

## Report to the Manitowoc Plan Commission

**Meeting Date:** May 23, 2018

**Report Print Date:** May 18, 2018; 2:40 PM

**Request:** PC 1-2018 Quit Claim Deed – Bay Pointe Developers II, LLC (Peter and Alex Allie, Gary Underwood) : Bayshore Drive Dedication.

**Reason for Request:** The dedication is related to a Certified Survey that created 4 lots of record on the former Elks Club property. Bayshore Drive is a future street that will run in the interior of Elks / Bay Pointe Development. The name of the right-of-way has been approved by the Fire Department to insure there are no other streets with a similar name in the City. The street right-of-way has been designed to be compatible with the future round-about that will be constructed at the intersection of E. Waldo Boulevard, Memorial Drive and Maritime Drive.

**Existing Land Use:** Former Elks Golf Course clubhouse and undeveloped lands of the golf course.

**Existing Zoning:** C-1 Commercial and P-1 Conservancy

**Comprehensive Plan:** Bayshore Drive dedication is consistent with the Comprehensive Plan and Official Map promoting orderly development of the property.

**Recommendation:** Staff recommends to the Plan Commission to approve the Quit Claim Deed for the dedication and the naming of the Bayshore Drive right of way and instructing 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, Bay Pointe Developers II, 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 Lots 8 and 9 of the Subdivision of Government Lot 1 of Section 20, T19N, R24E, said Lot 8 was formerly part of Raine's Subdivision of Lots 6, 7, and 8 of the Subdivision of said Government Lot 1 which is now vacated; all being in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 corner of said Section 20, thence N89°27'56"E along the section line 1312.92 feet to the NE corner of the NE 1/4 of the NE 1/4 of Section 20, thence N00°39'40"E 20.0 feet, thence N89°57'56"E 540.86 feet to the point of real beginning,, thence S52°17'48"E 80.0 feet, thence S37°42'12"W 89.72 feet to the point of curvature of a 260.00 foot radius curve to the left, thence southwesterly along the arc of said curve 279.05 feet (chord S06°57'22"W 265.85 feet), thence S23°47'28"W 122.48 feet, to the north right of way of Waldo Boulevard, thence N74°29'14"W along said right of way 35.43, thence S64°28'22"W along said right of way 71.61 feet, thence N15°18'44"W 154.02 feet to the point of curvature of a 340 foot radius right of way curve to the right, thence northeasterly along the arc of said curve 314.60 feet (chord N11°11'44"E, 303.50 feet), thence N37°42'12"E 89.72 feet to the point of real beginning.

Said tract contains 0.98 acres (42,508 square feet)

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC WI 54220

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: Bayshore Drive

Dated this 16<sup>th</sup> day of April, 20 18, the above

GRANTORS: Bay Pointe Developers II, LLC

*Peter C. Allie*

Peter C. Allie, Managing Member

STATE OF WISCONSIN )

) ss.

MANITOWOC COUNTY )

Personally came before me, this 16 day of April, 20 18, the above named Peter C. Allie to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Andrew Kallander*

Notary Public, Manitowoc County.

My Commission (is) (expires) 9-10-21

This instrument was drafted by Paul M. Steinbrecher, SMI

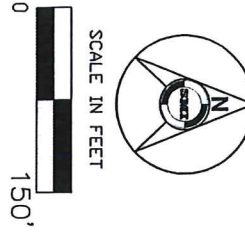
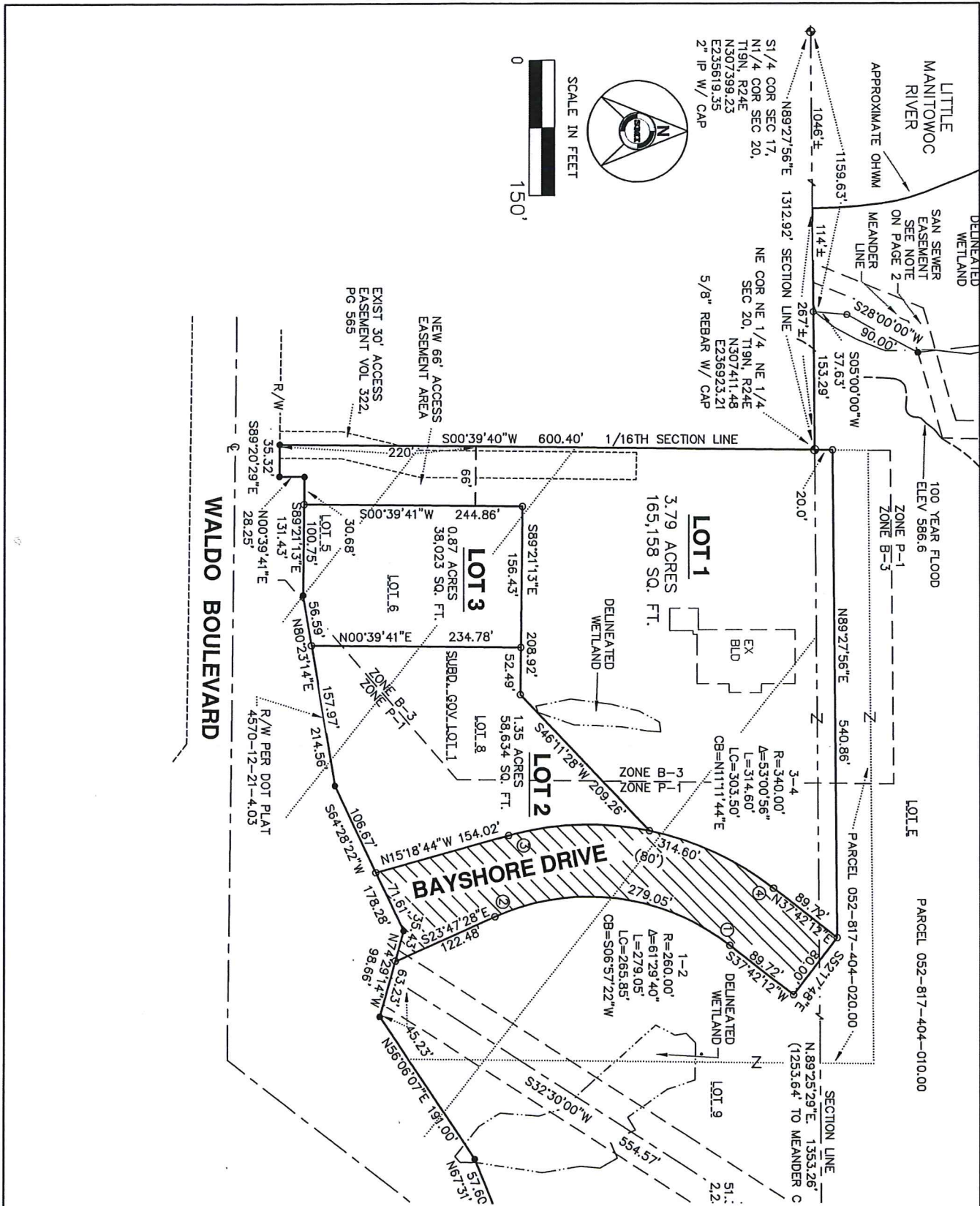


EXHIBIT A

CLIENT: BAY POINT DEVELOPERS II, LLC  
 ADDRESS: 100 MARITIME DRIVE  
 MANITOWOC WI 54220  
 920-684-1545  
 DATE: 2/1/18 JOB NO.: 17349MS  
 REV 3/19/18, 3/30/18



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