

**Report to the
Manitowoc Plan Commission**

Meeting Date: October 25, 2017

Report Print Date: October 18, 2017; 11:40 AM

Request: PC 1-2017 Quit Claim Deed – Stanleas III, LLC (James Check) : Homestead Road.

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 Homestead Road, 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: Homestead Road dedication is consistent with the Comprehensive Plan and Official Map.

Report: The quit claim deed for Homestead is related to a Certified Survey. The Certified Survey is creating a buildable lot of record from the larger parcel that is owned by Stanleas III. 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 Homestead Road right of way.

QUIT CLAIM DEED

Document Number

By this deed, Stanleas III, 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 NE 1/4 of the NW 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 95.11 feet to the north right of way of Homestead Road, thence S89°29'36"W along said right of way 678.60 feet to the point of real beginning, thence continue S89°29'36"W along said right of way 178.32 feet to a point on a 11,509.16 foot radius curve to the right, thence southeasterly along the arc of said curve 89.72 feet (chord S39°12'26"E 89.72 feet) to the south right of way of Homestead Road, thence N89°29'36"E along said right of way 121.30 feet, thence N00°15'39"E 70.01 feet to the point of real beginning.

Said tract contains 0.24 acres (10,487 square feet)

Name and Return Address

CITY CLERK
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC WI 54220

052-811-104-049.00
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: Homestead Road

The above described real estate is referenced on a Certified Survey Recorded in Volume 33, Page 71 as "R/W DEDICATED BY OTHER INSTRUMENT"

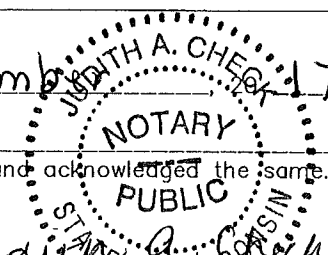
Dated this 28 day of September, 20 17 the above

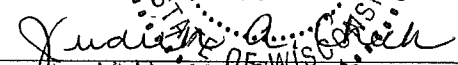
GRANTORS: Stanleas III, LLC


James J. Check, Member

STATE OF WISCONSIN)
MANITOWOC COUNTY) ss.

Personally came before me, this 28 day of September, 2017, the above named James J. Check known to be the person(s) who executed the foregoing instrument and acknowledged the same.




Judith A. Check
Notary Public, Manitowoc County.

My Commission ~~(is)~~ (expires) 6-5-20

This instrument was drafted by Paul M. Steinbrecher, SMI

