QUIT CLAIM DEED
14-1204

Document Number

By this deed, Manitowoc Cinema, LLC, Grantors, quit claim 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 SW ¼ of the SE ¼ of Section 35, T.19N., R.23E. City of Manitowoc, Manitowoc County, Wisconsin and described as follows:

Commencing at the southeast corner of said Section 35, thence N01°09'55'E along the section line 114.78 feet to the north right of way of Viebahn Street extended to the section line, thence N87°18'20'W along said right of way 1,328.59 feet to the easterly right of way of I-43, thence N27°13'34'W along said right of way 332.20 feet, thence N01°14'01'E 842.13 feet to the 1/16th section line, the point of real beginning, thence S89°57'18'E (recorded as S89°56'50'E) along said 1/16th section line 80.02 feet to the east right of way of So. 44th Street, thence N01°14'01"E along said right of way 100.32 feet to the point of tangency of a 90 foot radius right of way curve to the left, thence southeasterly along the arc of said curve 67.28 feet (chord S20°10'59"E, 65.23 feet) to the point of compund curvature of a 60 foot radius right of way curve to the right, thence southwesterly along the arc of said curve 233.35 feet feet (chord S69°49'01'W, 111.71 feet) to the point of real beginning.

Said tract contains 0.17 acres (7,608 square feet).

Name and Return Address

City of Manitowoc
900 Quay Street
Manitowoc Wi 54220

052-835-401-033.00
052-835-401-021.00
Parcel Identification Number (PIN)

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: So. 44TH Street

Dated this __28__ day of __May_____, 20 14____, the above

GRANTORS; Manitowoc Cinema, LLC

_Peter C Allie_____
Peter C. Allie, Member

STATE OF WISCONSIN   )
) ss.
MANITOWOC COUNTY   )

_Alex C Allie_____
Alex C. Allie, Member

Personally came before me, this __28th__ day of __May_____, 20 14____, the above

named ___Peter C. Allie and Alex C. Allie_____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_Ann Rathsack_____
Notary Public, Manitowoc County

My Commission (is) (expires) _4/1/201_____

This instrument was drafted by ___Paul M. Steinbrecher, SMI_____

STRIDED

SO. 44TH STREET (60')

S89° 22' 14"E 880.72'

10' UTILITY & DRAINAGE EASEMENT

133.80'

TRACT A EX. CSM VOL.3A EA.301

4-5
R=80.00
Δ=42°50'00"
L=67.28
LC=65.73
CB=N20° 10' 59"W

3-4
R=60.00
Δ=40°27'22"
L=42.37
LC=41.49
CB=N21° 22' 18"W

EXISTING 100' DRAINAGE EASEMENT

10' UTILITY & DRAINAGE EASEMENT

134.56'

TRACT A EX. CSM VOL.3A EA.301

1-4
R=60.00
Δ=223°20'00"
L=233.35
LC=111.71
CB=N59° 49' 01"E

80.02'
S89° 57' 18"E

119.97'
228.57'   637.25'   S89° 57' 48"E 288.72'
1/16TH SECTION LINE
(REC. AS S89° 56'50"E)   288.72'

334.82'   709.06'   (REC. AS S89° 56'50"E) 374.24'
S89° 57' 18"E

EXISTING GASMAIN ON PRESCRIPTIVE EASEMENT

TO BE DEDICATED TO THE CITY OF MANITOWOC

2-3
R=60.00
Δ=47°52'49"
L=50.14
LC=48.69
CB=N22° 47' 48"E

1-2
R=60.00
Δ=134°29'49"
L=140.84
LC=110.68
CB=S56° 60' 53"E

1-3
R=60.00
Δ=182°22'38"
L=190.98
LC=119.97
CB=N89° 57' 18"W

LOT 3
2.92 ACRES
127,152 SQ. FT.

10' UTILITY & DRAINAGE EASEMENT

30' ACCESS EASEMENT

MONUMENT SIGN ON 20' EASEMENT

TRACT A EX. CSM VOL.3A EA.301

LOT 1
5.83 ACRES
254,024 SQ. FT.

LOT 2
7.40 ACRES
322,441 SQ. FT.

100' DRAINAGE EASEMENT

DELINEATED WETLAND

DELINEATED WETLAND

LOT 4
19.20 ACRES
836,300 SQ. FT.

20' UTILITY & DRAINAGE EASEMENT

SIGN EASEMENT

10' UTILITY & DRAINAGE EASEMENT

50' 50'

R=2789.93
Δ=5°56'00"
L=289.65
LC=289.82
CB=S01° 55' 25"E

16.5' (1 ROD) EASEMENT
AT CURRENT OWNER
VOL. 915, PAGE 102
DOC NO. 665832

10' UTILITY & DRAINAGE EASEMENT

10' UTILITY & DRAINAGE EASEMENT

N89° 45' 59"W   356.19'
167.48'   188.71'

10' EASEMENT
MANITOWOC PUBLIC UTILITIES
VOL. 1372, PAGE 545
DOC. NO. 837580

20' EASEMENT
MANITOWOC PUBLIC UTILITIES
VOL. 1372, PAGE 545
DOC. NO. 837580

233.84'   250.00'
N87° 18' 20"W

DELINEATED WETLAND   1113.84'   630.00'

VIEBAHN STREET

S89° 20' 07"W

S89° 53' 18"E
2589.89'

SO. 44TH STREET CUL DE SAC

SCALE IN FEET
0   200'