

Hill Valley Phase 2B
Contracts 9680 9711 9664
MUNIS 15860 & 15829
Developer: VH HILL VALLEY, LLC



Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 2B.
- Restoration of all areas disturbed during grading and removal operations on existing Stormwater Utility properties to the south of the Hill Valley plat.
- Public stormwater management improvements in Outlots 6, 7 and 10 to serve Phase 2B.
- Public street improvements to S Pleasant View Road necessary to provide ingress/egress to the subdivision.
- Public street improvements to S Pleasant View Road including asphalt pavement, asphalt path, terrace and grass median adjacent to Phase 2B.

- Public sanitary sewer on S Pleasant View Road; connect to city sanitary sewer (Valley Ridge Interceptor and Valley View Road Sewer and Drainage)
- Offsite sanitary improvements on the west side of Pleasant View Road and Boyer Street heading west.
- Private sanitary, storm sewer, and water main improvements to serve Phase 2B.
- Private sanitary and water service laterals to serve the lots within Phase 2B.

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.

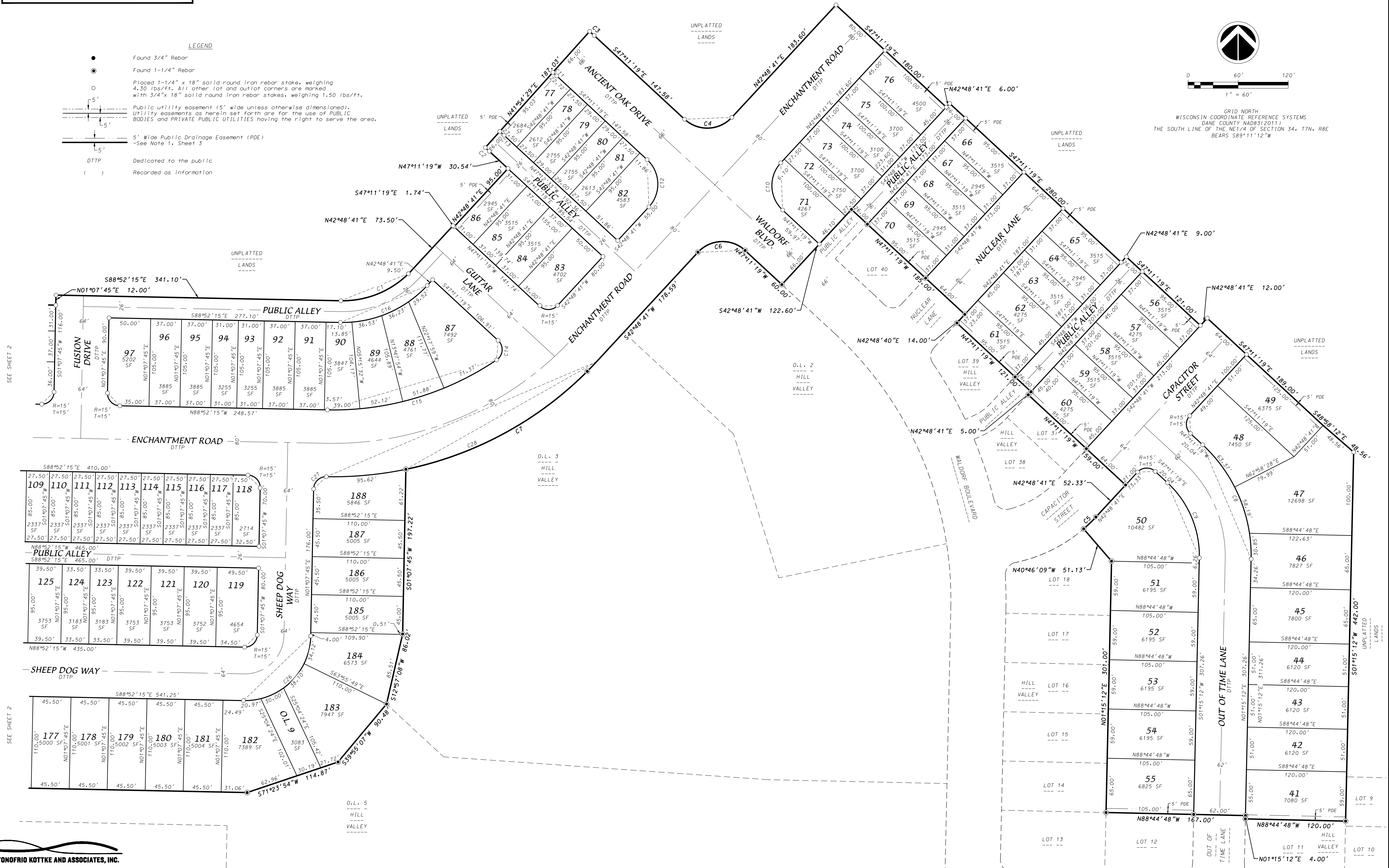
Certified _____, 20____



Department of Administration

LEGEND

- Found 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 outlier 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 3
- DTTP Dedicated to the public
- () Recorded as information



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:24-07-122

SHEET 1 OF 4

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.

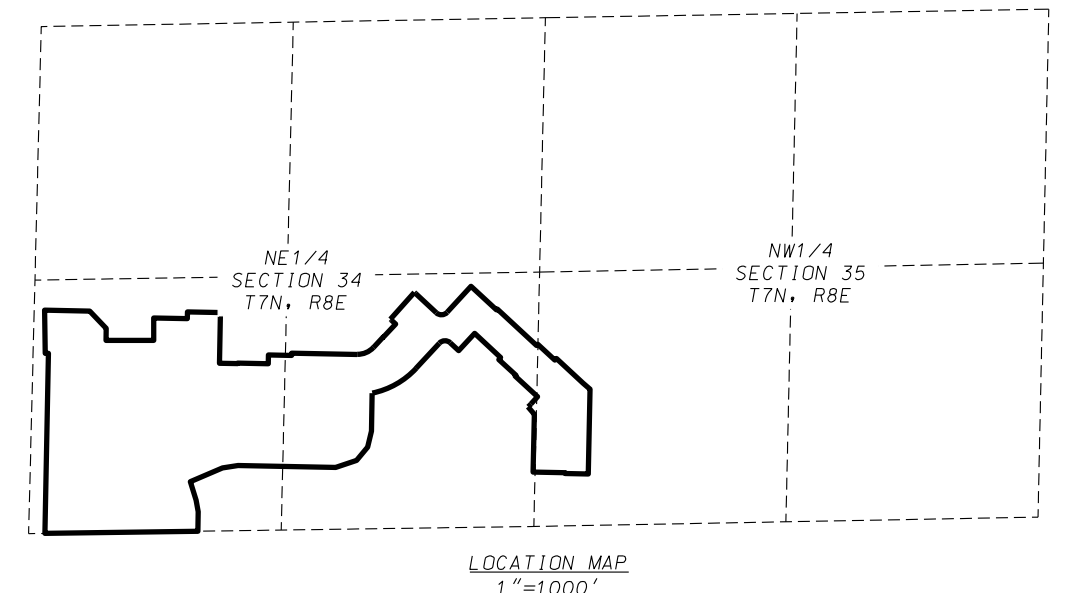
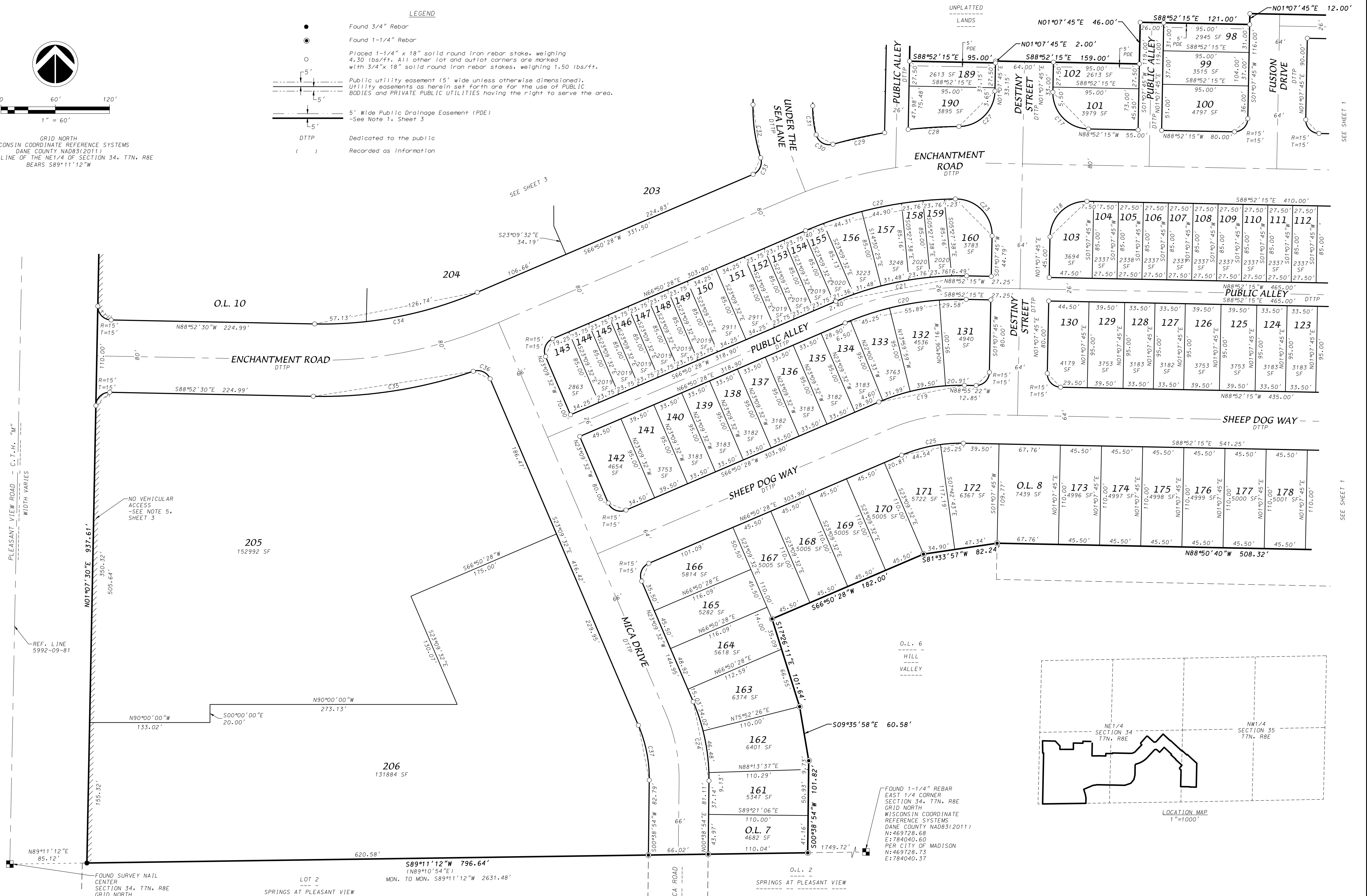
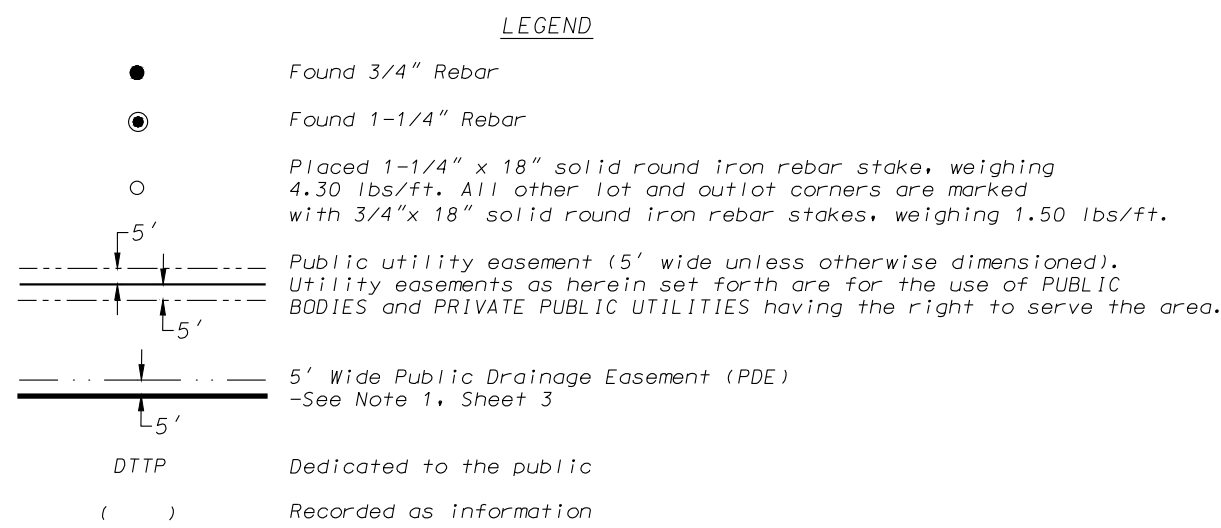
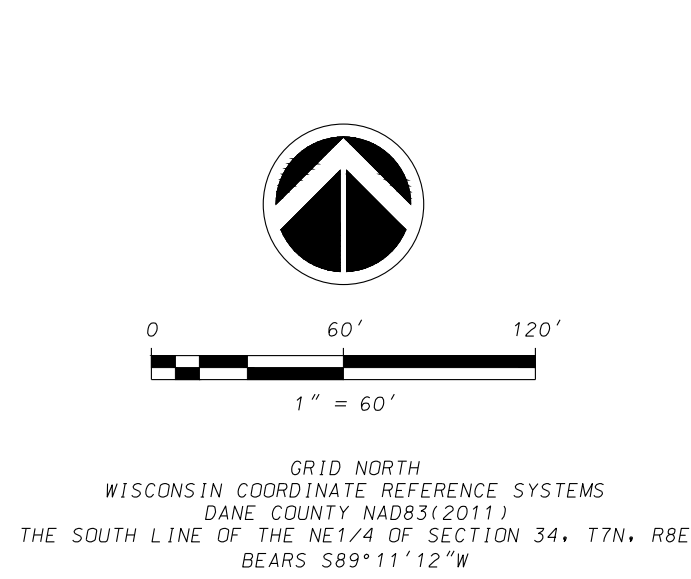
Certified _____, 20____



Department of Administration

FIRST ADDITION TO HILL VALLEY

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



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-122

SHEET 2 OF 4

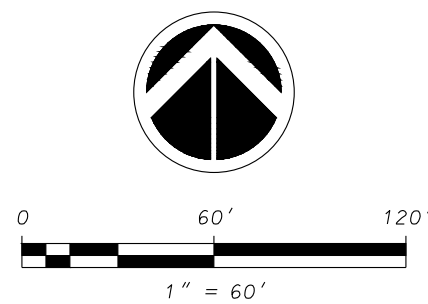
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

CURVE TABLE							
CURVE NO.	SUB CURVE	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		112.00'	91.68'	94.45'	N66°58'13"E	48°19'04"	
C2		310.00'	6.41'	6.41'	N47°46'50"W	01°11'02"	OUT-N48°22'20"W
C3		464.00'	7.32'	7.32'	S47°38'25"E	00°54'12"	IN-S48°05'31"E
C4		40.00'	56.57'	62.83'	N87°48'41"E	90°00'00"	
C5		182.00'	20.38'	20.39'	N46°01'16"E	06°25'10"	IN-N49°31'51"E
C6		40.00'	56.57'	62.83'	S87°48'41"W	90°00'00"	
C7		430.00'	262.15'	266.39'	S60°33'33"W	35°29'44"	OUT-S78°18'25"W
C8		181.00'	148.51'	153.03'	N22°58'04"W	48°26'31"	
46		181.00'	30.85'	30.89'	N03°38'10"W	09°46'43"	
47		181.00'	58.19'	58.44'	N17°46'32"W	18°30'02"	
48		181.00'	63.37'	63.70'	N37°06'26"W	20°09'49"	
C9		119.00'	97.64'	100.61'	S22°58'04"E	48°26'31"	
C10		40.00'	56.57'	62.83'	N02°11'19"W	90°00'00"	
C11		398.00'	6.27'	6.27'	S47°38'25"E	00°54'12"	IN-S48°05'31"E
C12		40.00'	56.57'	62.83'	S02°11'19"E	90°00'00"	
C13		336.00'	6.81'	6.81'	S47°46'10"E	01°09'42"	IN-S48°21'01"E
C14		15.00'	23.51'	27.01'	S04°24'13"W	103°11'04"	OUT-S55°59'45"W
C15		350.00'	211.27'	214.62'	S73°33'45"W	35°08'00"	
87		350.00'	71.37'	71.50'	S61°50'53"W	11°42'16"	
88		350.00'	51.89'	51.93'	S71°57'04"W	08°30'06"	
89		350.00'	52.11'	52.16'	S80°28'17"W	08°32'20"	
90		350.00'	39.00'	39.02'	S87°56'06"W	06°23'18"	
C16		138.00'	112.96'	116.38'	N66°58'13"E	48°19'04"	
90		138.00'	13.84'	13.84'	N88°15'19"E	05°44'52"	
89		138.00'	36.52'	36.62'	N77°46'42"E	15°12'22"	
88		138.00'	36.23'	36.33'	N62°37'57"E	15°05'08"	
87		138.00'	29.52'	29.57'	N48°57'02"E	12°16'42"	
C17		40.00'	56.57'	62.83'	N43°52'15"W	90°00'00"	
C18		40.00'	56.57'	62.83'	N46°07'45"E	90°00'00"	
C19		229.00'	96.35'	97.07'	N78°59'07"E	24°17'17"	
134		229.00'	4.60'	4.60'	N67°24'58"E	01°09'00"	
133		229.00'	31.98'	32.01'	N71°59'44"E	08°00'32"	
132		229.00'	39.50'	39.55'	N80°56'53"E	09°53'46"	
131		229.00'	20.91'	20.92'	N88°30'46"E	05°13'59"	
C20		324.00'	136.32'	137.35'	S78°59'07"W	24°17'17"	
131		324.00'	29.58'	29.59'	S88°30'46"W	05°13'59"	
132		324.00'	55.89'	55.96'	S80°56'53"W	09°53'46"	
133		324.00'	45.25'	45.29'	S71°59'44"W	08°00'32"	
134		324.00'	6.50'	6.50'	S67°24'58"W	01°09'00"	
C21		350.00'	147.26'	148.37'	N78°59'07"E	24°17'17"	
155		350.00'	21.36'	21.36'	N68°35'22"E	03°29'48"	
156		350.00'	31.48'	31.49'	N72°54'56"E	05°09'20"	
157		350.00'	31.48'	31.49'	N78°04'16"E	05°09'20"	
158		350.00'	23.76'	23.77'	N82°35'40"E	03°53'28"	
159		350.00'	23.76'	23.77'	N86°29'08"E	03°53'28"	
160		350.00'	16.48'	16.48'	N89°46'49"E	02°41'53"	
C22		435.00'	169.28'	170.36'	N78°03'39"E	22°26'21"	OUT-N89°16'49"E
155		435.00'	21.35'	21.36'	N68°14'51"E	02°48'46"	
156		435.00'	44.31'	44.33'	N72°34'25"E	05°50'22"	
157		435.00'	44.90'	44.92'	N78°27'06"E	05°55'00"	
158		435.00'	23.76'	23.76'	N82°58'29"E	03°07'46"	
159		435.00'	23.76'	23.76'	N88°06'15"E	03°07'46"	
160		435.00'	12.23'	12.23'	N88°28'29"E	01°36'41"	
C23		40.00'	57.47'	64.12'	S44°47'43"E	91°50'56"	
C24		216.00'	89.11'	89.75'	N11°15'19"W	23°48'26"	
161		216.00'	9.13'	9.13'	N00°33'44"W	02°25'16"	
162		216.00'	46.48'	46.57'	N07°56'58"W	12°21'12"	
163		216.00'	34.02'	34.05'	N18°38'33"W	09°01'58"	
C25		165.00'	69.42'	69.94'	N78°59'07"E	24°17'17"	
171		165.00'	44.54'	44.67'	N74°35'51"E	15°30'46"	
172		165.00'	25.25'	25.27'	N86°44'30"E	08°46'31"	
C26		79.00'	111.72'	124.09'	N46°07'45"E	90°00'00"	
182		79.00'	20.97'	21.04'	N83°30'03"E	15°15'24"	
181		79.00'	30.00'	30.18'	N64°55'36"E	21°53'30"	
183		79.00'	38.10'	38.48'	N40°01'32"E	27°54'38"	
184		79.00'	34.12'	34.39'	N13°35'59"E	24°56'28"	
C27		15.00'	21.20'	23.55'	N46°06'06"E	89°56'42"E	OUT-S88°55'33"E
C28		430.00'	351.59'	362.21'	N66°56'34"E	48°15'46"	
188		430.00'	95.62'	95.82'	N84°41'26"E	12°46'02"	
BND		430.00'	262.15'	266.39'	N60°33'33"E	35°29'44"	



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W

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:24-07-122

FIRST ADDITION TO HILL VALLEY

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



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 outlot 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
- DTTP Dedicated to the public
- () Recorded as information

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 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.
- Lots 205, 206 and Outlot 10 shall have no vehicular access to S. Pleasant View Road.
- Outlot Designations:
 - 7 - Dedicated to the Public for Storm Water Management
 - 8 - Dedicated to the Public for Park Purposes
 - 9 - Dedicated to the Public for Storm Water Management
 - 10 - Dedicated to the Public for Storm Water Management
- Distances shown along curves are chord lengths.

FIRST ADDITION TO HILL VALLEY
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
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 "First 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 SW1/4 of the NE1/4 and the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the East 1/4 corner of said Section 34;
thence S89°11'12"W, 1749.72 feet along the South line of said SW1/4 to the point of beginning at the Southwest corner of Outlot 6, Hill Valley; thence S89°11'12"W, 796.64 feet along said South line and the North line of Outlot 2, Springs at Pleasant View, the North right-of-way line of Mica Road and the North line of Lot 2, Springs at Pleasant View to the West right-of-way line of S. Pleasant View Road - County Highway "M"; thence N01°07'30"E, 937.61 feet along said West right-of-way line; thence N89°29'17"W, 16.65 feet along said West right-of-way line; thence N00°49'59"W, 224.71 feet along said West right-of-way line; thence S88°52'30"E, 234.52 feet; thence S43°48'27"E, 124.47 feet; thence S01°15'36"W, 62.51 feet; thence N90°00'00"E, 248.97 feet; thence N00°00'00"E, 116.66 feet; thence S88°52'15"E, 174.93 feet; thence N01°07'45"E, 35.00 feet; thence S88°52'15"E, 172.00 feet; thence S01°07'45"W, 263.97 feet; thence S88°52'15"E, 95.00 feet; thence N01°07'45"E, 2.00 feet; thence S88°52'15"E, 159.00 feet; thence N01°07'45"E, 46.00 feet; thence S88°52'15"E, 121.00 feet; thence N01°07'45"E, 12.00 feet; thence S88°52'15"E, 341.10 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 112.00 feet and a chord which bears N66°58'13"E, 91.68 feet; thence N42°48'41"E, 73.50 feet; thence S47°11'19"E, 1.74 feet; thence N42°48'41"E, 95.00 feet; thence N47°11'19"W, 30.54 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 310.00 feet and a chord which bears N47°46'50"W, 6.41 feet; thence N41°54'29"E, 187.03 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 464.00 feet and a chord which bears S47°38'25"E, 7.32 feet; thence S47°11'19"E, 147.58 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 40.00 feet and a chord which bears N87°48'41"E, 56.57 feet; thence N42°48'41"E, 183.60 feet; thence S47°11'19"E, 180.00 feet; thence N42°48'41"E, 6.00 feet; thence S47°11'19"E, 280.00 feet; thence N42°48'41"E, 9.00 feet; thence S47°11'19"E, 121.00 feet; thence N42°48'41"E, 12.00 feet; thence S47°11'19"E, 189.00 feet; thence S48°58'12"E, 48.56 feet; thence S01°15'12"W, 442.00 feet to the Northeast corner of Lot 11, Hill Valley; thence N88°44'48"W, 120.00 feet to the Northwest corner of said Lot 11 and the East right-of-way line of Out of Time Lane; thence N01°15'12"E, 4.00 feet along said East right-of-way line; thence N88°44'48"W, 167.00 feet along the North right-of-way line of Out of Time Lane and the North line of Lot 12, Hill Valley, to the Northwest corner of said Lot 12; thence N01°15'12"E, 301.00 feet along the East line of Lots 14-18, Hill Valley, to angle point on the East line of said Lot 18; thence N40°46'09"W, 51.13 feet along the Northeast line of said Lot 18, to a point of curve on Southeasterly right-of-way line of Capacitor Street; thence Northeasterly along said Southeasterly right-of-way line along curve to the left which has a radius of 182.00 feet and a chord which bears N46°01'16"E, 20.38 feet; thence N42°48'41"E, 52.33 feet along said Southeasterly right-of-way line; thence N47°11'19"W, 159.00 feet along the Northeast right-of-way line of Capacitor Street and the Northeast line of Lot 37, Hill Valley, to the North corner of said Lot 37 and the Southeast right-of-way line of a Public Alley; thence N42°48'41"E, 5.00 feet along said Southeast right-of-way line; thence N47°11'19"W, 121.00 feet along the Northeast right-of-way line of a Public Alley and the Northeast line of Lot 39, Hill Valley, to the North corner of said Lot 39 and the Southeast right-of-way line of Nuclear Lane; thence N42°48'40"E, 14.00 feet along said Southeast right-of-way line; thence N47°11'19"W, 185.00 feet along the Northeast right-of-way line of Nuclear Lane and the Northeast line of Lot 40, Hill Valley to the Northwest right-of-way line of a Public Alley; thence S42°48'41"W, 122.60 feet along said Northwest right-of-way line and the Northwest right-of-way line of Waldorf Boulevard to a point on the Northeast line of Outlot 2, Hill Valley; thence N47°11'19"W, 60.00 feet along said Northeast line to a point of curve; thence Westerly along the Northerly line of said Outlot 2 along a curve to the left which has a radius of 40.00 feet and a chord which bears S87°48'41"W, 56.57 feet; thence S42°48'41"W, 178.59 feet along the Northwest line of said Outlot 2 and the Northwest line of Outlot 3, Hill Valley to a point of curve; thence Southwesterly along the Northwest line of said Outlot 3 along a curve to the right which has a radius of 430.00 feet and a chord which bears S60°33'33"W, 262.15 feet to the Northwest corner of said Outlot 3; thence S01°07'45"W, 197.22 feet along the West line of said Outlot 3; thence S12°57'08"W, 86.02 feet along said West line to the most Northerly corner of Outlot 5, Hill Valley; thence S39°55'07"W, 90.48 feet along the North line of said Outlot 5; thence S71°23'54"W, 114.87 feet along said North line; thence N88°50'40"W, 508.32 feet along said North line to the Northwest corner of said Outlot 3 and the most Northerly corner of Outlot 6, Hill Valley; thence S81°33'57"W, 82.24 feet along the North line of said Outlot 6; thence S66°50'28"W, 182.00 feet along said North line to the Northwest corner of said Outlot 6; thence S17°26'11"E, 101.64 feet along the West line of Outlot 6; thence S09°35'58"E, 60.58 feet along said West line; thence S00°38'54"W, 101.82 feet to the point of beginning, Containing 40.992 acres.

Dated this 24th day of February, 2025

Brett T. Stoffregan, 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
, 2025.

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
, 2025, 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:
Matt Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to Hill Valley" located in the City of Madison, was hereby approved by Enactment Number
, File I.D. Number
, adopted the
day of
, 2025, 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
, 2025.

Maribeth Witzel-Behl, Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer 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
, 2025 on any of the lands included in the plat of "First Addition to Hill Valley".

Craig Franklin, Treasurer, 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
, 2025 affecting the land included in "First Addition to Hill Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this
day of
, 2025
at
A.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 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

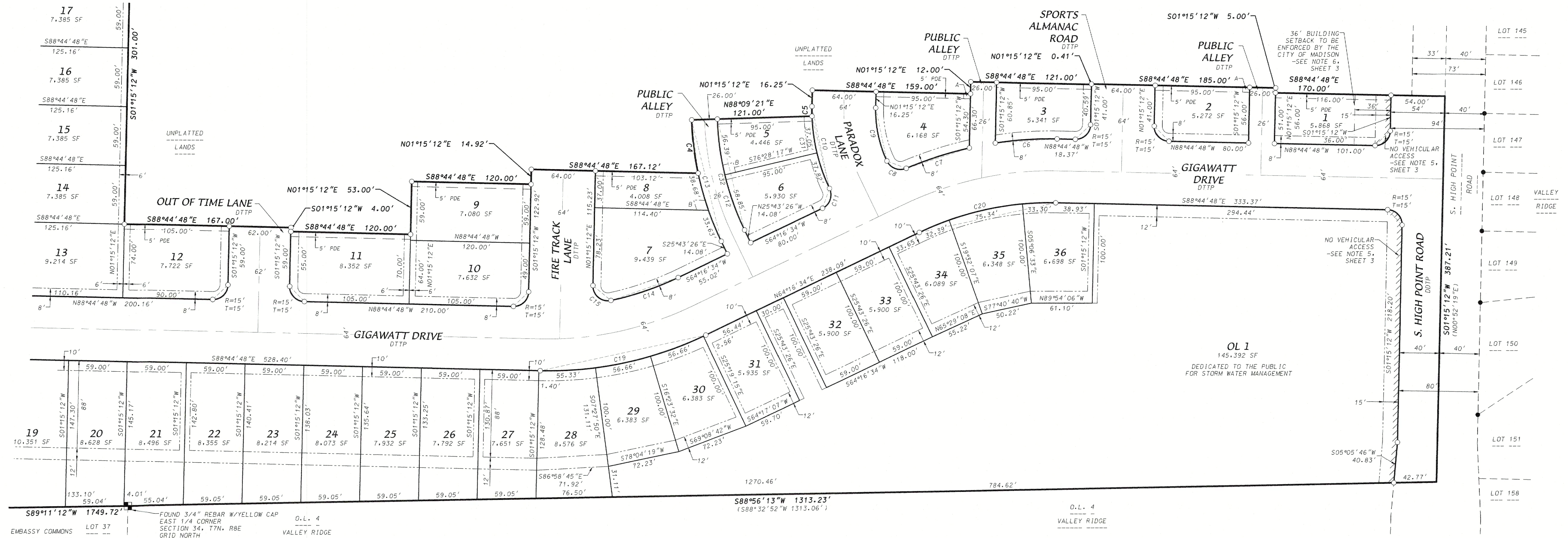
Certified October 27, 2025

Don Fine
Department of Administration



HILL VALLEY

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



FOUND 3/4" REBAR W/YELLOW CAP
EAST 1/4 CORNER
SECTION 34, T7N, R8E
GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:469728.68
E:784040.60
PER CITY OF MADISON
N:469728.73
E:784040.37

D.L. 4
VALLEY RIDGE

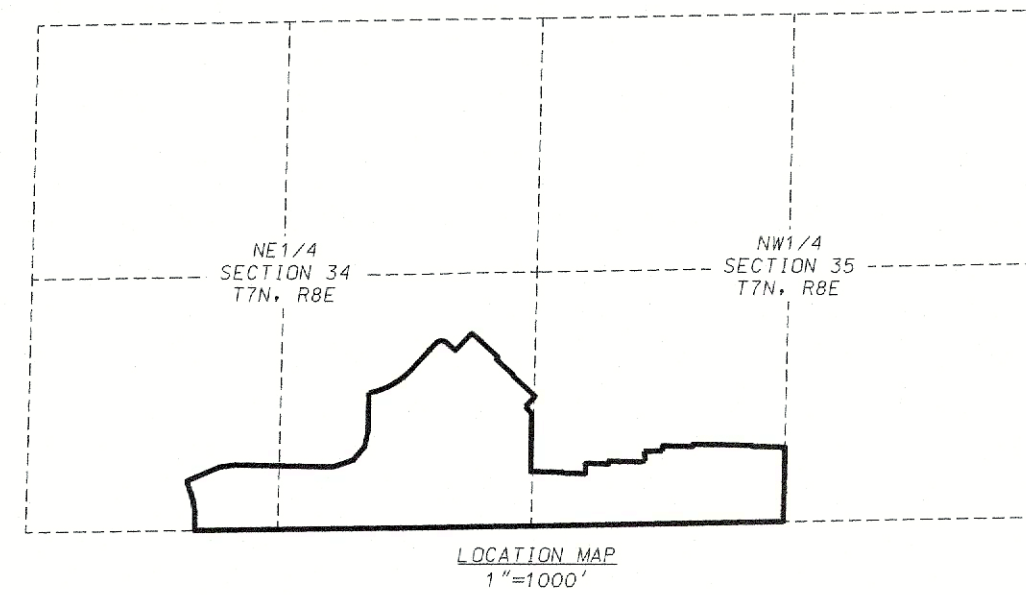
LEGEND

- Found 3/4" Rebar
- 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 (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 3
- D.T.P. Dedicated to the public
- () Recorded as information



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W



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 "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 SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the East 1/4 corner of said Section 34; thence S89°11'12"W, 1749.72 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard and the North line of Outlot 2, Springs at Pleasant View; thence N00°38'54"E, 101.82 feet; thence N09°35'58"W, 60.58 feet; thence N17°26'11"W, 101.64 feet; thence N66°50'28"E, 182.00 feet; thence N81°33'57"E, 82.24 feet; thence S88°50'40"E, 508.33 feet; thence N71°23'54"E, 114.87 feet; thence N39°55'07"E, 90.48 feet; thence N12°57'08"E, 86.02 feet; thence N01°07'45"E, 197.22 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 430.00 feet and a chord which bears N60°33'33"E, 262.15 feet; thence N42°48'41"E, 110.59 feet; thence N43°51'43"E, 67.62 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 37.00 feet and a chord which bears N86°29'20"E, 50.11 feet; thence S50°53'03"E, 64.28 feet; thence N42°48'41"E, 122.60 feet; thence S47°11'19"E, 185.00 feet; thence S42°48'40"W, 14.00 feet; thence S47°11'19"E, 121.00 feet; thence S42°48'41"W, 5.00 feet; thence S47°11'19"E, 159.00 feet; thence S42°48'41"W, 52.33 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 182.00 feet and a chord which bears S46°01'16"W, 20.38 feet; thence S40°46'09"E, 51.13 feet; thence S01°15'12"W, 301.00 feet; thence S88°44'48"E, 167.00 feet; thence S01°15'12"W, 4.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 53.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 14.92 feet; thence S88°44'48"E, 167.12 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 303.00 feet and a chord which bears N06°56'37"W, 53.86 feet; thence N88°09'21"E, 121.00 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 182.00 feet and a chord which bears N00°17'44"W, 9.84 feet; thence N01°15'12"E, 16.25 feet; thence S88°44'48"E, 159.00 feet; thence N01°15'12"E, 12.00 feet; thence S88°44'48"E, 121.00 feet; thence N01°15'12"E, 0.41 feet; thence S88°44'48"E, 185.00 feet; thence S01°15'12"W, 5.00 feet; thence S88°44'48"E, 170.00 feet to a point on the East line of the SW1/4 of the NW1/4 of said Section 35; thence S01°15'12"W, 387.21 feet along said East line; thence S88°56'13"W, 1313.23 feet along the North line of Outlot 4, Valley Ridge and the Easterly extension of said Outlot 4, to the point of beginning. Containing 1,494,245 square feet (34.301 acres).

Dated this 3rd day of July, 2025
Revised this 15th day of October, 2025

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



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: 7/3/25
REV: 10/15/25

FN:24-07-107

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

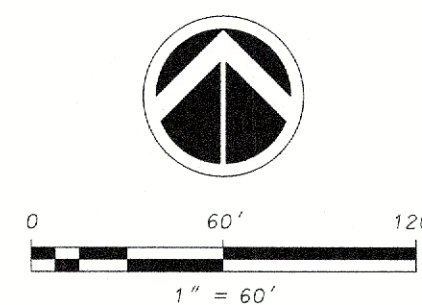
Certified October 27, 2025

Don Kottke
Department of Administration



HILL VALLEY

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



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W

CURVE TABLE						
CURVE NO.	LOT/OL	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE
C1		430.00'	262.15'	266.39'	N60°33'33"E	35°29'44"
C2		37.00'	50.11'	55.05'	N86°29'20"E	85°15'14"
C3		182.00'	20.38'	20.39'	S46°01'16"W	06°25'10"
C4		303.00'	53.86'	53.93'	N06°56'37"W	10°11'54"
C5		182.00'	9.84'	9.84'	N00°17'44"W	03°05'52"
C6		364.00'	61.85'	61.93'	S86°22'46"W	09°44'52"
C7		364.00'	66.53'	66.62'	S72°04'48"W	10°29'10"
C8		15.00'	20.79'	22.97'	N69°17'36"W	87°44'24"
C9		118.00'	54.45'	54.94'	N12°05'07"W	26°40'36"
C10		182.00'	84.08'	84.84'	S12°06'06"E	26°42'36"
C11		15.00'	21.16'	23.49'	S19°24'35"W	89°43'58"
C12		277.00'	65.98'	66.14'	N18°53'00"W	13°40'51"
C13		303.00'	125.37'	126.28'	S13°47'03"E	23°52'46"
C14		303.00'	33.63'	33.64'	S22°32'35"E	06°21'42"
C15		303.00'	38.68'	37.71'	S15°42'09"E	07°19'10"
C16		300.00'	71.22'	71.39'	S71°05'37"W	13°38'06"
C17		15.00'	23.53'	27.05'	N50°25'04"W	103°20'32"
C18		500.00'	39.52'	39.53'	N01°00'42"W	04°31'48"
C19		15.00'	19.59'	21.35'	N37°29'33"E	81°32'19"
C20		182.00'	110.82'	112.61'	N60°32'12"E	35°27'02"
C21		182.00'	91.23'	92.22'	N63°44'47"E	29°01'52"
C22		182.00'	20.38'	20.39'	N46°01'16"E	06°25'10"
C23		364.00'	169.81'	171.39'	N77°45'53"E	26°58'38"
C24		364.00'	55.33'	55.38'	N86°53'40"E	08°43'04"
C25		364.00'	56.66'	56.72'	N78°04'17"E	08°55'42"
C26		364.00'	56.66'	56.72'	N69°08'35"E	08°55'42"
C27		364.00'	2.56'	2.56'	N64°28'39"E	00°24'10"
C28		300.00'	139.95'	141.25'	N77°45'53"E	26°58'38"
C29		300.00'	32.39'	32.40'	N67°22'13"E	06°11'18"
C30		300.00'	75.34'	75.54'	N77°40'40"E	14°25'36"
C31		300.00'	33.30'	33.31'	N88°04'20"E	06°21'44"
C32		118.00'	66.07'	66.96'	S59°04'05"W	32°30'48"
C33		15.00'	21.38'	23.80'	N59°13'41"W	90°53'40"
C34		500.00'	76.58'	76.65'	N18°10'22"W	08°47'02"
C35		88.00'	35.29'	35.53'	N54°22'42"E	23°08'02"
C36		62.00'	24.86'	25.03'	S54°22'42"W	23°08'02"
C37		500.00'	77.50'	77.58'	N29°59'21"W	08°53'24"
C38		15.00'	18.73'	20.22'	N04°11'19"E	77°14'44"
C39		15.00'	21.62'	24.14'	S88°54'27"W	92°11'32"
C40		500.00'	19.13'	19.13'	N46°05'33"W	02°11'32"
C41		434.00'	356.10'	366.93'	S22°58'04"E	48°26'31"
C42		434.00'	285.07'	290.46'	S28°00'56"E	38°20'46"
C43		434.00'	76.37'	76.47'	S03°47'41"E	10°05'45"
C44		182.00'	74.47'	75.00'	S13°39'02"E	23°36'44"
C45		5	182.00'	37.05'	S07°41'12"E	11°41'04"
C46		6	182.00'	37.82'	S19°29'34"E	11°55'40"
C47		277.00'	114.61'	115.45'	N13°47'03"W	23°52'46"
C48		277.00'	58.85'	58.96'	N19°37'35"W	12°11'42"
C49		5	277.00'	56.39'	N07°41'12"W	11°41'04"

LEGEND

- Found 3/4" Rebar
- 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 (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 3
- DTP - Dedicated to the public
- () - Recorded as information



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

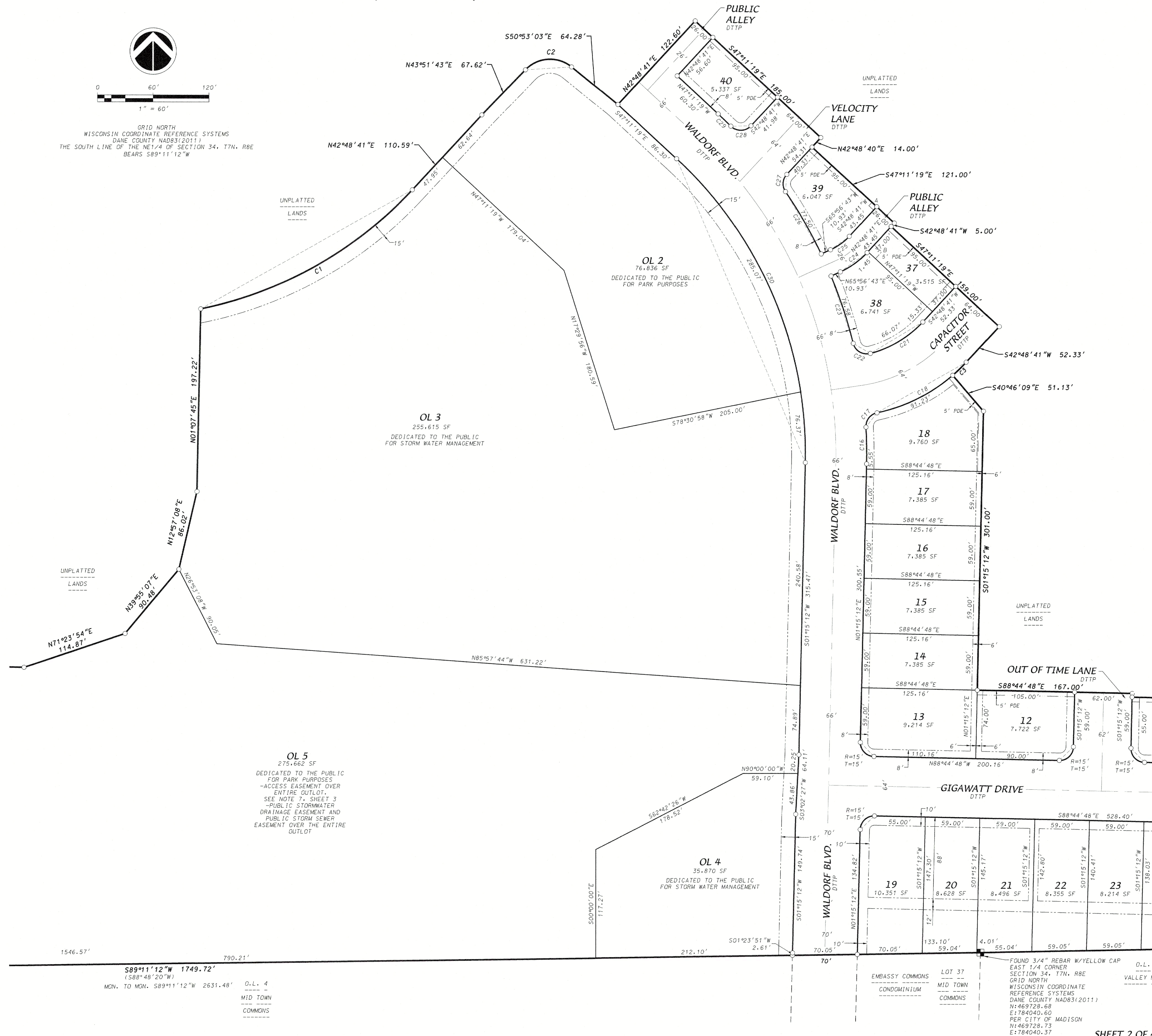
7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 7/3/25
REV: 10/15/25
FN: 24-07-107

REV. 10/15/25



FOUND 3/4" REBAR W/YELLOW CAP EAST 1/4 CORNER SECTION 34, T7N, R8E GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEMS DANE COUNTY NAD83(2011) N: 469728.58 E: 1784040.60 PER CITY OF MADISON N: 469728.73 E: 1784040.37

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

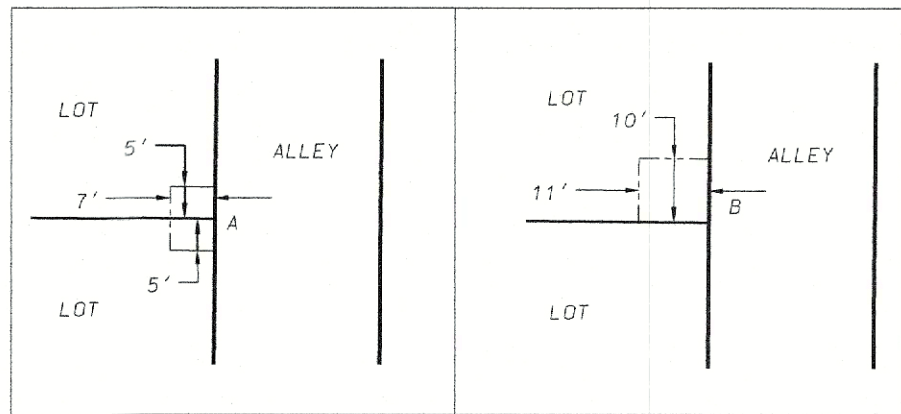
Certified October 27, 2025

Don Sims
Department of Administration



LEGEND

- Found 3/4" Rebar
- 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.
- 5' 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 3
- DTTP Dedicated to the public
- () Recorded as information



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W

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: 7/3/25
REV: 10/15/25
PN:24-07-107

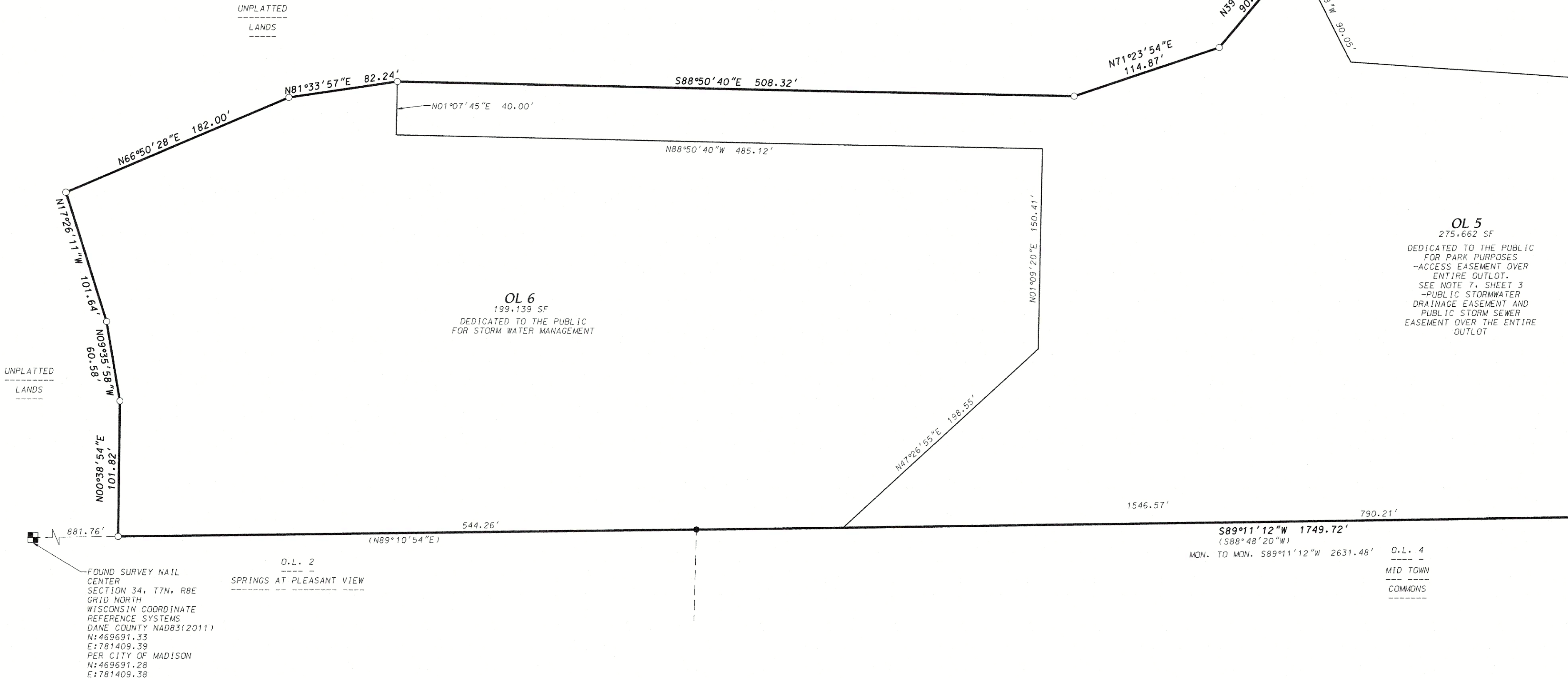
HILL VALLEY

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

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 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.
- Lot 1 and Outlot 1 shall have no vehicular access to S. High Point Road.
- Lot 1 is subject to a 36' Building Setback Line which shall be enforced by the City of Madison.
- Outlot Designations:**
 - 1 - Dedicated to the Public for Storm Water Management
 - 2 - Dedicated to the Public for Park Purposes
 - 3 - Dedicated to the Public for Storm Water Management *
 - 4 - Dedicated to the Public for Storm Water Management *
 - 5 - Dedicated to the Public for Park Purposes *. Public Stormwater Drainage Easement and Public Storm Sewer Easement over the entire Outlot.
 - 6 - Dedicated to the Public for Storm Water Management *

* Outlot 5 is subject to an Access Easement over its entirety for the benefit of Outlots 3, 4 and 6 for access purposes and construction, maintenance and repair of public storm water management facilities within Outlots 3, 4 and 6. The Owner of Outlots 3, 4 and 6 shall be responsible for the repair of any damage caused as a result of the use of the Access Easement Area by or on behalf of the Owner of Outlots 3, 4 and 6.
- 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.



UNPLATTED
LANDS

OL 3
217,480 SF
DEDICATED TO THE PUBLIC
FOR STORM WATER MANAGEMENT

UNPLATTED
LANDS

OL 5
275,662 SF
DEDICATED TO THE PUBLIC
FOR PARK PURPOSES
-ACCESS EASEMENT OVER
ENTIRE OUTLOT.
SEE NOTE 7, SHEET 3
-PUBLIC STORMWATER
DRAINAGE EASEMENT AND
PUBLIC STORM SEWER
EASEMENT OVER THE ENTIRE
OUTLOT

O.L. 4
MID TOWN
COMMONS

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 27, 2025

Don Dime
Department of Administration



HILL VALLEY

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

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 4 day of November, 2025.

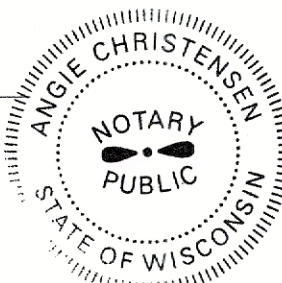
VH Hill Valley, LLC
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers
Chris Ehlers, Authorized Representative

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 4 day of November, 2025, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires 5/1/2028 *Angie Christensen*
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 4 day of November, 2025.

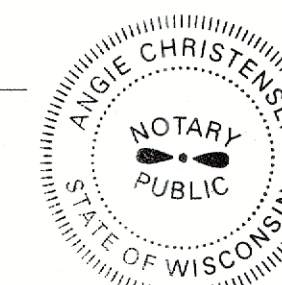
Hill Valley Investors

Richard A. Hanzel
Richard A. Hanzel, Member

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 4 day of November, 2025, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires 5/1/2028 *Angie Christensen*
Notary Public, Dane County, Wisconsin



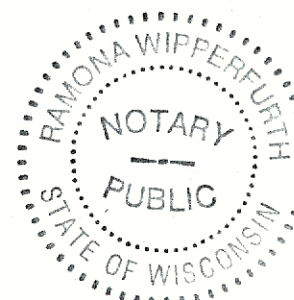
CONSENT OF CORPORATE MORTGAGE

Lake Ridge Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank has caused these presents to be signed by its corporate officer listed below and its corporate seal to be hereunto affixed this 4 day of NOVEMBER, 2025.

Lake Ridge Bank

Paul D. Cull



STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 4th day of November, 2025, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires July 26, 2026 *Ramona Wipperfurth*
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

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

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Hill Valley" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted the _____ day of _____, 2025, 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 _____, 2025.

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 _____, 2025 on any of the lands included in the plat of "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 _____, 2025 affecting the land included in "Hill Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025

at _____ A.M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



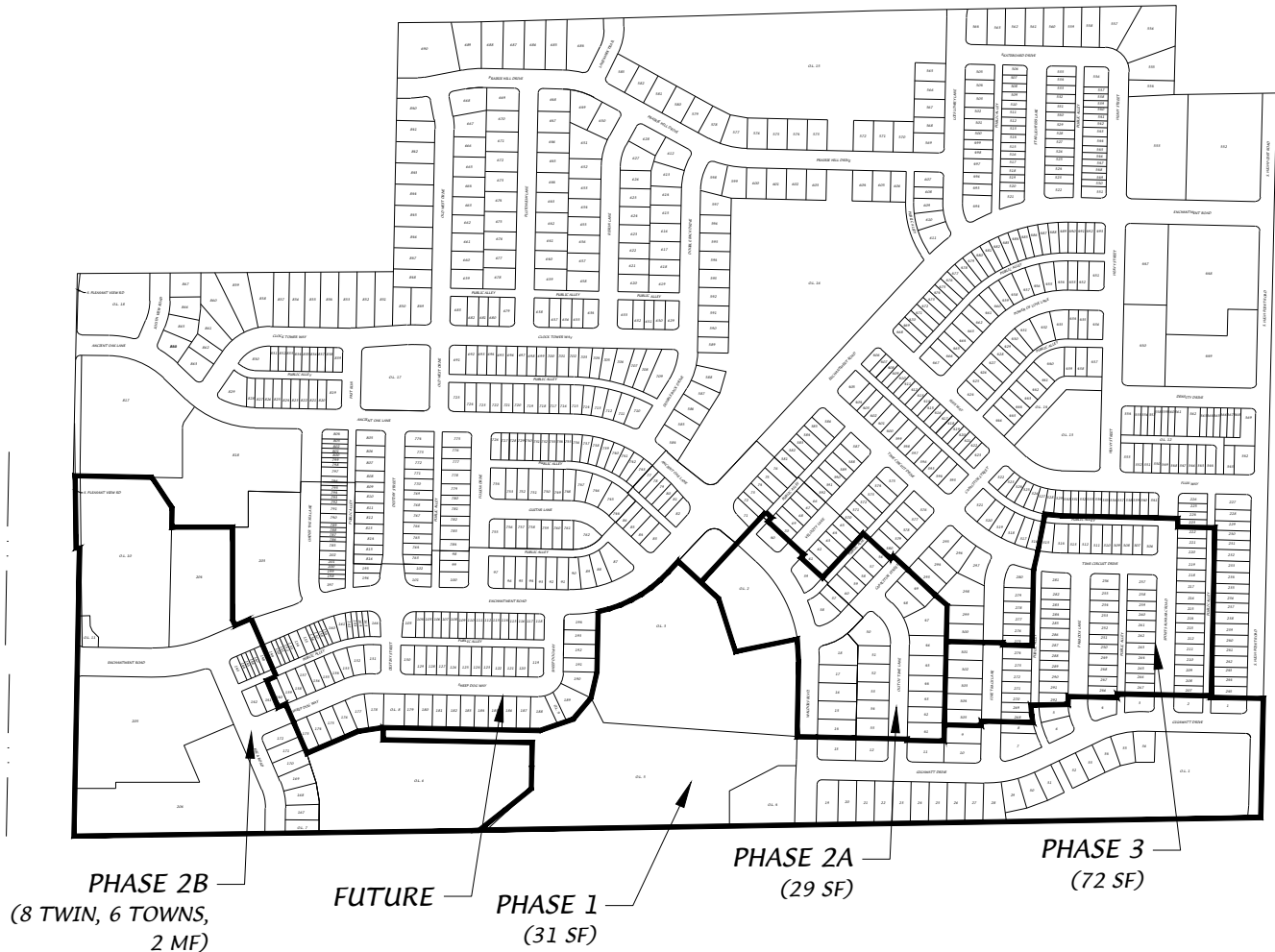
7/3/25
REV. 10/15/25

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

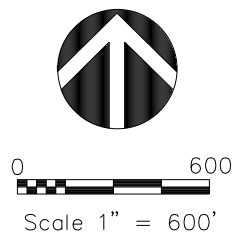
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 7/3/25
REV: 10/15/25
FN:24-07-107

Hill Valley - Phase Map



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: 10-14-25

REV.:

F.N.: 25-05-114

DRAWN BY: DRH

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PHASE 2B LIMITS

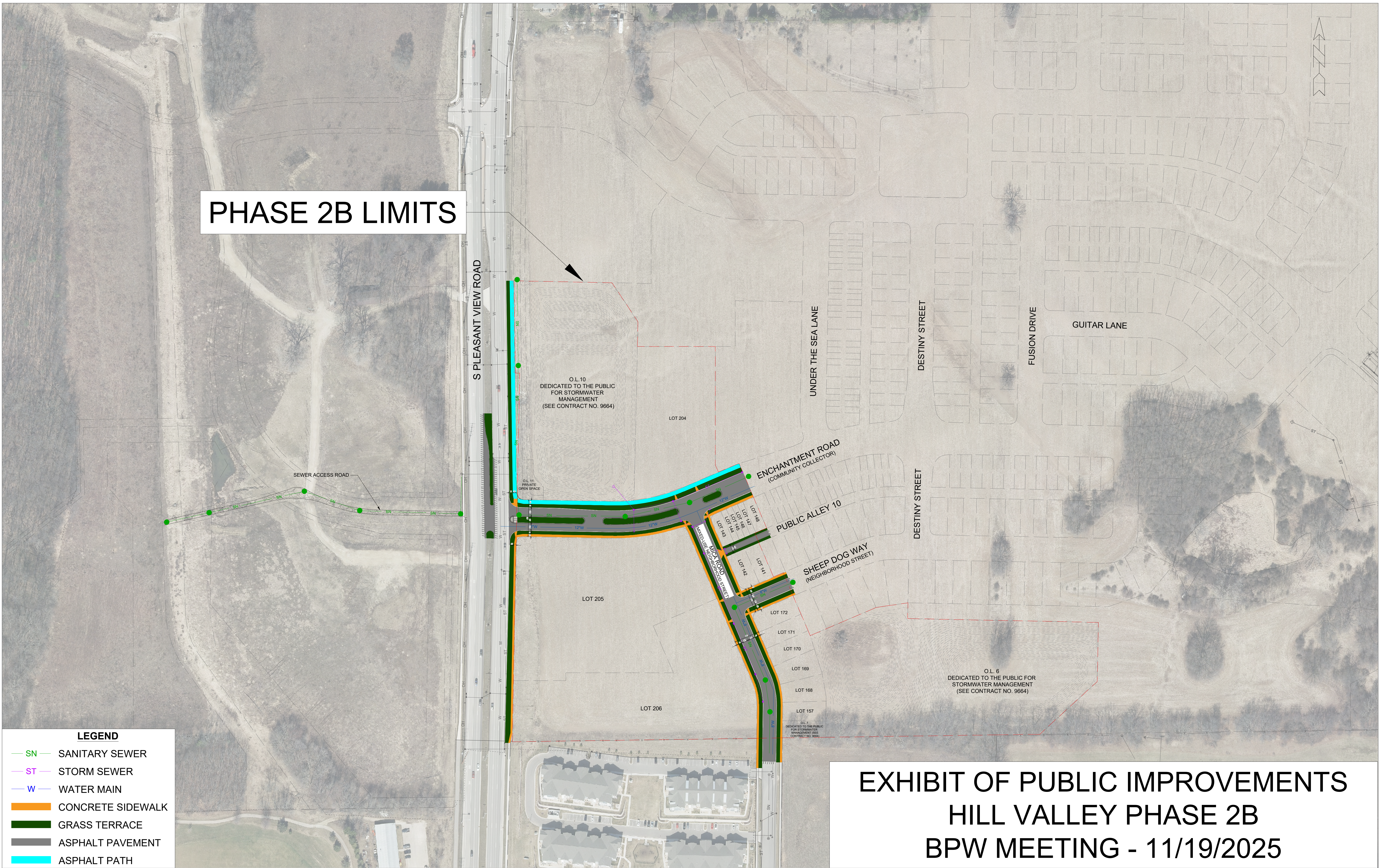


EXHIBIT OF PUBLIC IMPROVEMENTS
HILL VALLEY PHASE 2B
BPW MEETING - 11/19/2025