

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** August 28, 2019

**Report Print Date:** August 23, 2019; 3:45 PM

**Request:** PC 1-2019: Bright Horizon Properties, LLC; Quit Claim Deed for N. 8th Street purposes.

**Reason for Request:** The dedication is related to a Certified Survey that was recently approved for Eck Industries and Bright Horizon Properties LLC (Harvey Cement). The dedication brings the right of way up to 90', which is consistent with the Official Map.

**Existing Land Use:** Industrial

**Existing Zoning:** I-2 Heavy Industrial

**Recommendation:** Recommend approval of the Quit Claim Deed for the dedication N. 8<sup>th</sup> Street.

# QUIT CLAIM DEED

Document Number

By this deed, Bright Horizon Properties, 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 1/4 of the NW 1/4 of Section 17, T.19N., R.24E., City of Manitowoc, Manitowoc County, Wisconsin, and described as follows:

Commencing at the NW corner of said Section 17, thence S00°22'53"E (recorded as S00°58'00"E) along the section line 1314.40 feet to the 1/16th section line, thence S89°53'03"E (recorded as N89°04'00"E) along said 1/16th section line 638.55 feet to the point of real beginning, thence continue S89°53'03"E along said 1/16th section line 45.18 feet to a point on a 1443.0 foot radius centerline curve of No. 8th Street, thence southeasterly along the arc of said curve 133.82 feet (chord S02°19'48"E, 133.77 feet), thence S00°19'36"W (recorded as S00°48'00"W) along said centerline 431.80 feet, thence N89°36'40"W (recorded as N89°36'45"W) 45.00 feet, thence N00°19'36"E (recorded as N00°48'00"E) 431.76 feet to the point of curvature of a 1398.00 foot curve to the left, thence northwesterly along the arc of said curve 133.65 feet (chord N02°24'44"W, 133.60 feet) to the point of real beginning.

Said tract contains 0.58 acres (25,435 square feet)

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC WI 54220

052-817-203-030.00  
Parcel Identification Number (PIN)

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

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: North 8th Street

Dated this 12<sup>th</sup> day of August, 20 19, the above

GRANTORS:

[Signature]  
Bright Horizon Properties, LLC - Steven R. Schenian - Member

STATE OF WISCONSIN )

) ss.

Steven R. Schenian

MANITOWOC COUNTY )

Personally came before me, this 12<sup>th</sup> day of August, 20 19, the above

named Steven R. Schenian to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public, Manitowoc County.

My Commission (is) (expires) 5-10-2021

This instrument was drafted by Paul M. Steinbrecher, SMI

NW COR SEC 17  
T.19N., R.24E.  
(PK NAIL)  
N312670.08  
E232971.94

500'22'53"E  
(REC. AS S00'58'00"E)

1314.40'

DIMENSION FROM DEED  
VOL. 1346, PAGE 498

(REC. AS N89°04'00"E)  
S89°53'03"E 638.55'  
1/16TH SECTION LINE

**LOT 2**

R=1398.0'  
Δ=5°28'40"  
L=133.65'  
LC=133.60'  
CB=N02°24'44"W

R/W CURVE ESTABLISHED  
BY EXISTING ROADWAY  
NO DEEDS OR HIGHWAY  
PLANS ARE AVAILABLE

TANGENT CENTERLINE ESTABLISHED  
BY CSM VOL. 13, PAGE 163

S89°53'03"E  
45.18'

R=1443.00'  
Δ=5°18'48"  
L=133.82'  
LC=133.77'  
CB=S02°19'48"E

SECTION LINE  
2631.49'

**LOT 1**

NO. 8TH STREET  
S00'19'36"W 431.80'  
(REC. AS N00°48'00"E)  
N00'19'36"E 431.76'

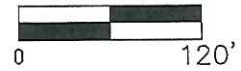
N89°36'40"W  
45.00'  
(R.A. N89°36'45"W)

WEST 1/4 COR SEC 17  
T.19N., R.24E.,  
"X" IN CONCRETE  
N310038.65  
E232989.46

CANADIAN NATIONAL RAILROAD

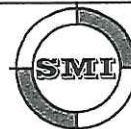


SCALE IN FEET



**NO. 8TH STREET R/W QUIT CLAIM - EXHIBIT A**

CLIENT: BRIGHT HORIZON PROPERTIES, LLC  
ADDRESS: 500 AMERICAN DRIVE  
MANITOWOC WI 54220  
920-682-5166  
DATE: 8/6/19 JOB NO.: 19210LS



SMT  
CIVIL AND STRUCTURAL ENGINEERS  
102 REVERE DRIVE  
MANITOWOC, WISCONSIN 54220-3147  
PHONE 920-684-5583 FAX 920-684-5584