

**Report to the
Manitowoc Plan Commission**

Meeting Date: April 26, 2017

Report Print Date: April 21, 2017; 9:47 AM

Request: PC 1-2016 Quit Claim Deed – Doneff Holdings, LLC : Mirro Drive Dedication.

Reason for Request: The dedication is related to a Certified Survey that the owner's surveyor has prepared. The dedication is for Mirro Drive, the right of way width will be 90'.

Existing Land Use: Undeveloped lands with residential and an assisted living facility adjacent.

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

Comprehensive Plan: Mirro Drive dedication is consistent with the Comprehensive Plan and Official Map.

Report: The quit claim deed for Mirro Drive is related to a Certified Survey which was recently approved by the City. The dedication is related to an official map amendment and land offer from Anton Doneff to the City; the City was not interested in the land donation but the Manitowoc Public School District has accepted the donation of the land which will be added to the existing Stangel School grounds.

Recommendation: The Community Development Department recommends approval of the Quit Claim Deed for the dedication of the Mirro Drive right of way and instruct the City Clerk to record the deed at the Courthouse after the Council has accepted said deed.

QUIT CLAIM DEED

Document Number

By this deed, Doneff Holdings, 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 NE 1/4 of the NW 1/4 of Section 16, T.19N., R.24E., City of Manitowoc, Manitowoc County, Wisconsin, and described as follows:

Commencing at the North 1/4 corner of said Section 16, thence S00°08'36"W (recorded as S01°32'15"W) along the 1/4 section line 170.0 feet to the point of real beginning, thence continue S00°08'36"W (recorded as S01°32'15"W) along said 1/4 section line 310.39 feet, thence S89°58'31"W (recorded as S89°56'33"W) 45.0 feet, thence N00°08'36"E 310.43 feet, thence S89°58'08"E (recorded as N88°21'03"E) 45.0 feet to the point of real beginning. Said tract contains 13,968 square feet (0.32 acres).

Name and Return Address

CITY CLERK
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC WI 54220

052-816-201-015.00

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: Mirro Drive

Dated this _____ day of _____, 20 _____, the above

GRANTORS:

Doneff Holdings, LLC - Sarah L Bonovich, Managing Member

STATE OF WISCONSIN)

) ss.

MANITOWOC COUNTY)

Personally came before me, this _____ day of _____, 20 _____, the above named Sarah L Bonovich, Managing Member, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County.

My Commission (Is) (expires) _____

This instrument was drafted by Paul M. Steinbrecher, SMI

1/4 SECTION LINE

706.24'

TRACT 1
EX. CSM
VOL. 17
PG. 119

S89°58'08"E
(R.A. N88°21'03"E)

N 1/4 CORNER
SEC. 16,
T.19N., R.24E.
(PK NAIL)
N312684.65
E240885.38

S00°08'36"W 170.0'

R/W

45.0'

N00°08'36"E 310.43'

S00°08'36"W 2643.36' 1/4 SECTION LINE
(REC AS S01°32'15"W)

MIRRO DRIVE (90' O.M. R/W)

S89°58'31"W
(REC AS S89°56'33"W)

45.0'

CENTER
SEC. 16,
T.19N., R.24E.
(2" IP W/CAP)
N310041.29
E240878.76



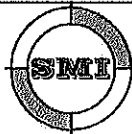
SCALE IN FEET



0 100'

DRAWING: DONEFF HOLDINGS, LLC MIRRO DRIVE QUIT CLAIM

CLIENT: DONEFF HOLDINGS, LLC
ADDRESS: 5160 EXPO DRIVE
MANITOWOC WI 54220
920-682-0066
DATE: 3/13/17 JOB NO.: 17147CS



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