



- LEGEND**
- FOUND 1" PIPE (UNLESS NOTED)
 - FOUND 1-1/4" REBAR
 - FOUND 1-1/4" REBAR
 - ⊗ FOUND CUT "X" IN CONCRETE
 - PLACED 3/4"x18" REBAR W/ 1.5 LBS/FT
 - ⋮ RECORDED AS INFORMATION
 - ⋮ CORPORATE LIMITS OF THE CITY OF MADISON
 - SS SANITARY SEWER
 - WT WATER MAIN
 - ST STORM SEWER
 - OVERHEAD UTILITIES
 - ⊗ MANHOLE
 - ⊗ CATCH BASIN/INLET
 - ⊗ POWER POLE
 - ⊗ LIGHT POLE
 - ⊗ HYDRANT
 - ⊗ UTILITY VAULT
 - ⊗ TELECOMMUNICATION PEDESTAL
 - ⊗ ELECTRIC BOX
 - ⊗ SIGN
 - ⊗ SOIL BORING
 - EDGE OF TREES
 - CONCRETE CURB AND GUTTER
 - EXISTING CONTOUR
 - CONCRETE
 - ⋮ RECORDED AS INFORMATION

DATE: 09-23-24
 REVISION:
 FN: 24-07-107
 Sheet Number:
 1 of 2

SCALE: 1" = 100'
 (GRADE SIZE: 3/4" X 1/4")

GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM
 DANE COUNTY NAD83(2011)
 EPS: 4804.00

PRELIMINARY PLAN

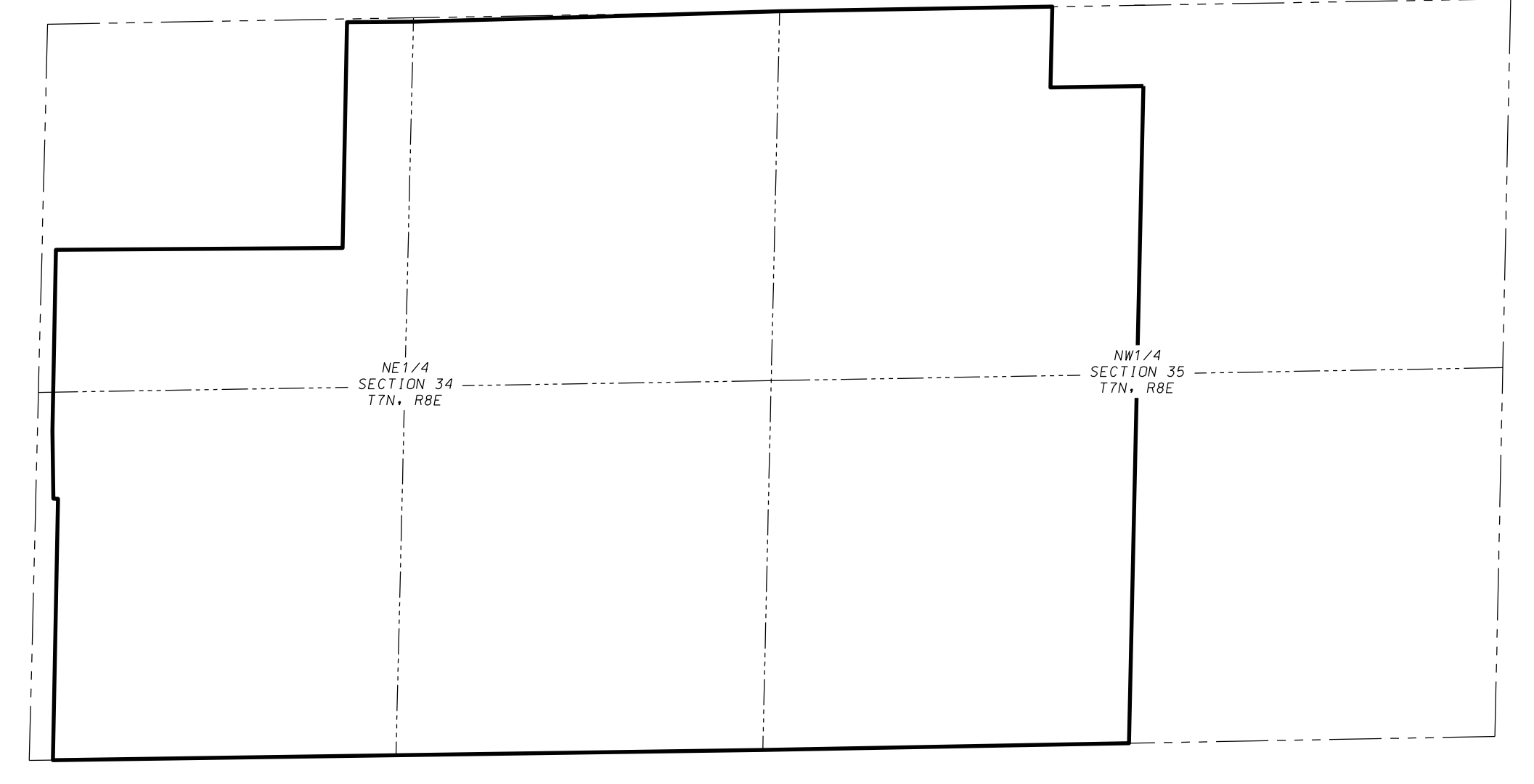
HILL VALLEY

LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 34 AND IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTEK AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LOT AREA TABLE

Table with columns for Lot, Area SF, and Lot, Area SF, listing lot numbers and their corresponding square foot areas.



LOCATION MAP
1"=500'

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of the subject property and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows: A parcel of land located in the NW 1/4 of the NE 1/4, NE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 34 and the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 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, 2546.36 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Pleasant Boulevard, the North line of Outlot 2 and Lot 2, Springs at Pleasant View and the North right-of-way line of Mico Road to the East right-of-way line of Pleasant View Road - County Highway W-2; thence N01°07'50"E, 351.61 feet along said East right-of-way line; thence N89°09'17"W, 16.65 feet along said East right-of-way line; thence N02°49'59"W, 244.49 feet along said East right-of-way line; thence N01°07'50"E, 646.50 feet along said East right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 147861; thence N89°38'56"E, 1028.06 feet along the South line of Lots 1-3, Certified Survey Map No. 14786, the South right-of-way line of South View Road, the South line of Lots 4, 5 and 12, Block 2, Washburn Hills to the Southwest corner of said Lot 1; thence N01°07'50"E, 809.50 feet along the East line of Lots 2, 3, 4 and 9, Block 2, Washburn Hills and the East right-of-way line of Prairie Hill Drive to the Northeast corner of said Lot 3; thence N89°09'17"W, 351.61 feet along the North line of the NE 1/4 of said Section 34, also being the Southwest corner of Lot 20, Applewood Hill; thence N89°09'17"W, 351.61 feet along the South line of Lots 18, 19 and 20, Applewood Hill and the South right-of-way line to Landmark Trail to the Southeast corner of said Lot 18; thence N89°19'13"E, 583.13 feet along the South line of Lot 18 and Park, Applewood Hill, to the Southeast corner of said Park, also being the Northeast corner of said Section 34; thence N89°00'52"E, 978.23 feet along the South line of Outlot 2, Lots 5, 8, 9, 10, 17, 18, 19, 22, Newberry Heights and the South right-of-way line of Lot 1, also being the North line of Lot 1, Certified Survey Map No. 22021; thence S01°00'34"W, 289.31 feet to the Southwest corner of said Lot 1; thence N89°09'17"W, 351.61 feet along the South line of said Lot 1 and the Easterly extension thereof to a point on the East line of the NW 1/4 of the NW 1/4 of said Section 35; thence S01°05'12"W, 235.43 feet along said East line and the East line of the SW 1/4 of the NW 1/4 of said Section 35; 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 South of beginning; containing 9,309,392 square feet (213.714 acres).

NOTES

- 1. Outlot Designations: 1 Dedicated to the Public for Storm Water Management; 2 Private Alley, Public Utility easement over entire Outlot 1; 3 Private Open Space; 4 Dedicated to the Public for Storm Water Management; 5 Dedicated to the Public for Storm Water Management; 6 Private Open Space; 7 Private Open Space; 8 Dedicated to the Public for Storm Water Management; 9 Dedicated to the Public for Storm Water Management; 10 Dedicated to the Public for Storm Water Management; 11 Dedicated to the Public for Storm Water Management; 12 Dedicated to the Public for Storm Water Management.
- 2. All Intersection radii are 15 feet unless noted.
- 3. Zoning: Existing - A; Proposed - TR-U - Lots 1-265, 282-291, 295-372, 390-715, 792-833, 854 and Outlots 1-11; TR-U1 - Lots 266-281, 284, 373-589, 774-791, 834-852 and Outlot 12; CC-7 - Lot 853.
- 4. Platment: Vandeville and Assoc. Developer: W Hill Valley, LLC; Owner: The High-Spring Limited Partnership.

Dated this 23rd day of September, 2024

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



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2 of 2

PRELIMINARY PLAT
HILL VALLEY
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