

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. Stoffregan, 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 SE1/4 and the SW1/4 of the SW1/4 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, 2179.79 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. 13755; 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

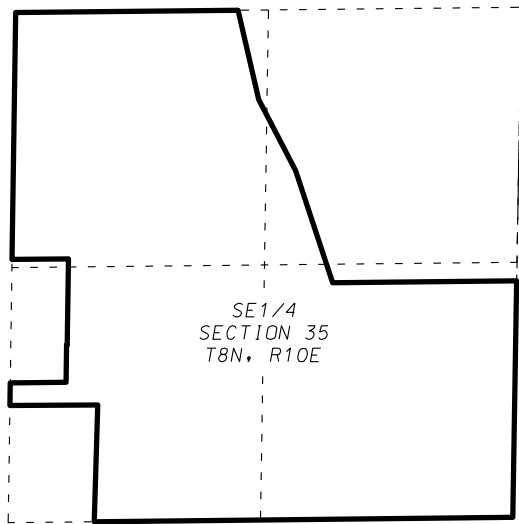
Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

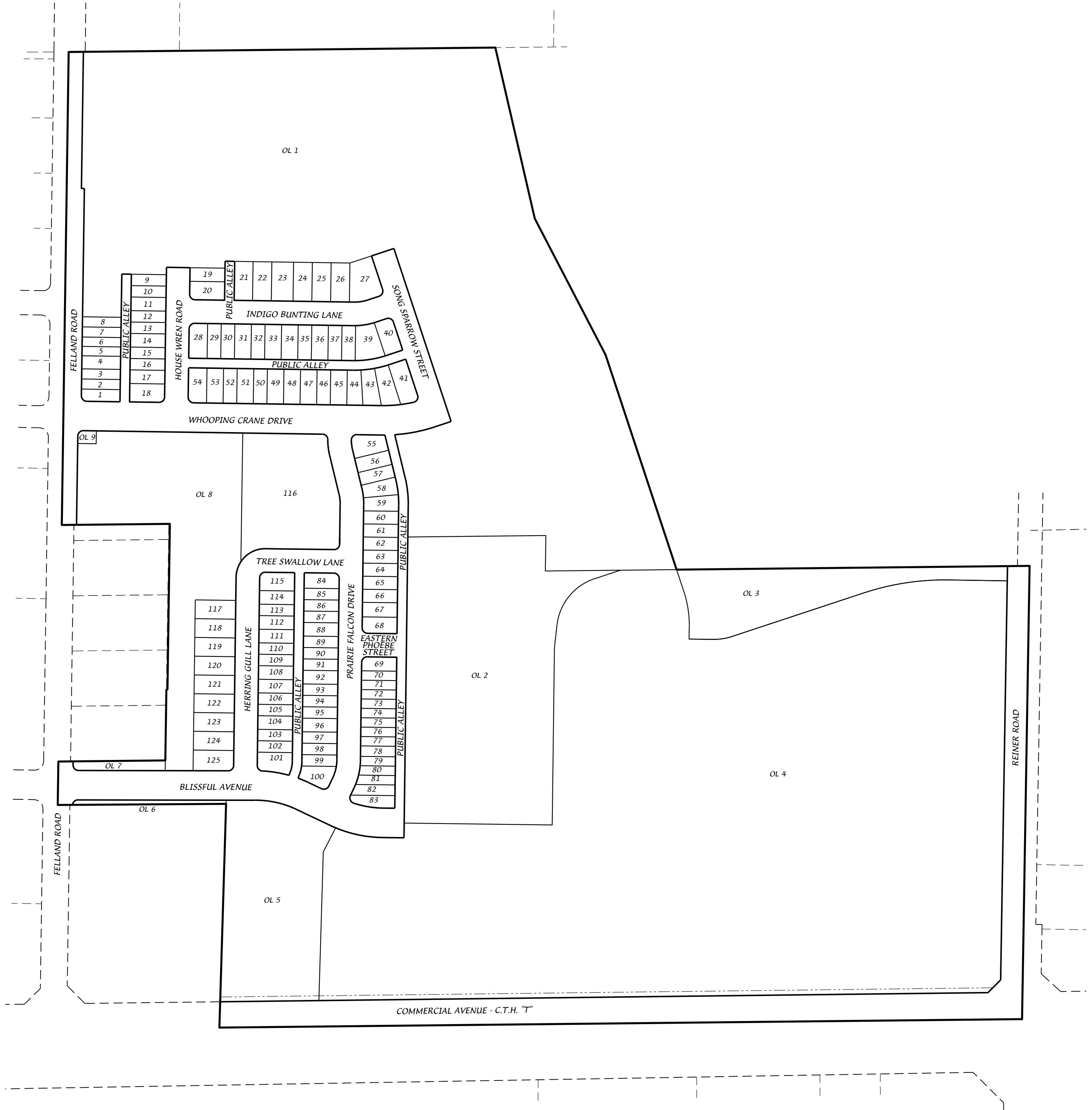
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the 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) 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 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.



LOCATION MAP
1"=1000'



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

DATE: 10/20/25

FN:24-07-118

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

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.

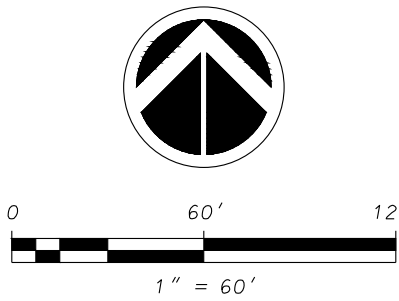
Certified _____, 20__

Department of Administration



LEGEND

- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Mag Nail
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot 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
- DTTP
- Dedicated to the public
- Recorded as information



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
THE WEST LINE OF THE SE1/4
OF SECTION 35, T8N, R10E
BEARS N00°49'57"E

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DATE: 10/20/25
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Oct 17, 2025-1:16pm 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),
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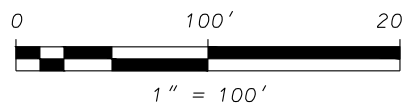
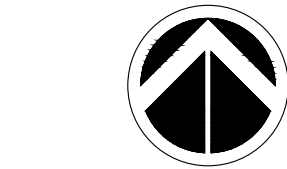
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LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

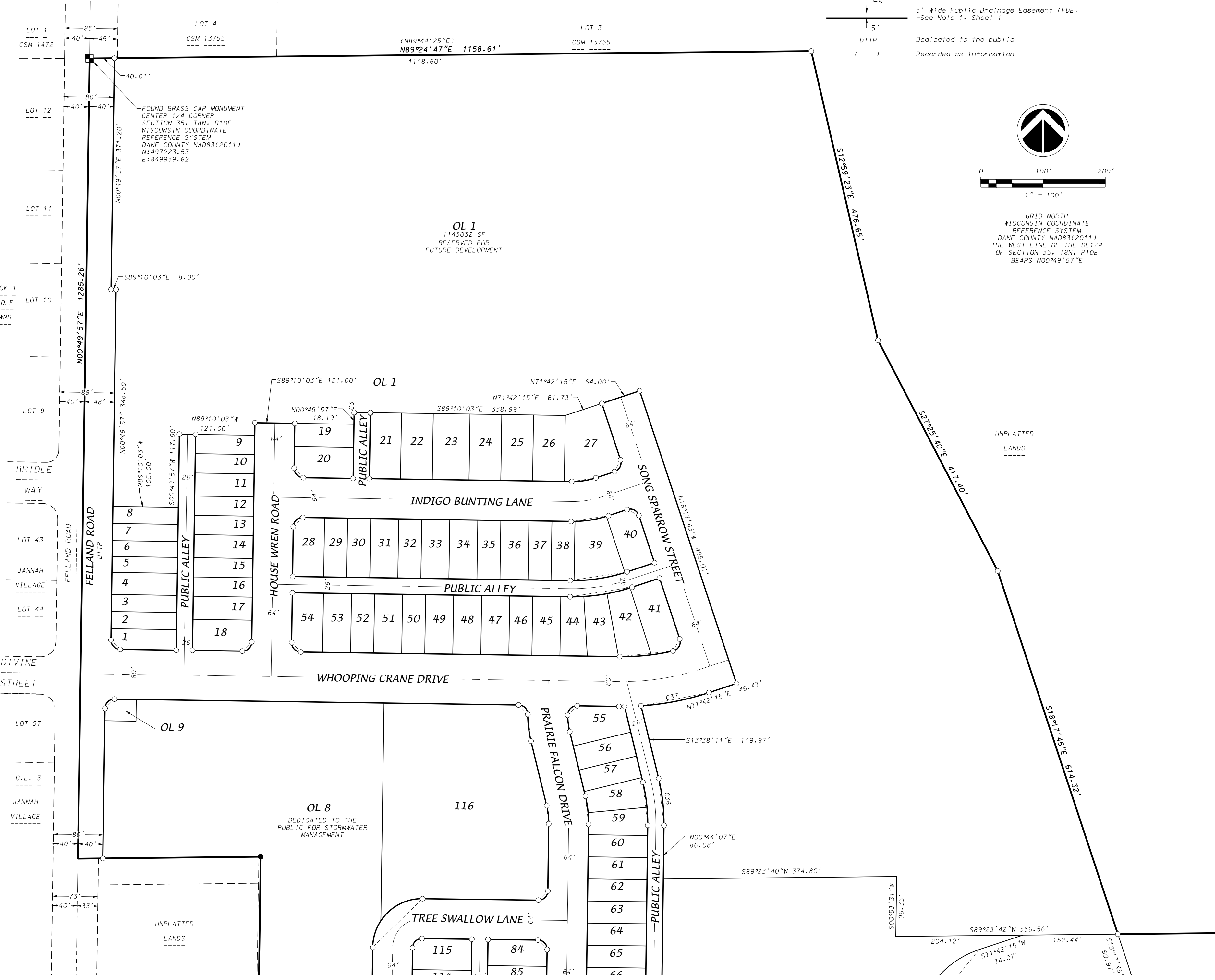
- Found 2" Iron Pipe
- Found 3/4" Iron Rebar
- Found Mag Nail
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (6' wide unless otherwise dimensioned).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

DTTP ()



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)
THE WEST LINE OF THE SE1/4 OF
SECTION 35, T8N, R10E
BEARS N00°49'57"E

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	118.00'	39.21'	39.39'	S81°16'06"W	19°07'42"	
C2	47.00'	0.81'	0.81'	N01°19'37"E	00°59'20"	OUT-N01°49'17"E
C3	73.00'	0.81'	0.81'	S01°09'03"W	00°38'12"	IN-S01°28'09"W
C4	182.00'	60.48'	60.76'	N81°16'06"E	19°07'42"	
38	182.00'	6.05'	6.05'	N89°52'46"E	01°54'22"	
39	182.00'	51.04'	51.21'	N80°51'55"E	16°07'20"	
40	182.00'	3.49'	3.49'	N72°03'56"E	00°43'22"	
C5	277.00'	92.05'	92.48'	S81°16'06"W	19°07'42"	
40	277.00'	3.49'	3.49'	S72°03'56"W	00°43'22"	
39	277.00'	82.62'	82.93'	S81°00'13"W	17°09'12"	
38	277.00'	6.05'	6.05'	N89°47'37"W	01°15'08"	
C6	15.00'	22.19'	24.98'	S29°24'34"W	95°24'38"	
C7	360.00'	85.99'	86.19'	S83°58'25"W	13°43'04"	
41	360.00'	35.25'	35.26'	S79°55'15"W	05°36'44"	
42	360.00'	50.89'	50.93'	S86°46'47"W	08°06'20"	
C8	303.00'	100.69'	101.16'	N81°16'06"E	19°07'42"	
44	303.00'	22.07'	22.07'	N88°44'44"E	04°10'26"	
43	303.00'	37.34'	37.36'	N83°07'34"E	07°03'54"	
42	303.00'	38.20'	38.23'	N75°58'45"E	07°13'44"	
41	303.00'	3.49'	3.49'	N72°02'04"E	00°39'38"	
C9	182.00'	45.53'	45.65'	N06°27'02"W	14°22'18"	
59	182.00'	18.88'	18.89'	N02°14'17"W	05°55'48"	
58	182.00'	26.74'	26.76'	N09°25'26"W	08°25'30"	
C10	118.00'	26.60'	26.65'	N07°09'57"W	12°56'28"	OUT-N13°38'11"W
C11	15.00'	21.49'	23.96'	N45°04'07"E	91°31'40"	
C12	440.00'	8.90'	8.90'	S89°44'48"E	01°09'30"	OUT-N89°40'27"E
C13	277.00'	69.30'	69.48'	S06°27'02"E	14°22'18"	
58	277.00'	40.69'	40.73'	S09°25'26"E	08°25'30"	
59	277.00'	28.74'	28.75'	S02°14'17"E	05°56'48"	
C14	260.00'	80.25'	80.57'	N80°23'14"W	17°45'18"	OUT-N71°30'35"W
C15	15.00'	22.43'	25.33'	N23°07'28"W	96°46'14"	OUT-N25°15'39"E
C16	182.00'	77.31'	77.91'	N12°59'53"E	24°31'32"	
82	182.00'	10.21'	10.22'	N23°39'10"E	03°12'58"	
81	182.00'	26.68'	26.70'	N17°50'29"E	08°24'24"	
80	182.00'	25.81'	25.83'	N09°34'21"E	08°07'52"	
79	182.00'	15.15'	15.16'	N03°07'16"E	04°46'18"	
C17	118.00'	50.13'	50.51'	S12°59'53"W	24°31'32"	
99	118.00'	17.92'	17.93'	S05°05'21"W	08°42'28"	
100	118.00'	32.47'	32.58'	S17°21'07"W	15°49'04"	
C18	340.00'	31.81'	31.82'	N67°25'13"W	05°21'44"	OUT-N59°22'37"W
C19	113.00'	37.48'	37.66'	N10°16'57"E	19°05'40"	
100	113.00'	24.35'	24.40'	N13°38'38"E	12°22'18"	
99	113.00'	13.25'	13.25'	S04°05'48"E	06°43'22"	
C20	87.00'	28.86'	28.99'	S10°16'57"W	19°05'40"	
C21	340.00'	72.97'	73.11'	N80°38'52"W	12°19'16"	IN-N74°29'15"W
C22	15.00'	20.75'	22.92'	N43°02'11"W	87°32'36"	
C23	15.00'	21.21'	23.56'	N45°44'07"E	90°00'00"	
C24	15.00'	21.06'	23.35'	S44°34'01"E	89°12'04"	OUT-S00°02'01"W
C25	182.00'	43.32'	43.42'	S06°48'05"E	13°40'12"	
C26	118.00'	29.52'	29.60'	S06°27'02"E	14°22'18"	
C27	79.00'	111.72'	124.09'	S49°44'07"W	90°00'00"	
116	79.00'	75.75'	79.01'	S62°05'08"W	57°17'58"	
OL 8	79.00'	44.48'	45.09'	S17°05'08"W	32°42'02"	
C28	15.00'	20.00'	21.89'	N48°17'13"E	83°36'52"	IN-N06°28'47"E
C29	260.00'	113.29'	114.20'	S77°19'21"E	25°10'00"	
C30	340.00'	144.43'	145.54'	S77°00'07"E	24°31'32"	
C31	700.00'	234.06'	235.16'	S81°19'42"W	19°14'54"	
C32	150.00'	49.59'	49.82'	S81°13'11"W	19°01'52"	
C33	300.00'	99.19'	99.65'	N08°46'49"W	19°01'52"	
C34	150.00'	161.75'	170.84'	S39°04'36"W	65°15'18"	
C35	150.00'	14.95'	14.96'	S03°35'32"W	05°42'50"	
C36	303.00'	75.80'	76.00'	N06°27'02"W	14°22'18"	
C37	440.00'	111.16'	111.45'	N78°57'39"E	14°30'48"	



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DATE: 10/20/25
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There are no objections to this plat with respect to
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Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OWNER'S CERTIFICATE

VH 902 Reiner, 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 902 Reiner, 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 902 Reiner, LLC has caused these presents to be signed this
_____day of _____, 2026.

VH 902 Reiner, 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

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

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 "Reiland Grove" 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 "Reiland Grove".

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 "Reiland Grove".

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



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