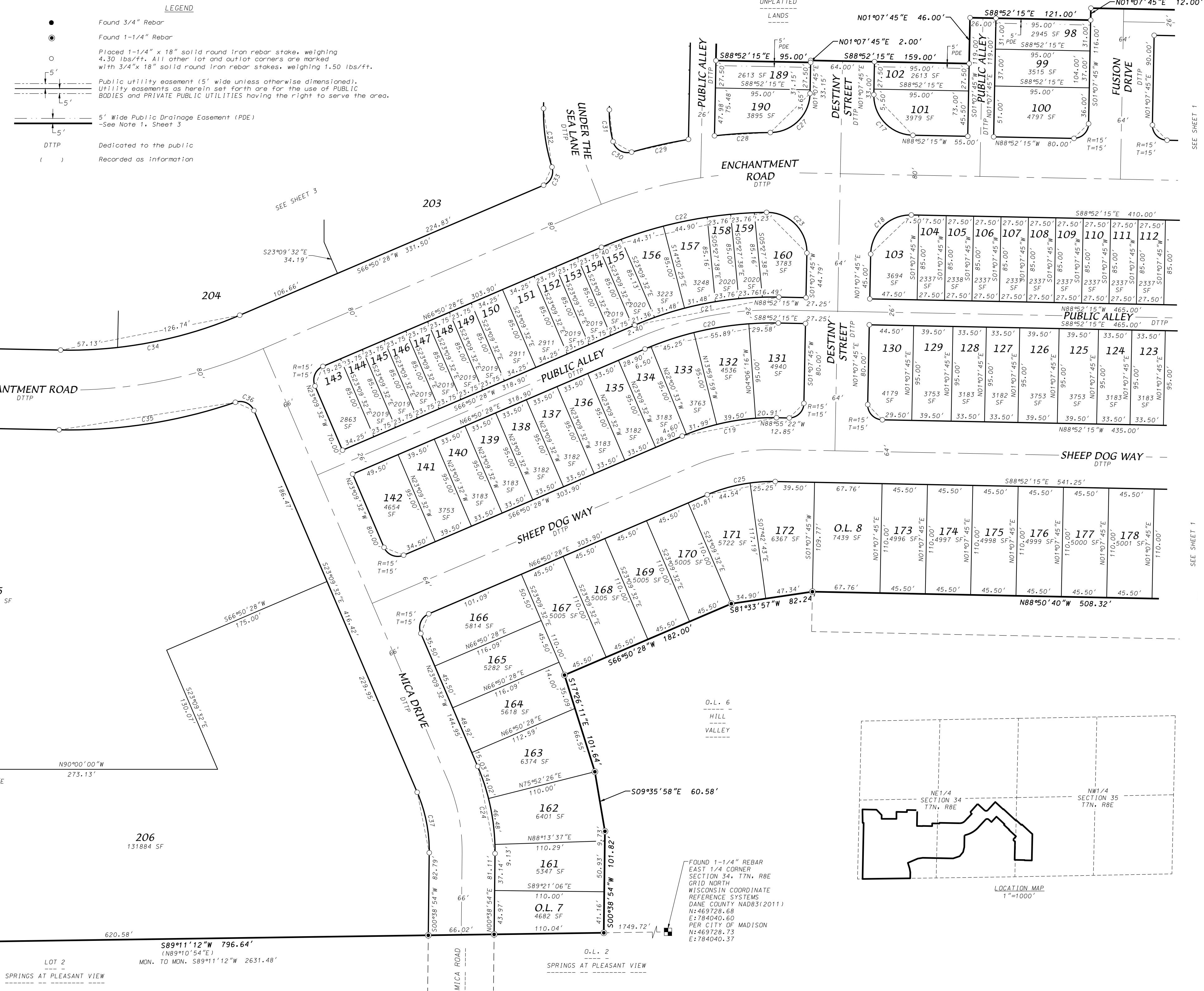
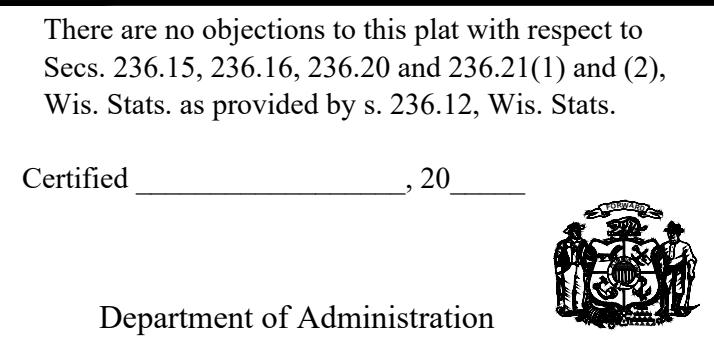


# FIRST ADDITION TO HILL VALLEY

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





# FIRST ADDITION TO HILL VALLEY

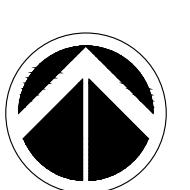
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



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°13'51"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-S58°18'25"W
C8		181.51'	148.51'	153.03'	S22°58'04"E	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"E	20°09'49"	
C9		119.00'	97.64'	100.61'	S22°58'04"E	48°26'31"	
C10		40.00'	56.57'	62.83'	NO2°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'	SO2°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'	SO4°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'	N89°15'19"W	05°44'52"	
89		138.00'	36.52'	36.62'	N79°46'42"W	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"E	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"E	05°13'59"	
132		324.00'	55.89'	55.96'	S80°56'53"W	09°53'46"	
133		324.00'	45.29'	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'	169.38'	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'	NO03°33'44"W	02°25'16"	
162		216.00'	46.48'	46.57'	NO75°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'	25.27'	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"	
DL9		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"	



LEGEND

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

DTTP 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

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 3 OF 4

1. 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 property line shall be the outer boundary of the lot when the property line is shared with another lot 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. The width of the public easement for drainage purposes shall be a minimum of 12 feet. 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.

2. The City will not install lighting in the alleys, but the developer or property owners may request the City to approve private lights in the alley right-of-way. Such private lights(s) to be operated and maintained by the private interests.

3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.

4. No driveway shall be constructed that interferes with the orderly operation of the pedestrian

# 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"E, 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"E, 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 Nico 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 N89°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"W, 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 N42°48'41"E, 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 Northwest 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 J 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

**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

#### MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission Date: \_\_\_\_\_

#### 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".

Kristi Chlebowski, Dane County Register of Deeds

#### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
at \_\_\_\_\_ a.m. and recorded in Volume \_\_\_\_\_ of Plats on Page \_\_\_\_\_ as Document  
Number \_\_\_\_\_.

There are no objections to this plat with respect to  
Sects. 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

