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8-17-15

**CITY OF MANITOWOC**  
WISCONSIN, USA  
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MANITOWOC  
CITY OF MANITOWOC  
WISCONSIN, USA

15-846

August 3, 2015

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC1-2015: Deeds and Easements**

Dear Mayor and Common Council:

At the regular July 29<sup>th</sup>, 2015 meeting of the City Plan Commission, the Commission reviewed the attached Quit Claim Deeds:

1. PC1-2015: Abbey Ridge LLC: Quit Claim Deed – Ebony Ave.
2. PC1-2015: John Lukas: Quit Claim Deed – Ebony Ave.

The Commission unanimously recommended that: (i) the Council approve and accept the Quit Claim Deeds and (ii) the Clerk subsequently record the documents at the Register of Deeds.

Sincerely,  
*Paul Braun*  
Paul Braun  
City Planner

15-782

Document Number

# QUIT CLAIM DEED

By this deed, Abbey Ridge, LLC, Grantors, quit claims to the City of Manitowoc, Wisconsin, a municipal corporation, Grantee, for no money but other valuable consideration all their interest in the following described real estate in Manitowoc County, State of Wisconsin:

A tract of land located in the NE 1/4 of the NW 1/4 of Section 18, T.19N., R.24E., City of Manitowoc, Manitowoc County, Wisconsin and described as follows:

Commencing at the North 1/4 corner of said Section 18, thence N88°38'26"W along the section line 1110.47 feet, thence S00°10'45"E 445.58 feet to the point of real beginning, thence continue S00°10'45"E 628.47 feet to the point of curvature of a 67.0 foot radius curve to the left, thence southeasterly along the arc of said curve 104.94 feet (chord S45°03'06"E 94.54 feet), thence S89°55'26"E 74.68 feet, thence S00°04'34"W 66.0 feet, thence N89°55'26"W 74.68 feet to the point of curvature of a 133.0 foot radius curve to the right, thence northwesterly along the arc of said curve 39.83 feet (chord N81°20'38"W 39.68 feet), thence N00°07'19"W 14.42 feet, thence N78°30'10"W 10.60 feet to the point of curvature of a 67.0 foot radius curve to the left., thence Northwesterly along the arc of said curve 13.36 feet (chord N84°12'48"W 13.33 feet), thence N89°55'26"W 12.93 feet to a point on a 133.0 foot radius curve to the right, thence Northwesterly along the arc of said curve 127.59 feet (chord N27°39'40"W 122.75 feet) thence N00°10'45"W 628.42 feet, thence N89°49'30"E 66.00 feet to the point of real beginning.  
Said tract contains 56,350 square feet (1.29 acres).

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC WI 54220

052-818-201-012.00

Parcel Identification Number (PIN)

Excluding any previously dedicated right of way.

It is the intention to dedicate the aforementioned description for street purposes, the description includes any and all previously dedicated street area.

Name of the street covered by the aforementioned description is: Ebony Avenue

Dated this 1st day of July, 20 15, the above

GRANTORS: Abbey Ridge, LLC

John S. Lukas  
John S. Lukas, Member

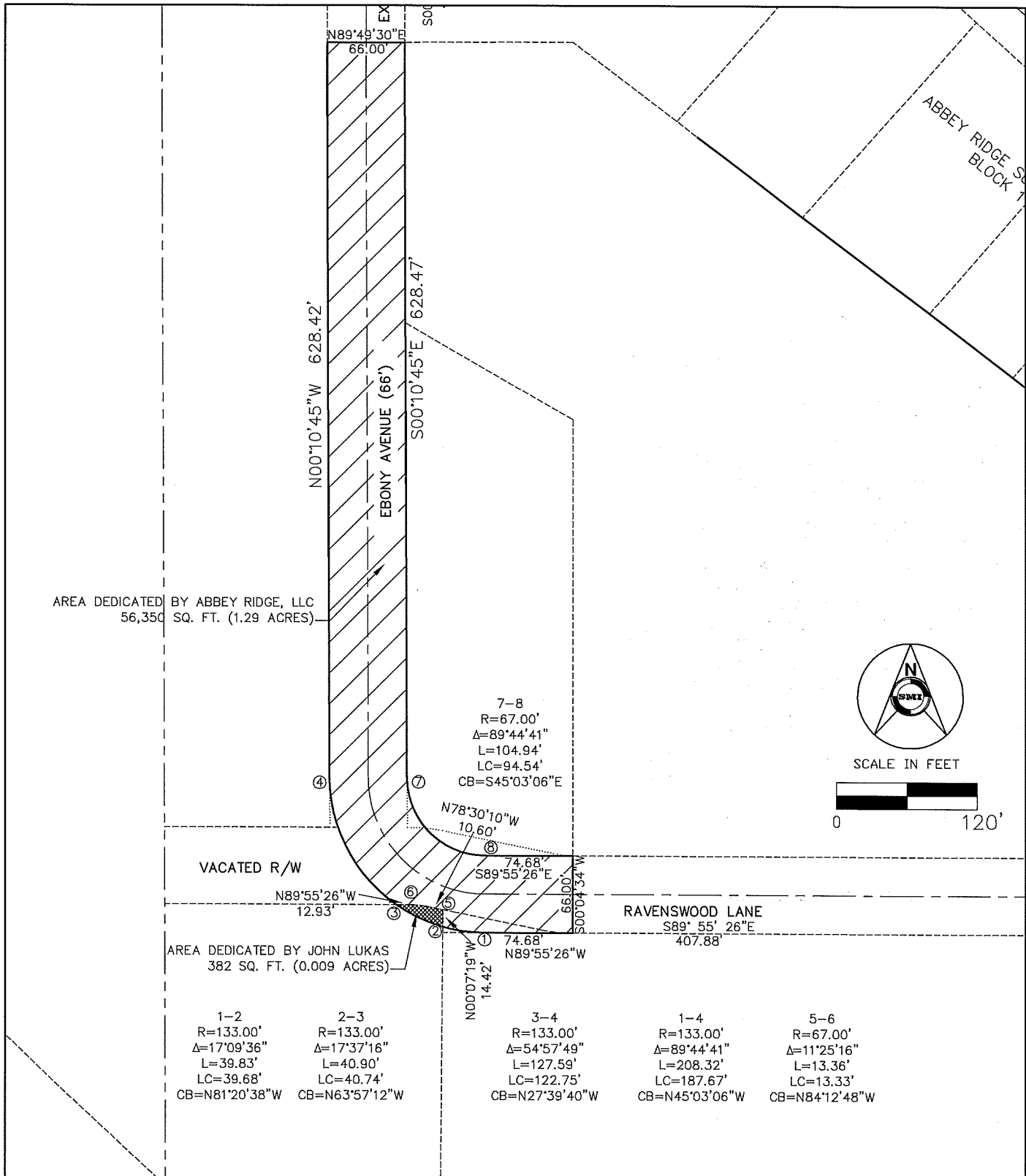
STATE OF WISCONSIN )  
                                  ) ss.  
MANITOWOC COUNTY )

Personally came before me, this 1st day of July, 20 15, the above named John S. Lukas to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Ruthann E. Mleziva  
RUTHANN E. MLEZIVA  
Notary Public, Manitowoc County.

My Commission (~~is~~) (expires) 1-4-2019

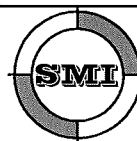
This instrument was drafted by Paul M. Steinbrecher, SMI



EBONY AVENUE OFFICIAL MAP CHANGE

EXHIBIT A

CLIENT: ABBEY RIDGE, LLC  
 ADDRESS: 1871 NAGLE AVENUE  
 MANITOWOC WI 54220  
 920-901-2451  
 DATE: 7/18/14 JOB NO.: 13215CS



SMI  
 CIVIL AND STRUCTURAL ENGINEERS  
 102 REVERE DRIVE  
 MANITOWOC, WISCONSIN 54220-3147  
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