of the north line of Lot 1, Hill Valley; thence N88°44'48"W, 170.00 feet along said easterly extension and North line to the northwest corner of said Lot 1, also being on the East right-of-way line of a public alley; thence N01°15'12"E, 5.00 feet along said east right-of-way line; thence N88°44'48"W, 185.00 feet along the north right-of-way line of said public alley, the North line of Lot 2, Hill Valley and the north right-of-way line of Sports Almanac Road, to the west right-of-way line of Sports Almanac Road; thence S01°15'12"W, 0.41 feet along said west right-of-way line to the northeast corner of Lot 3, Hill Valley; thence N88°44'48"W, 121.00 feet along the north line of said Lot 3 and the north right-of-way line of a public alley to the west right-of-way line of said public alley; thence S01°15'12"W, 12.00 feet along said west right-of-way line to the northeast corner of Lot 4, Hill Valley; thence N88°44'48"W, 159.00 feet along the north line of said Lot 4 and the north right-of-way line of Paradox Lane to the West right-of-way line of Paradox Lane; thence S01°15'12"W, 16.25 feet along said west right-of-way line to a point of curve; thence southerly along said west right-of-way line along a curve to the left which has a radius of 182.00 feet and a chord which bears S00°17'44"E, 9.84 feet to the northeast corner of Lot 5, Hill Valley; thence S88°09'21"W, 121.00 feet along the north line of said Lot 5 and the north right-of-way line of a public alley to a point of curve on the west right-of-way line of said public alley; thence southerly said west right-of-way line along a curve to the left which has a radius of 303.00 feet and a chord which bears S06°56'37"E, 53.86 feet to the northeast corner of Lot 8, Hill Valley; thence N88°44'48"W, 167.12 feet along the north line of said Lot 8 and the north right-of-way line of Fire Track Lane to the west right-of-way line of said Fire Track Lane; thence S01°15'12"W, 14.92 feet along said west right-of-way line to the northeast corner of Lot 9, Hill Valley; thence N88°44'48"W, 120.00 feet along the north line of said Lot 9 to the point of beginning, containing 26.2968 acres.

Dated this 16th day of January, 2026

Brett T. Stoffregen, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH Hill Valley, 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Hill Valley, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison

In witness whereof, VH Hill Valley, LLC has caused these presents to be signed this _____ day of _____, 2026.

VH Hill Valley, LLC
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2026, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

Hill Valley Investors, 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hill Valley Investors, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison

In witness whereof, Hill Valley Investors, LLC has caused these presents to be signed this _____ day of _____, 2026.

Hill Valley Investors

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2026, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Second Addition to Hill Valley" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number, adopted the _____ day of _____, 2026, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2026.

Lydia A. McComas, Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026 on any of the lands included in the plat of "Second Addition to Hill Valley".

Craig Franklin, Treasurer and Revenue Manager, City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2026 affecting the land included in "Hill Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026
at _____, M. and recorded in Volume _____ of Plats on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane 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



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

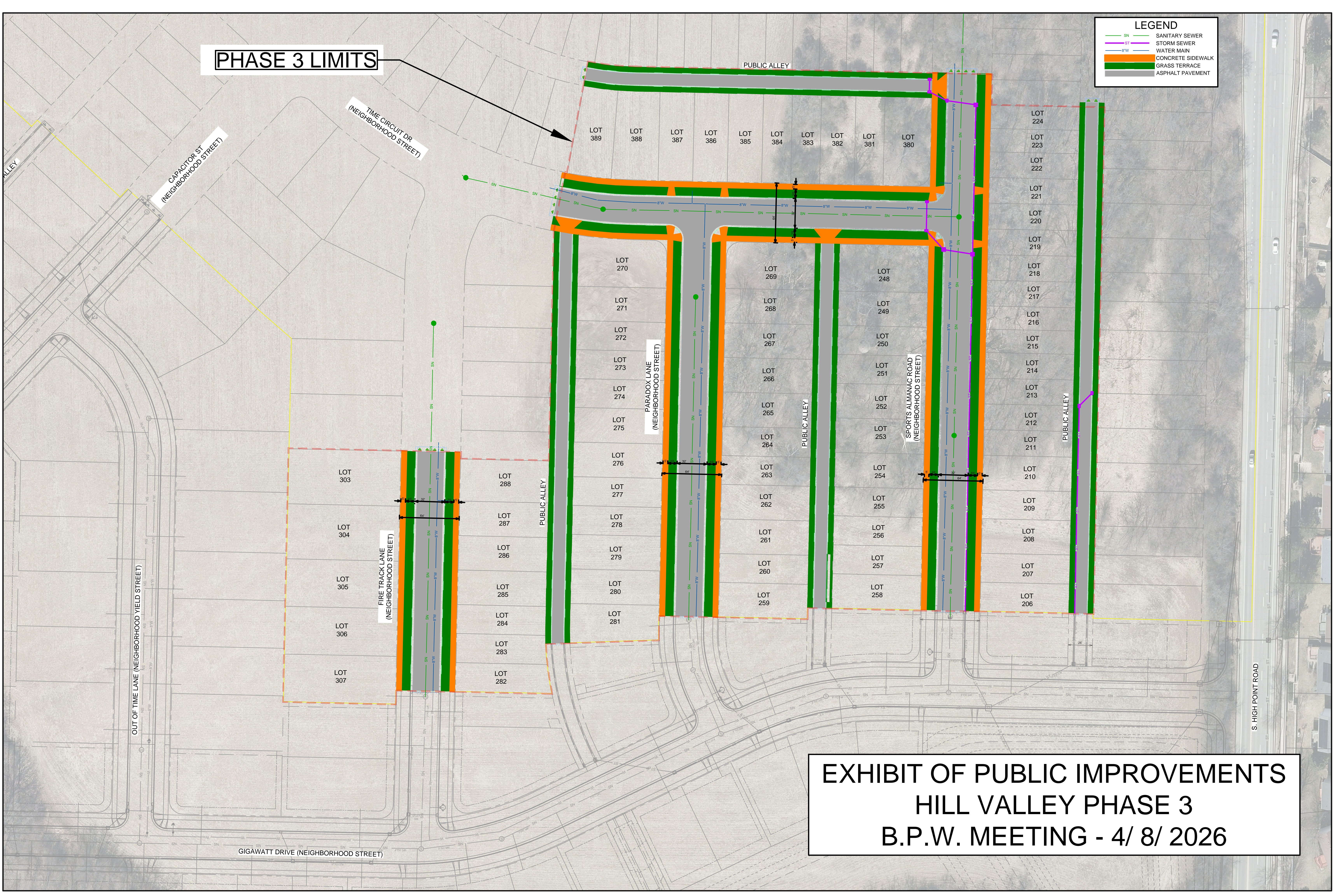
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:25-07-109

PHASE 3 LIMITS

LEGEND

- SN — SANITARY SEWER
- ST — STORM SEWER
- 8"W — WATER MAIN
- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT



**EXHIBIT OF PUBLIC IMPROVEMENTS
HILL VALLEY PHASE 3
B.P.W. MEETING - 4/ 8/ 2026**