

Report to the Manitowoc Plan Commission

Meeting Date: February 28, 2018 **NOTE:** There was not a quorum for the Feb 28th meeting the item was placed onto the March 28, 2018 Commission for formal action.

Report Print Date: February 23, 2018; 1:36 PM

Request: PC 1-2018 Quit Claim Deed – Maritime Ag, LLC (Tim Petersen): Knuell Street.

Reason for Request: The dedication is related to a Certified Survey that the owner's surveyor has prepared. The dedication and public works petition is for Knuell Street, the right of way width will be 70'.

Existing Land Use: Undeveloped lands with residential adjacent.

Existing Zoning: R-4 Single and Two Family Residential District.

Comprehensive Plan: The Knuell Street dedication is consistent with the Comprehensive Plan and Official Map.

Report: The quit claim deed for Knuell Street is related to a Certified Survey. The Certified Survey is creating 3 buildable lots of record from a larger parcel that is owned by Maritime Ag, LLC. The owner has also provided a public works petition; petitions are not referred to the Plan Commission but they are referred to the Public Infrastructure Committee.

Recommendation: Community Development Department recommends approval of the Quit Claim Deed for the dedication of the Knuell Street right of way.

QUIT CLAIM DEED

Document Number

By this deed, Maritime Ag, 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 in the SE 1/4 of the NE 1/4 of Section 11, T. 19 N., R. 23 E., City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 11, thence N00°15'39"E along the section line 95.11 feet to the north right of way of Homestead Road, thence S89°29'36"W along said right of way 135.14 feet to the point of real beginning, thence continue S89°29'36"W along said right of way 70.0 feet, thence N00°02'57"E 29.42 feet to the point of curvature of a 265 foot radius right of way curve to the left, thence northwesterly along the arc of said curve 101.80 feet (chord N10°57'22"W 101.17 feet), thence N21°57'41"W 11.80 feet, thence N89°26'36"E 74.82 feet to a point on a 335.0 foot radius right of way curve to the right, thence southeasterly along the arc of said curve 113.12 feet (chord S09°37'27"E 112.58 feet), thence S00°02'57"W 28.74 feet to the point of real beginning.

Said tract contains 0.23 acres (9,970 square feet)

Name and Return Address

CITY CLERK
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC WI 54220

052-811-104-052.00
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: Knuell Street

The above described real estate is referenced on a Certified Survey Recorded in Volume ____, Page ____ as "R/W DEDICATED BY OTHER INSTRUMENT"

Dated this 14th day of February, 20 18, the above

GRANTORS: Maritime Ag, LLC

Tim Petersen, Member

STATE OF WISCONSIN)
MANITOWOC COUNTY) ss.

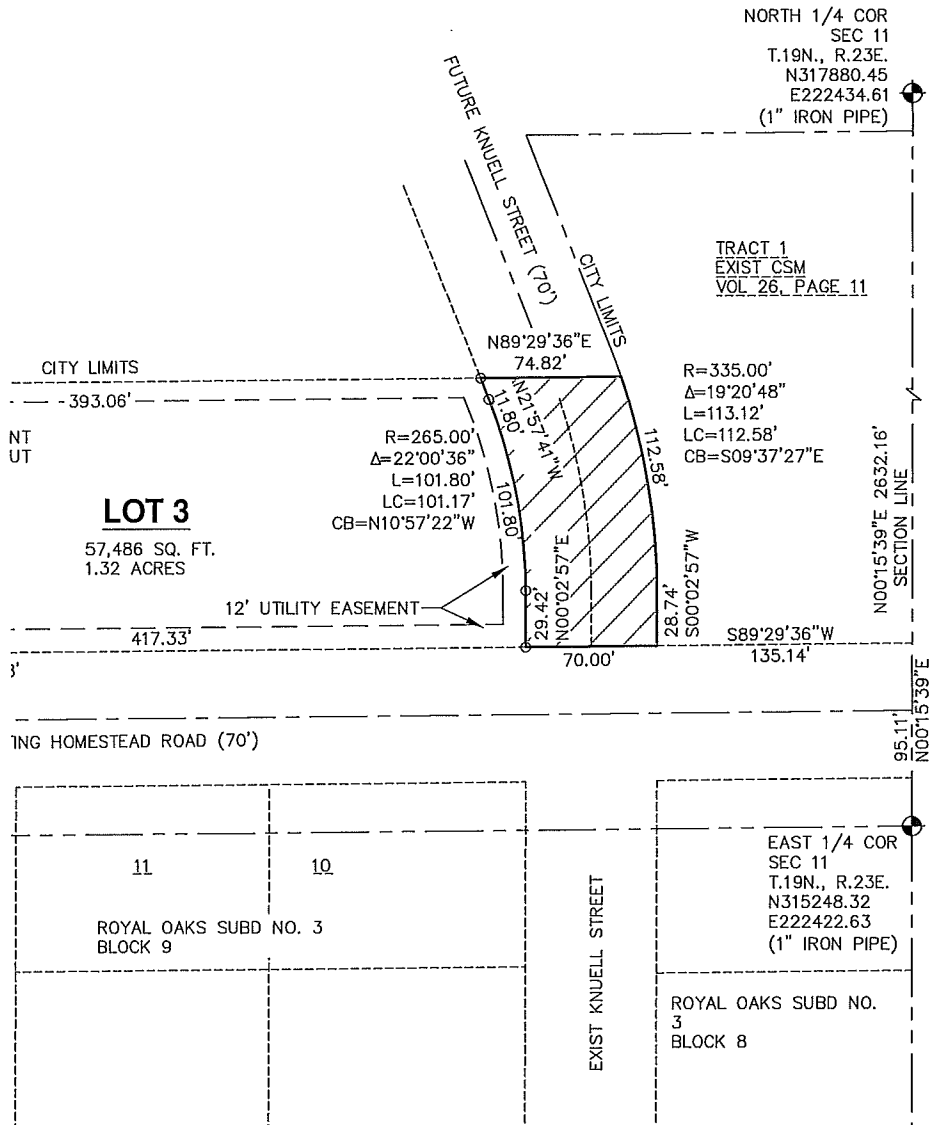
Personally came before me, this 14th day of February, 20 18, the above named Tim Petersen, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Bobbi Reedy
BOBBI REEDY
Notary Public, Manitowoc County

My Commission (is) (expires) 2/8/19

This instrument was drafted by Paul M. Steinbrecher, SMI

KNUELL STREET - QUIT CLAIM DEED



SCALE IN FEET

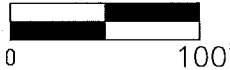


EXHIBIT A