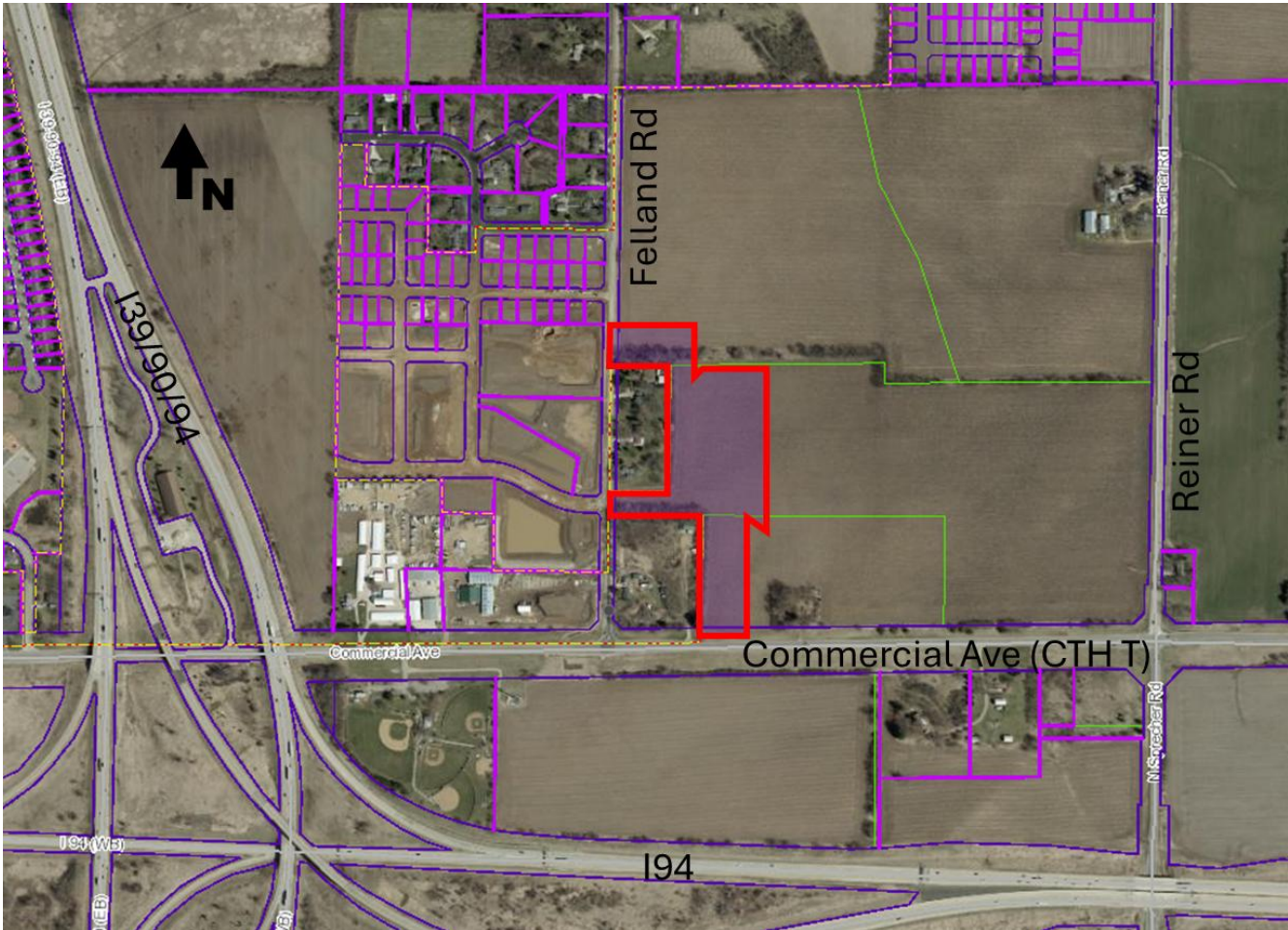


REILAND GROVE

Phase 1 (Contract 9720, Project 16088) Main Contract
Phase 1 – Surface Paving (Contract 9721, Project 16088)
Developer: VH 902 REINER, LLC

Overall Location View

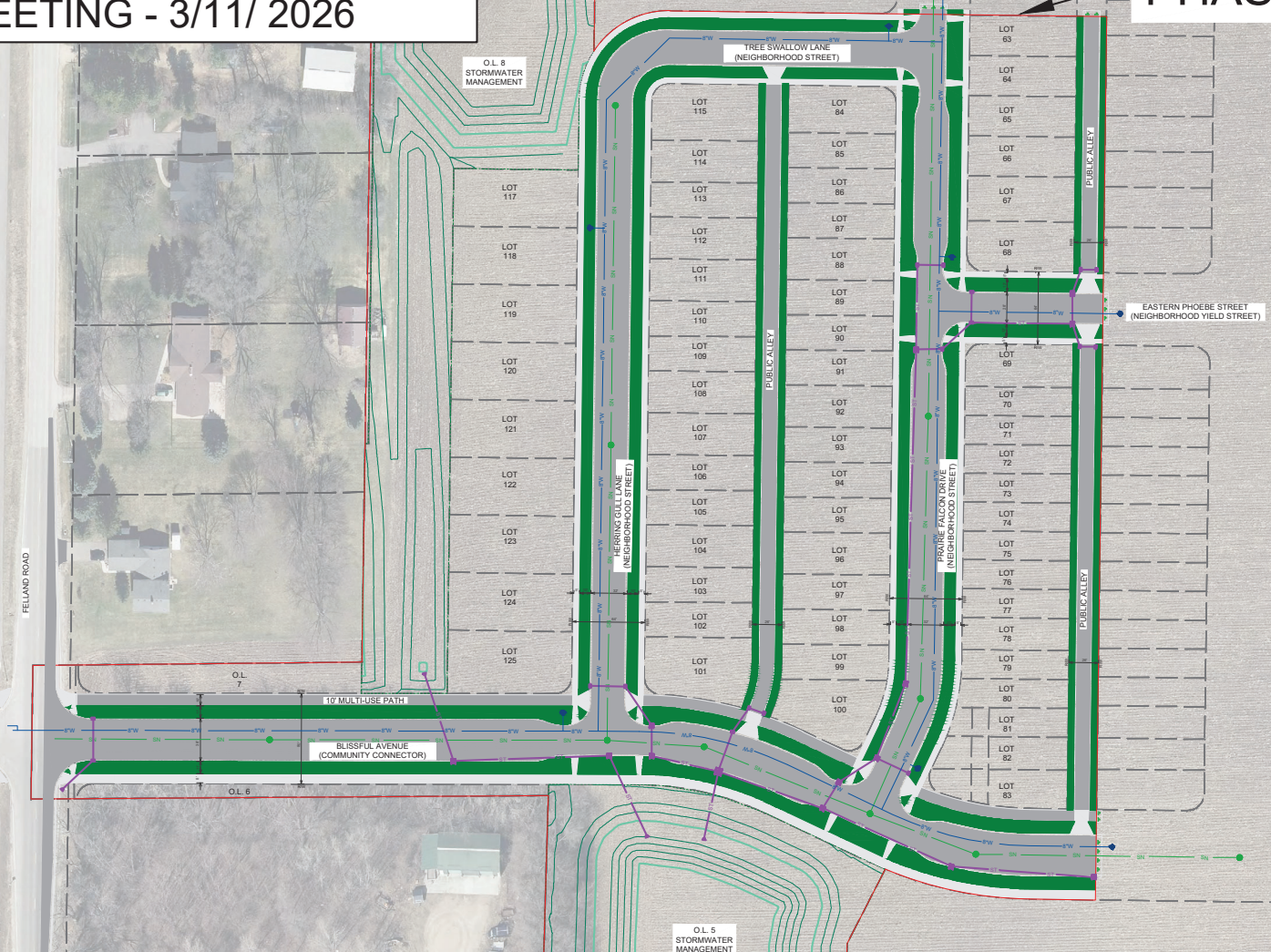


Summary of Improvements:

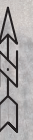
- Record proposed Reiland Grove plat.
- City standard street, alley, sidewalk, and utility improvements to serve Reiland Grove Phase 1
 - Lots 63-115, inclusive, Lots 117- 125, inclusive, Outlots 5-8, inclusive.
- Public street improvements on Felland Road as necessary to provide ingress/egress to the subdivision.
- A 10-foot-wide multi-use path shall be constructed and paved along the north side of Blissful Avenue from Felland Road to the public alley on the eastern limits of Phase 1.
- Construct and pave a 10-foot-wide multi-use path adjacent to Outlot 5 on the north side of Commercial Avenue.
- Private sanitary, storm, and water service laterals to serve all lots within Phase 1.

EXHIBIT OF PUBLIC IMPROVEMENTS
REILAND GROVE PHASE 1
BPW MEETING - 3/11/ 2026

PHASE LIMITS



LEGEND	
SN	SANITARY SEWER
ST	STORM SEWER
WM	WATER MAIN
	CONCRETE SIDEWALK
	GRASS TERRACE
	ASPHALT PAVEMENT



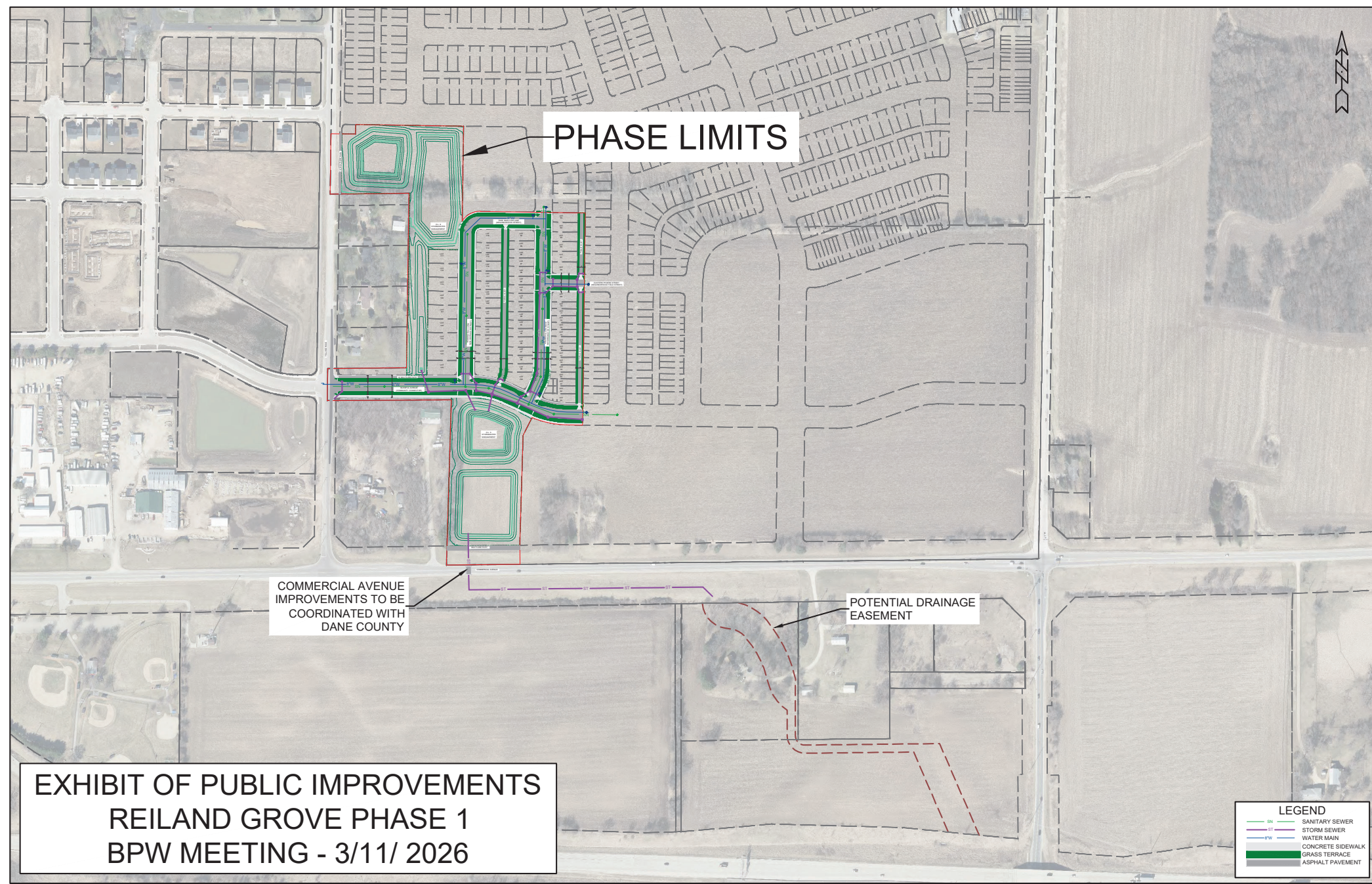
PHASE LIMITS

COMMERCIAL AVENUE
IMPROVEMENTS TO BE
COORDINATED WITH
DANE COUNTY

POTENTIAL DRAINAGE
EASEMENT

EXHIBIT OF PUBLIC IMPROVEMENTS
REILAND GROVE PHASE 1
BPW MEETING - 3/11/ 2026

LEGEND	
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	CONCRETE SIDEWALK
	GRASS TERRACE
	ASPHALT PAVEMENT



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

REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

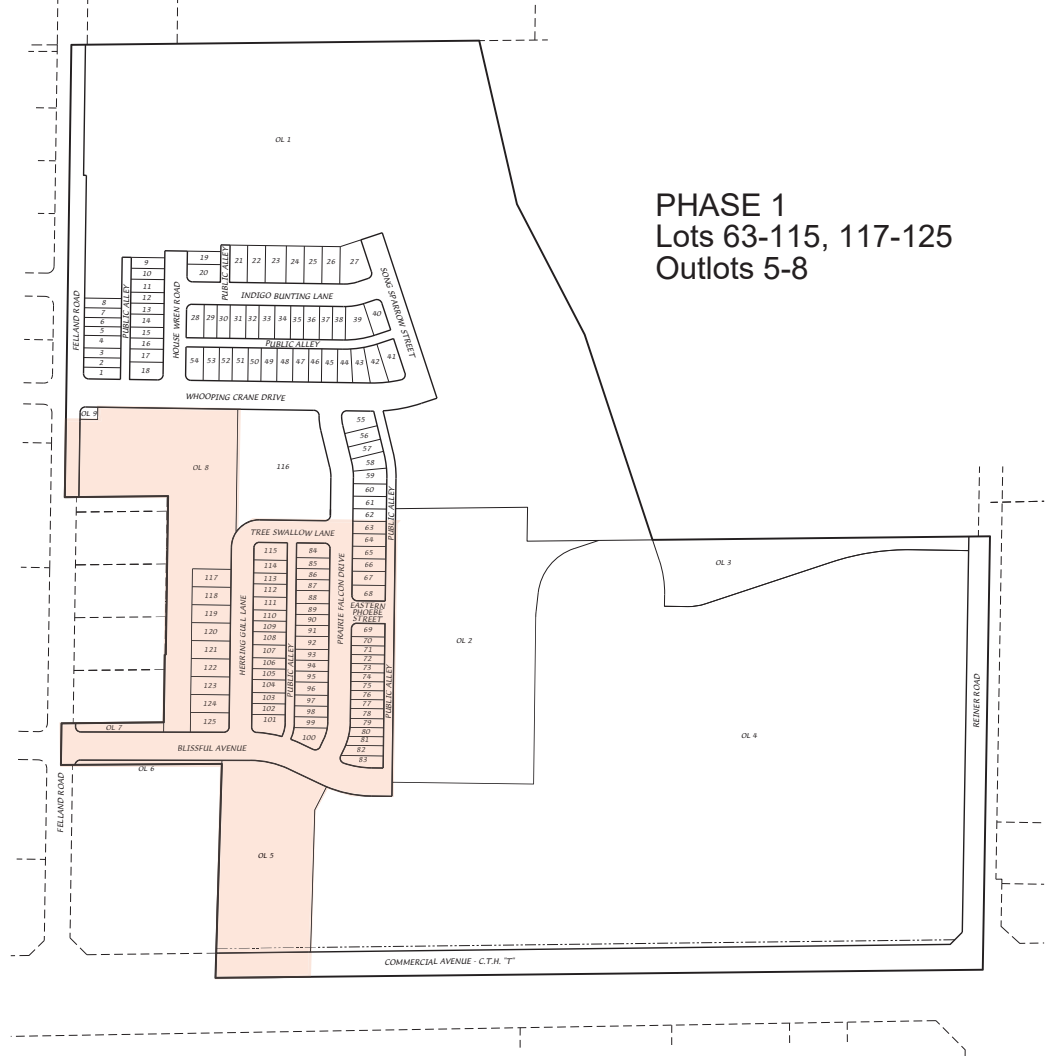
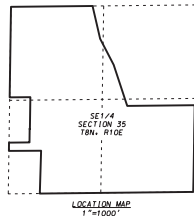
SURVEYOR'S CERTIFICATE

I, Brett T. Stafford, 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 "Reiland Grove" 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 NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:
Beginning at the Southeast corner of said Section 35:
thence S89°23'36" W, 2779.79 feet along the South line of said SE1/4; thence N01°42'41" E, 608.09 feet; thence S89°37'50" W, 457.14 feet to the West line of said SE1/4; thence N00°49'57" E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°23'39" E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4; thence N00°49'57" E, 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21" E, 3.00 feet; thence N00°49'57" E, 449.63 feet; thence S89°23'40" W, 293.50 feet to the West line of said SE1/4; thence N00°49'57" E, 1285.26 feet along said West line to the Center of said Section 35; thence N89°24'47" E, 1158.61 feet along the South lines of Lots 3 and 4. Certified Survey Map No. 137551;
thence S12°59'23" E, 476.65 feet; thence S27°25'40" E, 417.40 feet; thence S18°17'45" E, 614.32 feet; thence N89°23'42" E, 958.63 feet to the East line of said SE1/4; thence S00°57'10" W, 1231.44 feet along said East line to the point of beginning.
Containing 4,769.262 square feet (109.487 acres).
Dated this 20th day of October, 2025

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

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 principal 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.
- NOTES: 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 light(s) in the alley right-of-way. Such private light(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.
- Outlot Designations:
1 - Reserved for future development
2 - Reserved for future development
3 - Reserved for future development
4 - Reserved for future development
5 - Dedicated to the Public for Storm Water Management
6 - Reserved for future development
7 - Reserved for future development
8 - Dedicated to the Public for Storm Water Management
9 - Private Open Space
- Lots 41-43, 69-71 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.
- Distances shown along curves are chord lengths.



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



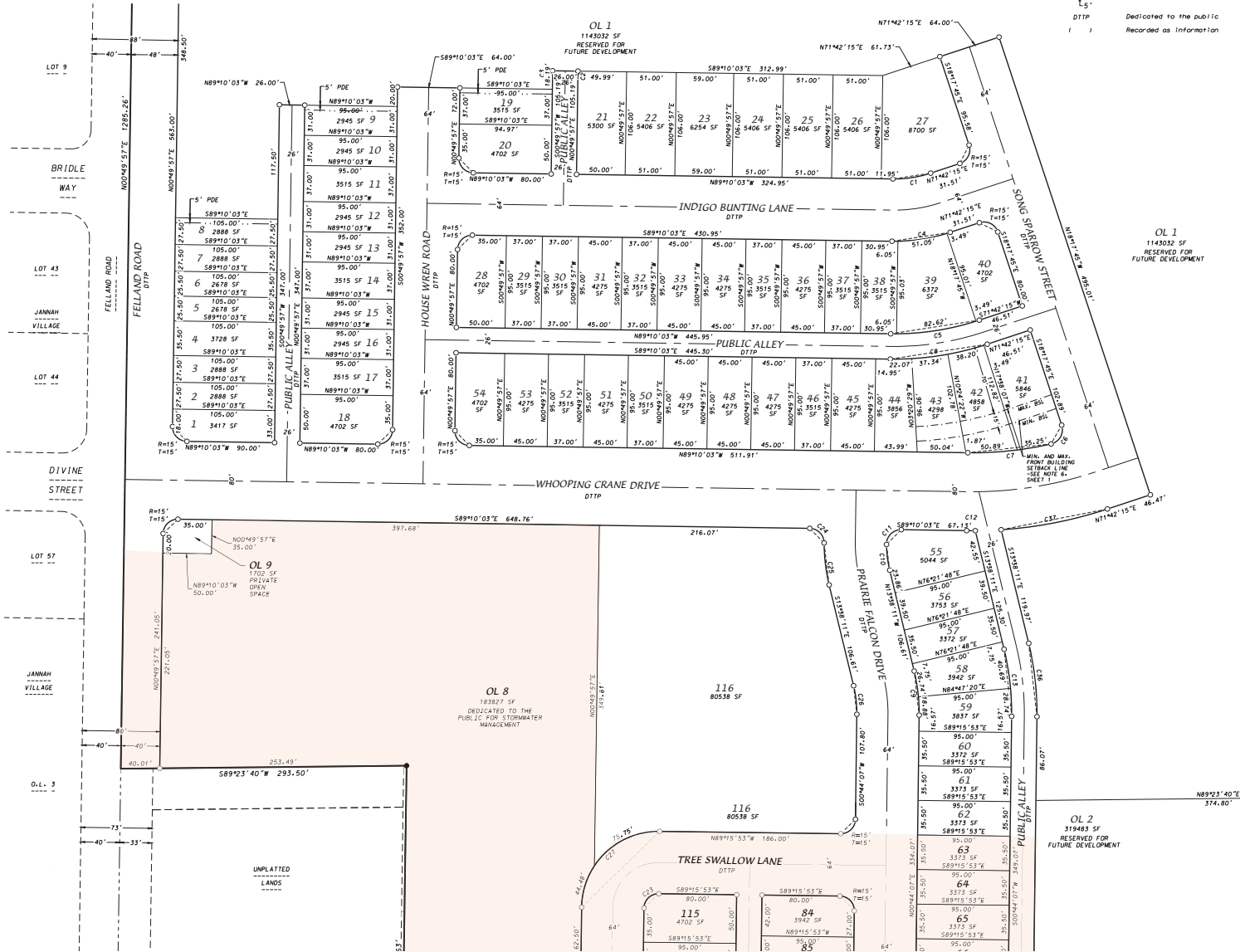
REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

PHASE 1 Lots 63-115, 117-125 Outlots 5-8

LEGEND

- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Nag Nail
- Placed 1-1/4" x 18" solid round iron rebar stakes, weighing 4.30 lbs/ft., all corner lot and quarter corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned). Utility easements as therein 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)
- Dedicated to the public
- Recorded as information



DANIEL R. KOTHE AND ASSOCIATES, INC.
7300 Wisconsin Way, Madison, WI 53717
Phone 608.262.7300 • Fax 608.262.7300
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN124-07-118

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



REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

PHASE 1 Lots 63-115, 117-125 Outlots 5-8

LEGEND

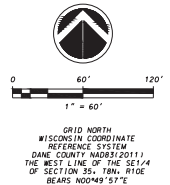
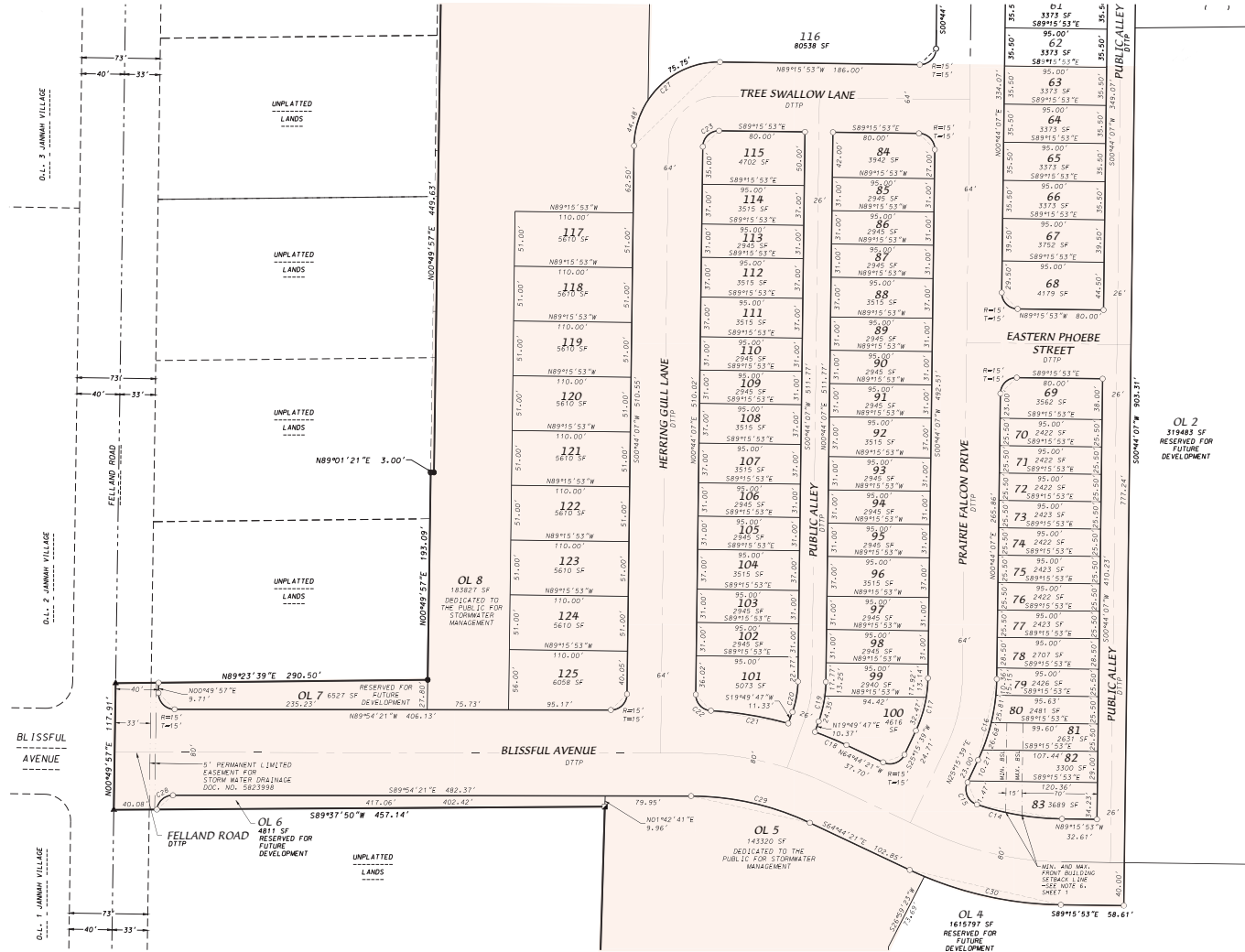
- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Mag Nail

Placed 1-1/4" x 18" solid round iron rebar stakes, weighing
4.30 lbs/ft., all corner lot and quarter corners are marked
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

Public utility easement (6' 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 1

DITP Dedicated to the public
Recorded as information



DANIEL R. KOTHE AND ASSOCIATES, INC.

7300 Wisconsin Way, Madison, WI 53717

Phone: 608.262.7300 • Fax: 608.262.7300

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 10/20/25
FN224-07-118

Oct 17, 2025-11:06pm U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 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__

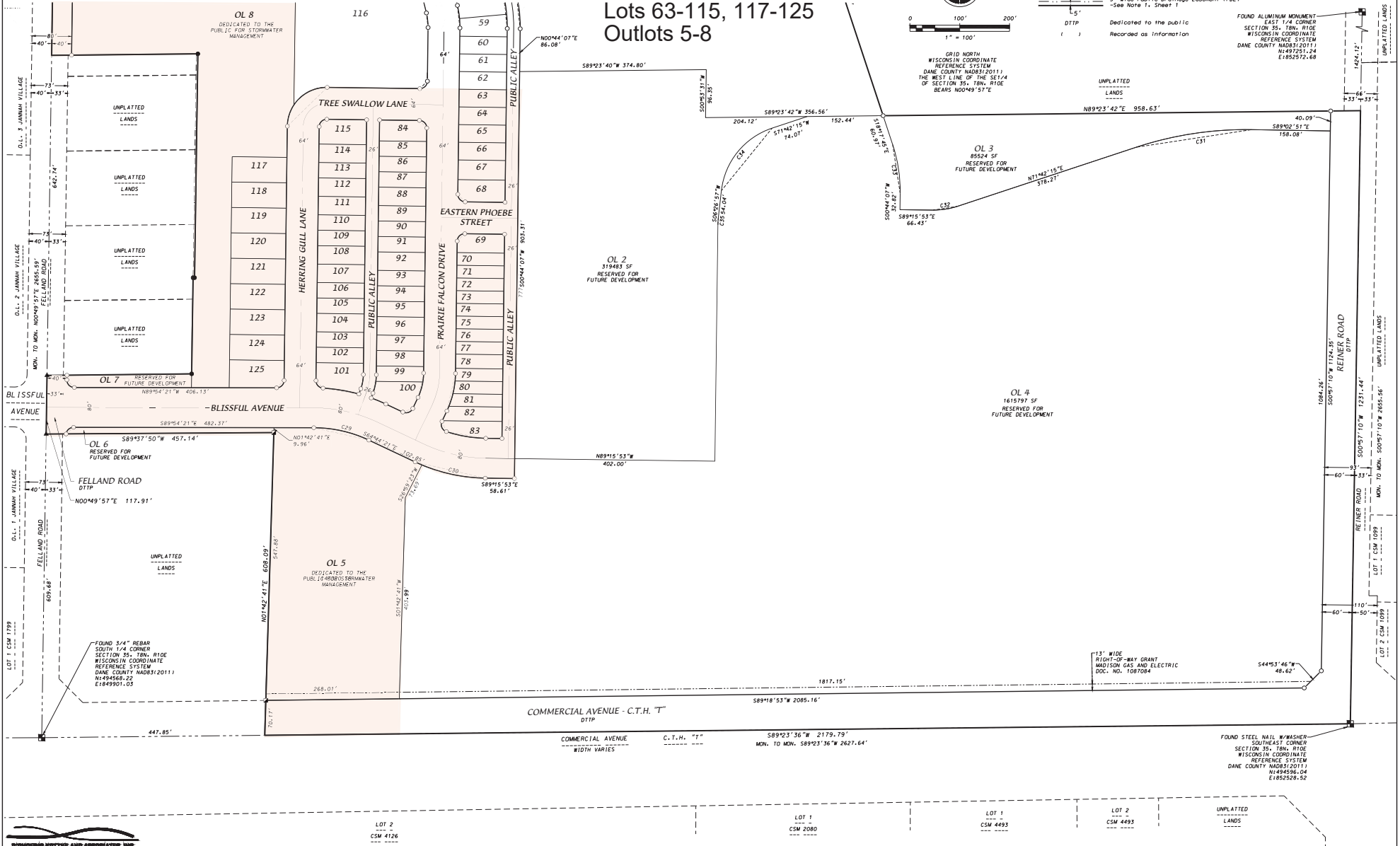
Department of Administration



REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

PHASE 1 Lots 63-115, 117-125 Outlots 5-8



DANIEL R. RYAN AND ASSOCIATES, INC.

7300 Wisconsin Way, Madison, WI 53717

Phone: 608.262.3000 • Fax: 608.262.3000

YOUR FUTURE, OUR PASSION FOR LAND DEVELOPMENT

DATE: 10/20/25

FN124-07-118

Oct 17, 2025-11:06am U:\User\2407118\Drawings\2407118 Reiland Grove Final Plat.dwg SHEET 5

SHEET 5 OF 6