

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\_\_



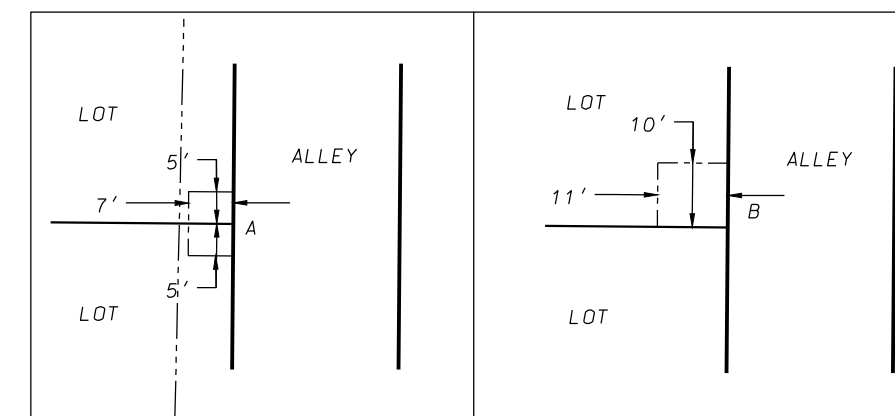
Department of Administration

# FIRST ADDITION TO HILL VALLEY

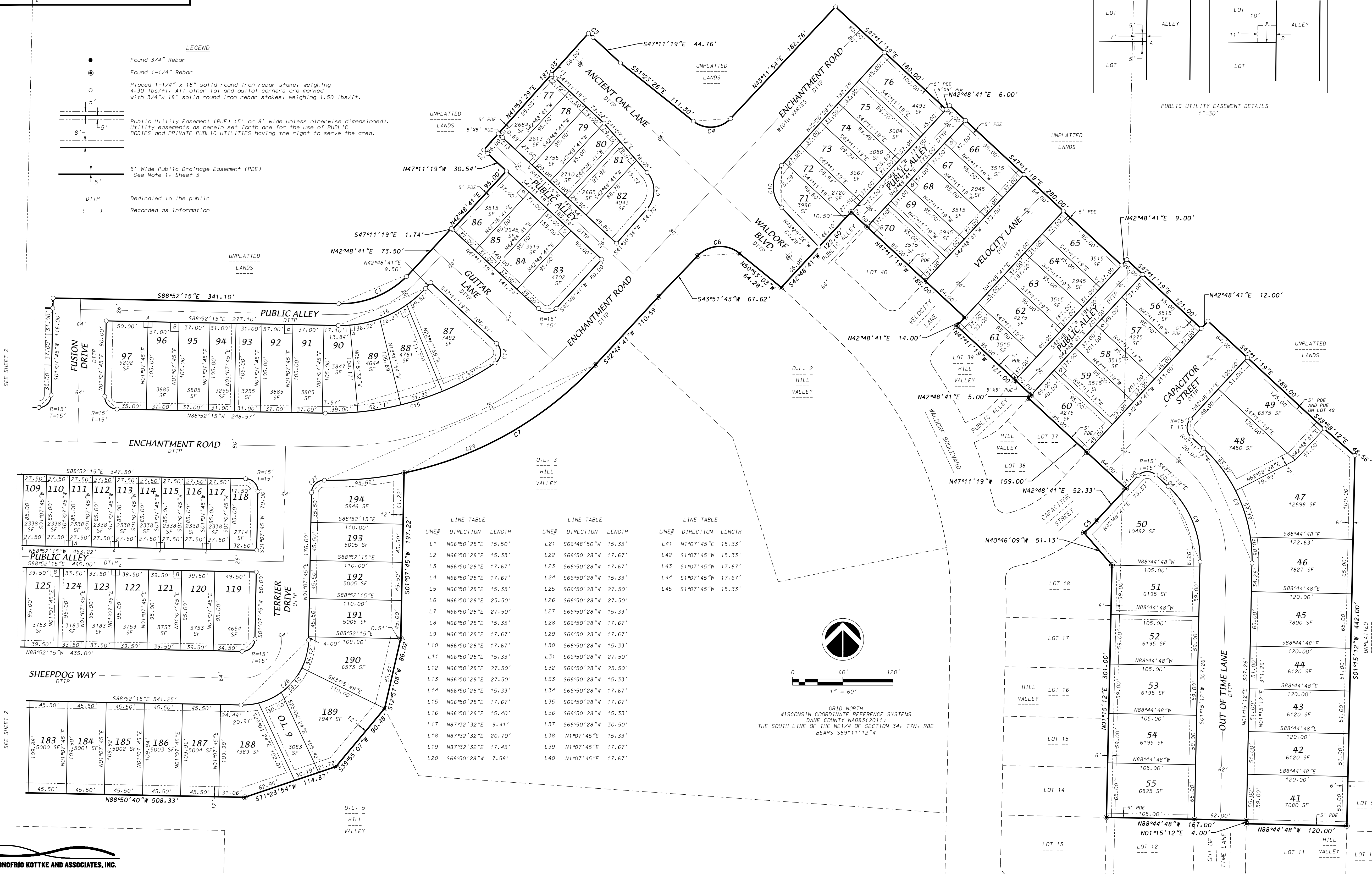
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

### LEGEND

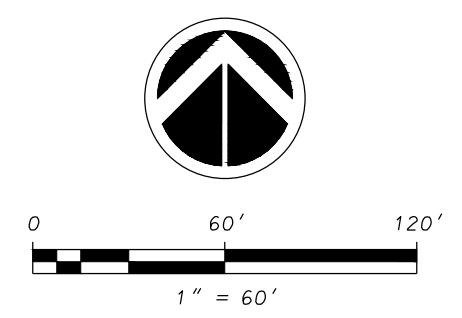
- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlier corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public Utility Easement (PUE) (5' or 8' wide unless otherwise dimensioned). 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
- DTPP Dedicated to the public
- ( ) Recorded as information



PUBLIC UTILITY EASEMENT DETAILS  
1"=30'



| LINE# | DIRECTION   | LENGTH | LINE# | DIRECTION   | LENGTH | LINE# | DIRECTION  | LENGTH |
|-------|-------------|--------|-------|-------------|--------|-------|------------|--------|
| L1    | N66°50'28"E | 15.50' | L21   | S66°48'50"W | 15.33' | L41   | N1°07'45"E | 15.33' |
| L2    | N66°50'28"E | 15.33' | L22   | S66°50'28"W | 17.67' | L42   | S1°07'45"W | 15.33' |
| L3    | N66°50'28"E | 17.67' | L23   | S66°50'28"W | 17.67' | L43   | S1°07'45"W | 17.67' |
| L4    | N66°50'28"E | 17.67' | L24   | S66°50'28"W | 15.33' | L44   | S1°07'45"W | 17.67' |
| L5    | N66°50'28"E | 15.33' | L25   | S66°50'28"W | 27.50' | L45   | S1°07'45"W | 15.33' |
| L6    | N66°50'28"E | 25.50' | L26   | S66°50'28"W | 27.50' |       |            |        |
| L7    | N66°50'28"E | 27.50' | L27   | S66°50'28"W | 15.33' |       |            |        |
| L8    | N66°50'28"E | 15.33' | L28   | S66°50'28"W | 17.67' |       |            |        |
| L9    | N66°50'28"E | 17.67' | L29   | S66°50'28"W | 17.67' |       |            |        |
| L10   | N66°50'28"E | 17.67' | L30   | S66°50'28"W | 15.33' |       |            |        |
| L11   | N66°50'28"E | 15.33' | L31   | S66°50'28"W | 27.50' |       |            |        |
| L12   | N66°50'28"E | 27.50' | L32   | S66°50'28"W | 25.50' |       |            |        |
| L13   | N66°50'28"E | 27.50' | L33   | S66°50'28"W | 15.33' |       |            |        |
| L14   | N66°50'28"E | 15.33' | L34   | S66°50'28"W | 17.67' |       |            |        |
| L15   | N66°50'28"E | 17.67' | L35   | S66°50'28"W | 17.67' |       |            |        |
| L16   | N66°50'28"E | 15.40' | L36   | S66°50'28"W | 15.33' |       |            |        |
| L17   | N87°32'32"E | 9.41'  | L37   | S66°50'28"W | 30.50' |       |            |        |
| L18   | N87°32'32"E | 20.70' | L38   | N1°07'45"E  | 15.33' |       |            |        |
| L19   | N87°32'32"E | 17.43' | L39   | N1°07'45"E  | 17.67' |       |            |        |
| L20   | S66°50'28"W | 7.58'  | L40   | N1°07'45"E  | 17.67' |       |            |        |



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: 12/05/2025  
REV.: 04/21/2026  
FN:24-07-122

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.

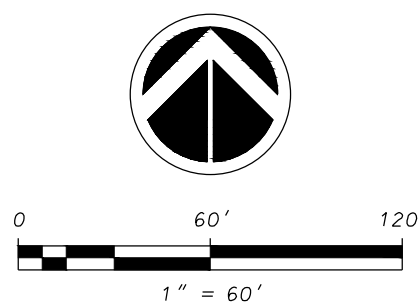
Certified \_\_\_\_\_, 20\_\_

Department of Administration



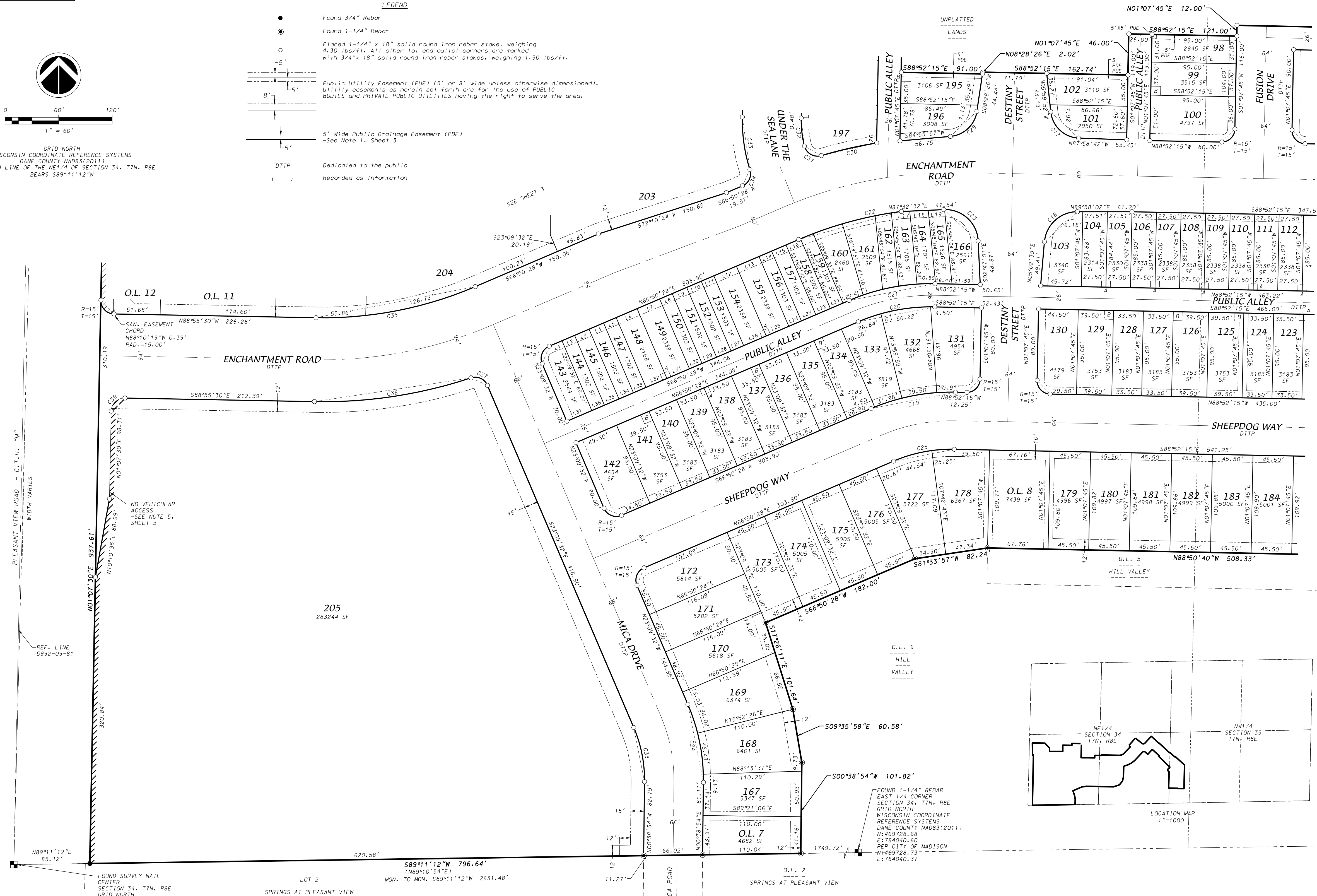
# FIRST ADDITION TO HILL VALLEY

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



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

- 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 (PUE) 15' or 8' 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
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7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 12/05/2025  
REV.: 04/21/2026  
N: 469691.33  
E: 181409.39  
PER CITY OF MADISON  
N: 469691.28  
E: 181409.38

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.

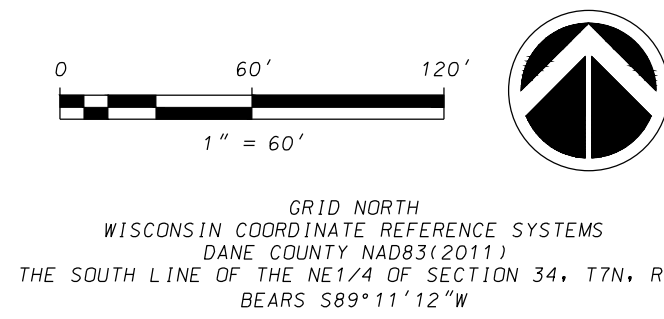
Certified \_\_\_\_\_, 20\_\_\_\_

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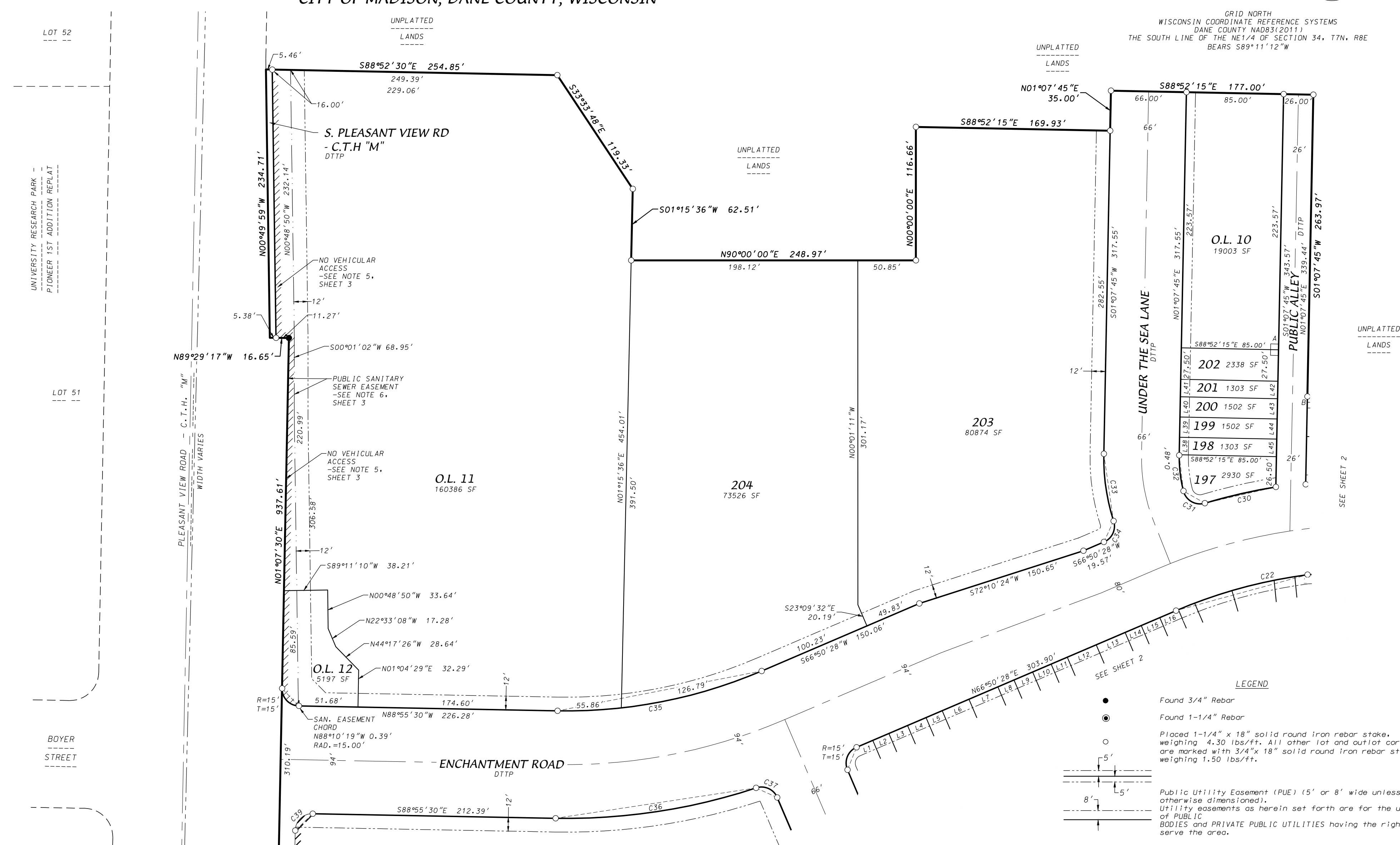


# FIRST ADDITION TO HILL VALLEY

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



| CURVE TABLE |           |              |              |            |               |               |
|-------------|-----------|--------------|--------------|------------|---------------|---------------|
| CURVE NO.   | SUB CURVE | CURVE RADIUS | CHORD LENGTH | ARC LENGTH | CHORD BEARING | CENTRAL ANGLE |
| 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\"    |
| C3          |           | 464.00'      | 7.32'        | 7.32'      | S47°38'25\"E  | 00°54'12\"    |
| C4          |           | 33.00'       | 44.76'       | 49.19'     | N85°54'14\"E  | 85°24'40\"    |
| C5          |           | 182.00'      | 20.38'       | 20.39'     | N46°01'16\"E  | 06°25'10\"    |
| C6          |           | 37.00'       | 50.11'       | 55.05'     | S86°29'20\"W  | 85°15'14\"    |
| C7          |           | 430.00'      | 262.15'      | 266.39'    | S60°33'33\"W  | 35°29'44\"    |
| 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         |           | 37.00'       | 50.43'       | 55.48'     | N00°32'04\"W  | 85°55'04\"    |
| C11         |           | 398.00'      | 6.27'        | 6.27'      | S47°38'25\"E  | 00°54'12\"    |
| C12         |           | 33.00'       | 43.57'       | 47.59'     | S00°11'42\"W  | 82°37'48\"    |
| C13         |           | 336.00'      | 6.81'        | 6.81'      | S47°46'10\"E  | 01°09'42\"    |
| C14         |           | 15.00'       | 23.51'       | 27.01'     | S04°24'13\"W  | 103°11'04\"   |
| 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         |           | 33.00'       | 43.29'       | 47.22'     | N46°59'17\"W  | 81°58'50\"    |
| C18         |           | 37.00'       | 49.96'       | 54.84'     | N47°30'21\"E  | 84°55'23\"    |
| C19         |           | 229.00'      | 96.35'       | 97.07'     | S78°59'07\"W  | 24°17'17\"    |
| 134         |           | 229.00'      | 4.60'        | 4.60'      | S67°24'58\"W  | 01°09'00\"    |
| 133         |           | 229.00'      | 31.99'       | 32.01'     | S71°59'44\"W  | 08°00'32\"    |
| 132         |           | 229.00'      | 39.50'       | 39.55'     | S80°56'53\"W  | 09°53'46\"    |
| 131         |           | 229.00'      | 20.91'       | 20.92'     | S88°30'46\"W  | 05°13'59\"    |
| C20         |           | 207.00'      | 87.09'       | 87.75'     | N78°59'07\"E  | 24°17'17\"    |
| 133         |           | 207.00'      | 26.84'       | 26.86'     | N70°33'29\"E  | 07°26'02\"    |
| 132         |           | 207.00'      | 56.22'       | 56.39'     | N82°04'47\"E  | 15°36'34\"    |
| 131         |           | 207.00'      | 4.50'        | 4.50'      | S89°29'36\"E  | 01°14'41\"    |
| C21         |           | 233.00'      | 98.03'       | 98.77'     | S78°59'07\"W  | 24°17'17\"    |
| 160         |           | 233.00'      | 16.77'       | 16.78'     | S68°54'14\"W  | 04°07'32\"    |
| 161         |           | 233.00'      | 22.75'       | 22.75'     | S73°45'52\"W  | 05°35'44\"    |
| 162         |           | 233.00'      | 18.41'       | 18.42'     | S78°49'37\"W  | 04°31'46\"    |
| 163         |           | 233.00'      | 20.67'       | 20.68'     | S83°38'02\"W  | 05°05'04\"    |
| 164         |           | 233.00'      | 20.14'       | 20.14'     | S88°39'10\"W  | 04°57'11\"    |
| C22         |           | 435.00'      | 119.24'      | 119.62'    | N74°43'09\"E  | 15°45'21\"    |
| 158         |           | 435.00'      | 2.26'        | 2.26'      | N66°59'24\"E  | 00°17'52\"    |
| 159         |           | 435.00'      | 15.34'       | 15.34'     | N69°08'57\"E  | 02°01'14\"    |
| 160         |           | 435.00'      | 34.35'       | 34.36'     | N71°25'01\"E  | 04°31'34\"    |
| 161         |           | 435.00'      | 37.98'       | 37.99'     | N76°11'15\"E  | 05°00'14\"    |
| 162         |           | 435.00'      | 18.38'       | 18.38'     | N79°54'00\"E  | 02°25'16\"    |
| 163         |           | 435.00'      | 11.28'       | 11.28'     | N81°51'14\"E  | 01°29'11\"    |
| C23         |           | 37.00'       | 52.18'       | 57.91'     | S47°37'15\"E  | 89°40'27\"    |
| 165         |           | 37.00'       | 0.93'        | 0.93'      | S88°15'44\"E  | 01°26'24\"    |
| 166         |           | 37.00'       | 51.51'       | 56.98'     | S46°54'03\"E  | 88°14'03\"    |
| C24         |           | 216.00'      | 89.11'       | 89.75'     | N11°15'19\"W  | 23°48'26\"    |
| 167         |           | 216.00'      | 9.13'        | 9.13'      | N00°33'44\"W  | 02°25'16\"    |
| 168         |           | 216.00'      | 46.48'       | 46.57'     | N07°56'58\"W  | 12°21'12\"    |
| 169         |           | 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\"    |
| 177         |           | 165.00'      | 44.54'       | 44.67'     | N74°35'51\"E  | 15°30'46\"    |
| 178         |           | 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\"    |
| 188         |           | 79.00'       | 20.97'       | 21.04'     | N83°30'03\"E  | 15°15'24\"    |
| OL9         |           | 79.00'       | 30.00'       | 30.18'     | N64°55'36\"E  | 21°53'30\"    |
| 189         |           | 79.00'       | 38.10'       | 38.48'     | N40°01'32\"E  | 27°54'38\"    |
| 190         |           | 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   |
| C28         |           | 430.00'      | 351.59'      | 362.21'    | N65°56'34\"E  | 48°15'46\"    |
| 194         |           | 430.00'      | 95.62'       | 95.62'     | N84°41'26\"E  | 12°46'02\"    |
| BND         |           | 430.00'      | 262.15'      | 266.39'    | N60°33'33\"E  | 35°29'44\"    |
| C29         |           | 33.00'       | 40.84'       | 44.04'     | S46°42'12\"W  | 76°27'31\"    |
| C30         |           | 515.00'      | 63.69'       | 63.73'     | N77°05'47\"E  | 07°05'24\"    |
| C31         |           | 15.00'       | 21.60'       | 24.12'     | N60°22'58\"W  | 92°07'54\"    |
| C32         |           | 117.00'      | 31.45'       | 31.54'     | N06°35'38\"W  | 15°26'46\"    |
| C33         |           | 183.00'      | 59.44'       | 59.70'     | S08°13'00\"E  | 18°41'30\"    |
| C34         |           | 15.00'       | 20.15'       | 22.10'     | S24°38'21\"W  | 84°24'12\"    |
| C35         |           | 433.00'      | 181.78'      | 183.14'    | S78°57'29\"W  | 24°14'02\"    |
| 204         |           | 433.00'      | 126.79'      | 127.24'    | S75°15'35\"W  | 16°50'14\"    |
| OL11        |           | 433.00'      | 95.86'       | 95.90'     | S82°22'36\"W  | 07°23'48\"    |
| C36         |           | 527.00'      | 177.34'      | 178.19'    | N81°23'19\"E  | 19°22'22\"    |
| C37         |           | 15.00'       | 20.29'       | 22.29'     | S65°43'42\"E  | 85°08'20\"    |
| C38         |           | 150.00'      | 61.88'       | 62.33'     | S11°15'19\"E  | 23°48'26\"    |
| C39         |           | 15.00'       | 21.20'       | 23.55'     | N46°05'59\"E  | 89°56'59\"    |



**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 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 located 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 205 and Outlots 11 and 12 shall have no vehicular access to S. Pleasant View Road.

**Public Sanitary Sewer Easements:**

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.295.

**NOTES (CONT'D)**

**Public Storm Sewer Easements:**

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

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**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.295.

- Outlot Designations:**
  - 7 - Dedicated to the Public for Storm Water Management
  - 8 - Dedicated to the Public for Park Purposes- Public Storm Sewer Easement over entire outlot.
  - 9 - Dedicated to the Public for Storm Water Management
  - 10 - Reserved for future development
  - 11 - Dedicated to the Public for Storm Water Management
  - 12 - Private open space
- 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.
- Soil borings indicated rock less than nine (9) feet below proposed street grades.
- Distances shown along curves are chord lengths.

**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: 12/05/2025  
 REV.: 04/21/2026  
 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

## 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 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 NE1/4 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, 234.71 feet along said West right-of-way line; thence S88°52'30"E, 254.85 feet; thence S33°33'48"E, 119.33 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, 169.93 feet; thence N01°07'45"E, 35.00 feet; thence S88°52'15"E, 177.00 feet; thence S01°07'45"W, 263.97 feet; thence S88°52'15"E, 91.00 feet; thence N08°28'26"E, 2.02 feet; thence S88°52'15"E, 162.74 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, 44.76 feet; thence S51°23'26"E, 111.30 feet to a point of curve;

thence Easterly along a curve to the left which has a radius of 33.00 feet and a chord which bears N85°54'14"E, 44.76 feet; thence N43°11'54"E, 182.76 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 Velocity Lane; thence N42°48'41"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 Velocity 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 N50°53'03"W, 64.28 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 37.00 feet and a chord which bears S86°29'20"W, 50.11 feet; thence S43°51'43"W, 67.62 feet along the Northwest line of said Outlot 2 and the Northwest line of Outlot 3, Hill Valley to a point of curve; thence S42°48'41"W, 110.59 feet along said Northwest line 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 5 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 41.1029 acres.

Dated this 5th day of December, 2025  
Revised this 21st day of April, 2026

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

OWNER'S CERTIFICATE

WH 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.

WH 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, WH Hill Valley, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

WH 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

CONSENT OF CORPORATE MORTGAGEE

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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Lake Ridge Bank

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 "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 \_\_\_\_\_, 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 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 "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 \_\_\_\_\_, 2026 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 \_\_\_\_\_, 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.**

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