

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** August 24, 2022

**Request:** PC 1-2022: JAI Petroleum and Investments, LLC Quit Claim Deed for N. Rapids Road and Plank Road.

**Report:** The quit claim deeds are related to the redevelopment of the former Vogel Autobody property located at the northwest corner of N. Rapids Road and Plank Road. JAI will be constructing a convenience store and as part of the project additional right-of-way is required.

**Recommendation:** Accept the quit claim deeds for N. Rapids Road and Plank Road.

# QUIT CLAIM DEED

Document Number

By this Deed, JAI Petroleum and Investments, LLC, 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 parcel of land being Part of Tract 1 of C.S.M. V.8, P.679 located in the SW ¼ of the SE ¼ of Section 11 Township 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 11; thence N00°31'38"W 810.85 feet along the West line of the Southeast 1/4 said Section 11; thence S76°11'28"E 324.70 feet along the North Right-of-Way line of Plank Road; thence N03°45'48"W 75.14 feet along the West Right-of-Way line of North Rapids Road to the POINT OF BEGINNING of this description; thence continuing along said West Right-of-Way line N03°45'48"W 60.16 feet; thence N89°37'01"E 50.09 feet; thence S03°45'48"E 56.92 feet along the Centerline of North Rapids Road; thence S85°54'52"W 50.00 feet to the point of beginning of this description, City of Manitowoc, Manitowoc County, Wis.

Said parcel contains 2,927 square feet or 0.067 acres of land.

See map titled "Exhibit A" attached hereunto.

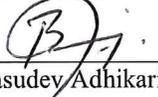
It is the intention to provide a deed and dedicate the aforementioned description for street purposes, the description includes any and all previously dedicated street area.

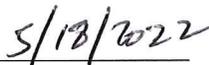
Name of the street covered by the aforementioned description: **North Rapids Road**

This is not homestead property.

Fee exempt under Section 77.25(2r).

JAI Petroleum and Investments, LLC

  
\_\_\_\_\_  
Basudev Adhikari

  
\_\_\_\_\_  
Date

STATE OF WISCONSIN)

) ss.

MANITOWOC COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named Basudev Adhikari, of JAI Petroleum and Investments, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public Manitowoc County, WI.

My commission expires \_\_\_\_\_.

Name and Return Address:

City Clerk  
City Hall  
900 Quay Street  
Manitowoc, WI 54220-4543

**05281140321000**

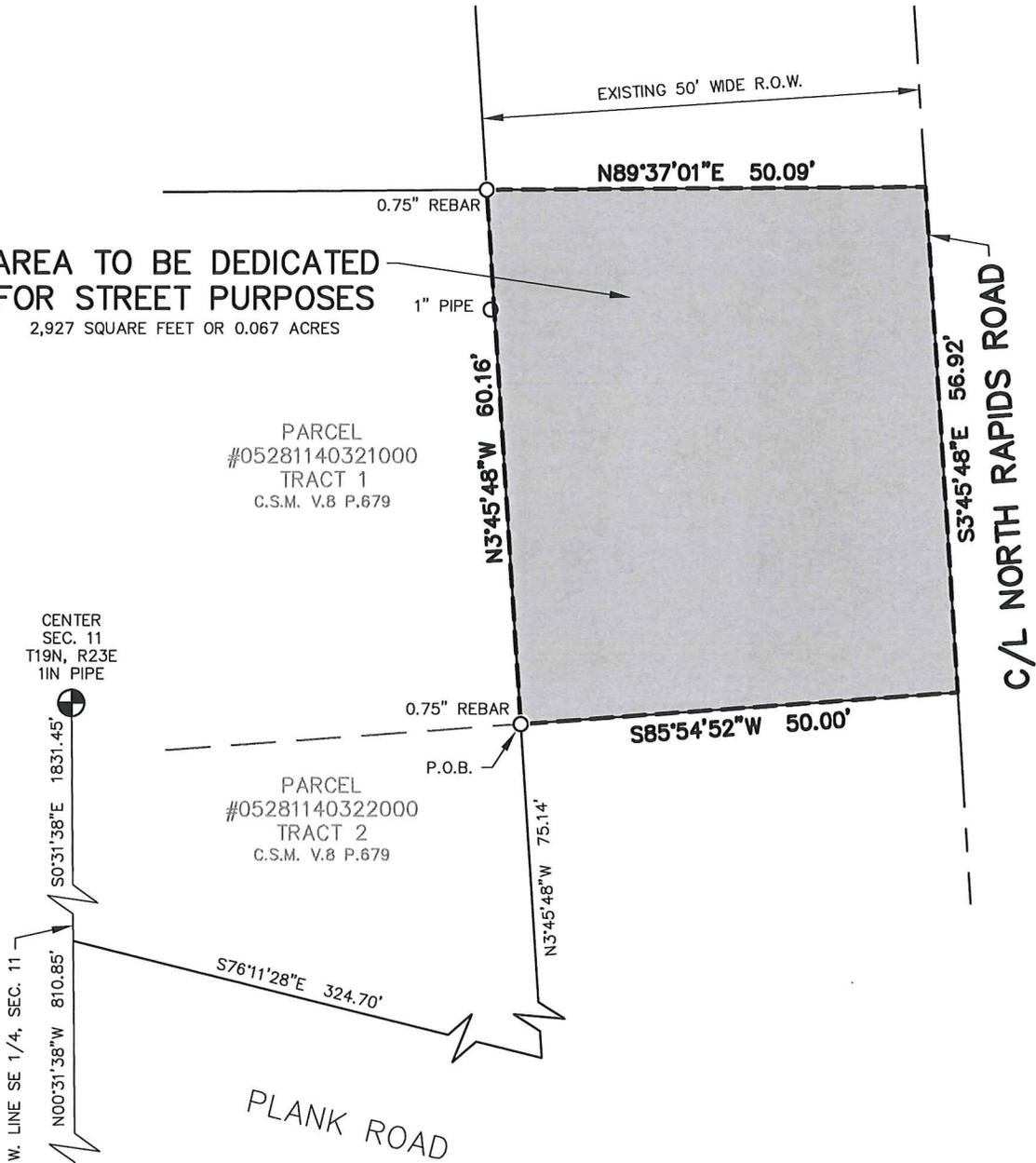
Parcel Identification Number

This instrument drafted by:  
Benjamin Reenders  
Authorized by the City of Manitowoc

# EXHIBIT "A"

**AREA TO BE DEDICATED FOR STREET PURPOSES**

2,927 SQUARE FEET OR 0.067 ACRES



CENTER  
SEC. 11  
T19N, R23E  
1IN PIPE

W. LINE SE 1/4, SEC. 11  
810.85'  
S0°31'38"E 1831.45'

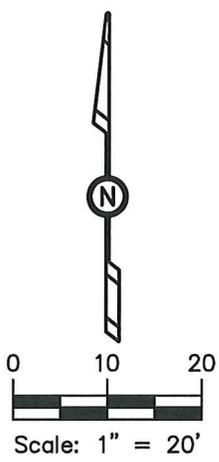
S. 1/4 COR.  
SEC. 11  
T19N, R23E  
1IN PIPE

PARCEL  
#05281140321000  
TRACT 1  
C.S.M. V.8 P.679

PARCEL  
#05281140322000  
TRACT 2  
C.S.M. V.8 P.679

PLANK ROAD

C/L NORTH RAPIDS ROAD



941 Center Avenue, Suite 1  
Oostburg, WI 53070  
920-547-0599

**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

FILE No.: 2022017 DATE: 5/9/2022 PAGE: 1 OF 1

# QUIT CLAIM DEED

Document Number

By this Deed, JAI Petroleum and Investments, LLC, 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 parcel of land being part of Tract 2 of C.S.M. V.8, P.679 located in the SW ¼ of the SE ¼ of Section 11 Township 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 11; thence N00°31'38"W 810.85 feet along the West line of the Southeast 1/4 said Section 11; thence S76°11'28"E 142.91 feet along the North Right-of-Way line of Plank Road to the POINT OF BEGINNING of this description; thence continuing along said North Right-of-Way line S76°11'28"E 181.79 feet; thence S03°45'48"E 10.49 feet along the West Right-of-Way line of North Rapids Road; thence N76°11'28"W 182.48 feet; thence N00°04'18"W 10.30 feet to the point of beginning of this description, City of Manitowoc, Manitowoc County, Wis.

Said parcel contains 1,821 square feet or 0.042 acres of land.

See map titled "Exhibit A" attached hereunto.

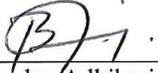
It is the intention to provide a deed and dedicate the aforementioned description for street purposes, the description includes any and all previously dedicated street area.

Name of the street covered by the aforementioned description: **Plank Road**

This is not homestead property.

Fee exempt under Section 77.25(2r).

JAI Petroleum and Investments, LLC

  
\_\_\_\_\_  
Basudev Adhikari

5/18/2022  
\_\_\_\_\_  
Date

STATE OF WISCONSIN)

) ss.

MANITOWOC COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named Basudev Adhikari, of JAI Petroleum and Investments, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public Manitowoc County, WI.  
My commission expires \_\_\_\_\_.

Name and Return Address:  
City Clerk  
City Hall  
900 Quay Street  
Manitowoc, WI 54220-4543

**05281140322000**  
Parcel Identification Number

This instrument drafted by:  
Benjamin Reenders  
Authorized by the City of Manitowoc

# EXHIBIT "A"

CENTER  
SEC. 11  
T19N, R23E  
11N PIPE

W. LINE SE 1/4, SEC. 11

S. 1/4 COR.  
SEC. 11  
T19N, R23E  
11N PIPE

N00°31'38"W 810.85'

S0°31'38"E 1831.45'

S76°11'28"E  
142.91'  
MAG NAIL

EXISTING 40'  
WIDE R.O.W.

N0°4'18"W  
10.30'

C/L PLANK ROAD

EXISTING 30'  
WIDE R.O.W.

AREA TO BE DEDICATED FOR STREET PURPOSES

PARCEL #05281140322000

TRACT 2  
C.S.M. V.8 P.679

1,821 SQUARE FEET OR 0.042 ACRES

S76°11'28"E 181.79'

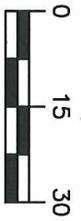
N76°11'28"W 182.48'

10.0'

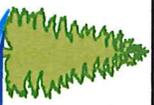
MAG NAIL  
10.49'  
S3°45'48"E  
MAG NAIL

50' WIDE R.O.W.

C/L NORTH RAPIDS ROAD



Scale: 1" = 30'



**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

941 Center Avenue, Suite 1  
Oostburg, WI 53070  
920-547-0599