

### QUIT CLAIM DEED

Document Number

By this deed, Oak Park Developers, 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:

Commencing at the North 1/4 corner of said Section 14, thence S89°16'44"W (recorded as S87°34'24"W) along the section line 1258.69 feet, thence S00°43'47"W (recorded as S01°01'37"E) 498.03 feet, thence N89°30'14"E (recorded as N89°37'45"E) 571.77 feet, thence S00°14'29"W 129.83 feet (recorded as S00°22'45"W 130.0 feet) to the point of real beginning, thence continue S00°14'29"W 60.01 feet, thence S89°29'28"W 140.0 feet, thence N00°14'29"E 60.01 feet, thence N89°29'28"E 140.0 feet to the point of real beginning.  
Said tract contains 8,402 square feet (0.19 acres).

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC, WI 54220

052-814-201-090.00  
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: Roneta Lane

Dated this 5<sup>th</sup> day of FEBRUARY, 20 15, the above

GRANTORS: Oak Park Developers, LLC

*Jeffrey C. Check*  
Jeffrey C. Check, Member

STATE OF WISCONSIN )  
MANITOWOC COUNTY ) ss.

Personally came before me, this 5<sup>th</sup> day of FEBRUARY, 20 15, the above named Jeffrey C. Check, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Ruthann E. Mlejiva*  
Notary Public, Manitowoc County

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

This instrument was drafted by Paul M. Steinbrecher, SMI

# RONETA LANE - QUIT CLAIM

NW COR SEC 14,  
T.19N., R.23E.  
(2" IRON PIPE)  
N 312549.15  
E 217122.77

2642.80'

SECTION LINE

S89°16'44"W 1258.69'  
(REC. AS S87°34'24"W)

N 1/4 COR SEC 14,  
T.19N., R.23E.  
(1" IRON PIPE)  
N 312582.41  
E 219765.36

S00°43'47"W 498.03'  
(REC. AS S01°01'37"E)

(REC. AS N89°37'45"E)  
N89°30'14"E 431.77'

RIVER RIDGE SUBD. NO. 2  
BLOCK 4

15

14

13

N89°30'14"E 140.00'

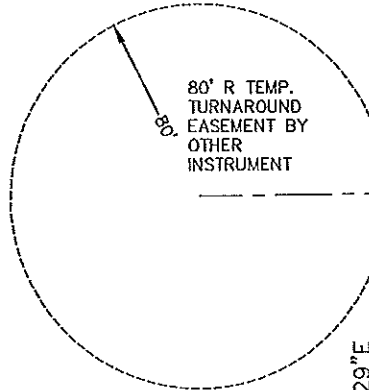
**LOT 2**

**LOT 1**

9,088 SQ. FT

9,088 SQ. FT

UNPLATTED LAND



319.87'

129.86'

S00°14'29"W 129.85'

(REC. AS 130.0')  
129.83'

319.84'

RIVER RIDGE SUBD. NO. 1  
BLOCK 4

70.00' 70.00'

S89°29'28"W 140.00'

S89°29'28"W 140.00'

70.00' 70.00'

**LOT 4**

**LOT 3**

9,099 SQ. FT

9,099 SQ. FT

UNPLATTED LAND

N00°14'29"E 130.00'

S00°14'29"W 130.00'

130.00'

S00°14'29"W 130.00'

(REC. AS S00°22'45"W 320.01')

RIVER RIDGE SUBD. NO. 1  
BLOCK 3

70.00' 70.00'

S89°29'28"W 140.00'

UNPLATTED LAND

1



SCALE IN FEET



EXHIBIT A

**TEMPORARY TURNAROUND  
EASEMENT**

Document Number

This indenture made and entered into by and between Stanleas III, LLC hereinafter known as Grantors, and the City of Manitowoc, a corporate Municipality duly organized under the laws of the State of Wisconsin, hereinafter called Grantee.

Whereas, said Grantors and Grantee have agreed upon a temporary roadway turn around easement over Grantors property. Said easement is to allow vehicular traffic an area to turn around on a dead end street.

That in and for the consideration of \$1.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee an easement right-of-way for purposes of a road for vehicular travel only. Grantor shall construct said temporary turn-around. Grantee shall be responsible for the repair and maintenance of said turn-around over, under and through the following described property:

An 80 foot diameter Temporary Turn-around Easement located in and described as follows:  
Commencing at the North 1/4 corner of said Section 14, thence S89°16'44"W (recorded as S87°34'24"W) along the section line 1258.69 feet, thence S00°43'47"W (recorded as S01°01'37"E) 498.03 feet, thence N89°30'14"E (recorded as N89°37'45"E) 431.77 feet, thence S00°14'29"W 159.87 feet to the point of real beginning, thence S89°29'28"W, 74.55 feet to the center of said 80 foot temporary turn-around easement.

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC WI 54220

052-814-201-090.00

Parcel Identification Number (PIN)

This agreement runs with the above described land. The said condition and agreement set out above and below each and every one of them is hereby expressly made an essential part of this instrument and shall run with the land.

Grantor, its successors and assigns reserve the right to use said property for any purpose not adverse to or in interference of the easement herein granted.

Grantor agrees to indemnify, save and keep harmless Grantee, its agents, employees, successors, and assigns from all liability, lien, judgment, cost, damage and expense of whatsoever kind and nature which may in any way be suffered by Grantee.

It is further understood and agreed by the parties hereto that at such time as Roneta Lane is extended and improved, said right-of-way easement contained in this document will terminate.

In witness whereof, the said Stanleas III, LLC has caused these presents to be signed by James J. Check its member, <sup>TK</sup>

this 5 day of February, 2015

Stanlea's III, LLC

*[Signature]*  
James J. Check, Member

STATE OF WISCONSIN )

MANITOWOC COUNTY )

) ss.

Personally came before me, this 5<sup>th</sup> day of February, 2015, the above

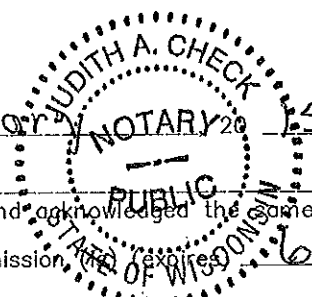
named James J. Check to me

known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
Judith A. Check

My Commission expires 6-5-16

Notary Public, Manitowoc County. Judith A. Check  
081735U This instrument was drafted by Paul M. Steinbrecher, SMI

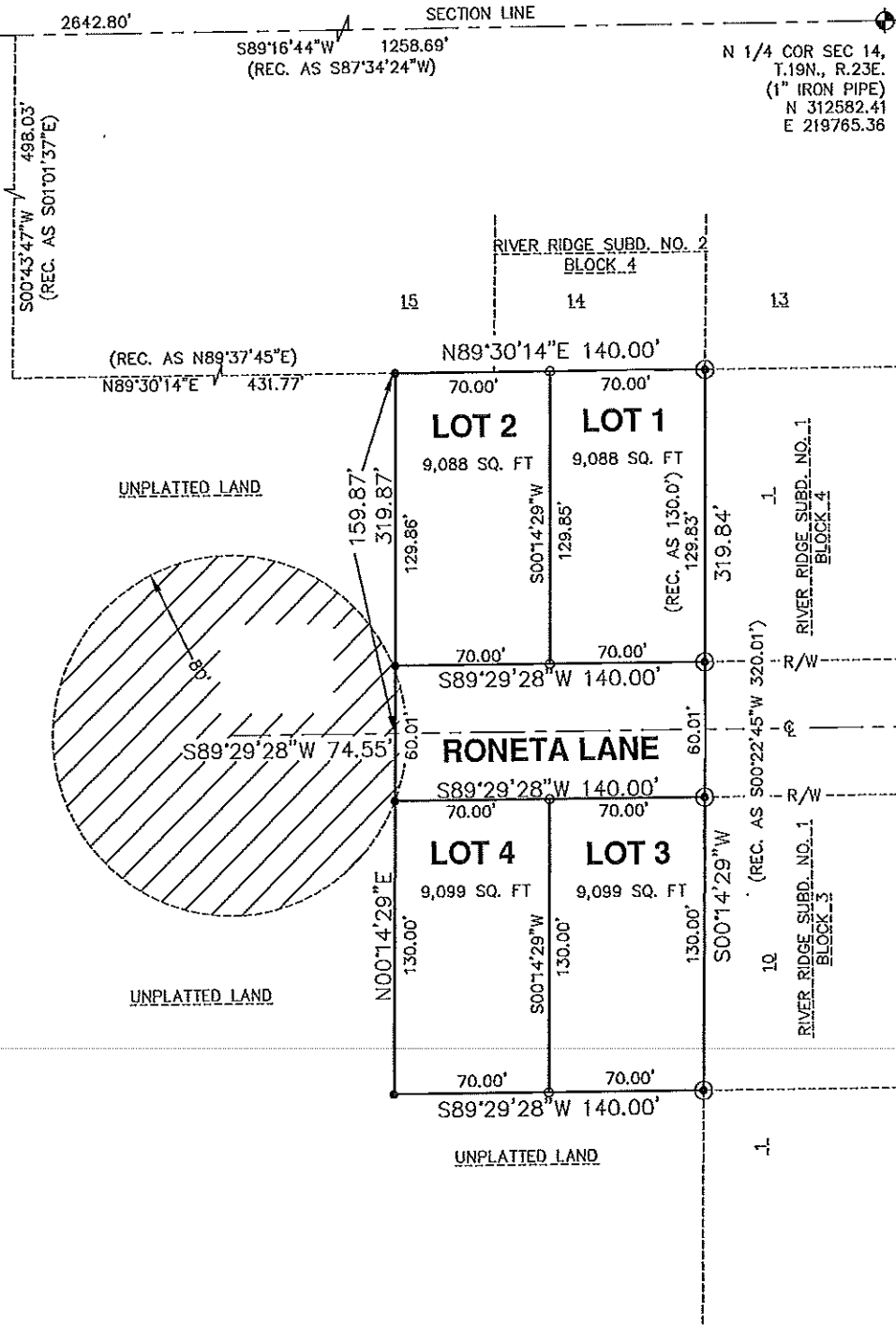


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