

**Item # 15-994**

**Report to the  
Manitowoc Plan Commission**

**Date:** September 23, 2015

**Request:** PC 1-2015: Quit Claim Deed – Nagle Avenue – John Lukas

**Reason for Request:** The quit claim deed is related to a recently approved certified survey map that was prepared in the Nagle Avenue / Abbey Ridge area. The quit claim deed is for Nagle Avenue. A public works petition has also been submitted to the City.

**Existing Land Use:** residential / industrial / office professional

**Comprehensive Plan:** Dedication is consistent with the comprehensive plan and Official Map.

**Recommendation:** Recommend acceptance of the quit claim for the Nagle Avenue dedication.

Document Number

# QUIT CLAIM DEED

By this deed, Abbey Ridge, LLC, Grantors, quit claims 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 SE 1/4 of the NW 1/4 of Section 18, T.19N., R.24E., City of Manitowoc, Manitowoc County, Wisconsin and described as follows:

Commencing at the Northwest corner of said Section 18, thence S88°38'26"E along the section line 1317.69 feet to the 1/16th section line, thence S00°10'45"E along said 1/16th section line 1428.0 feet to the point of real beginning, thence continue S00°10'45"E 45.48 feet to the centerline of Nagle Avenue, thence S46°41'41"E along said centerline 322.30 feet, thence N00°07'19"W 45.44 feet, thence N46°41'41"W 322.36 feet to the point of real beginning.

Said tract contains 10,636 square feet (0.24 acres).

Excluding any previously dedicated right of way.

Name and Return Address

CITY CLERK  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC WI 54220

052-818-201-020.00  
052-818-201-013.00

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: ~~Nagle~~ Avenue  
Nagle

Dated this 20 day of August, 20 15, the above

GRANTOR: John S. Lukas

John S. Lukas  
John S. Lukas

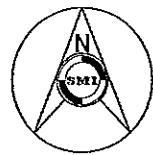
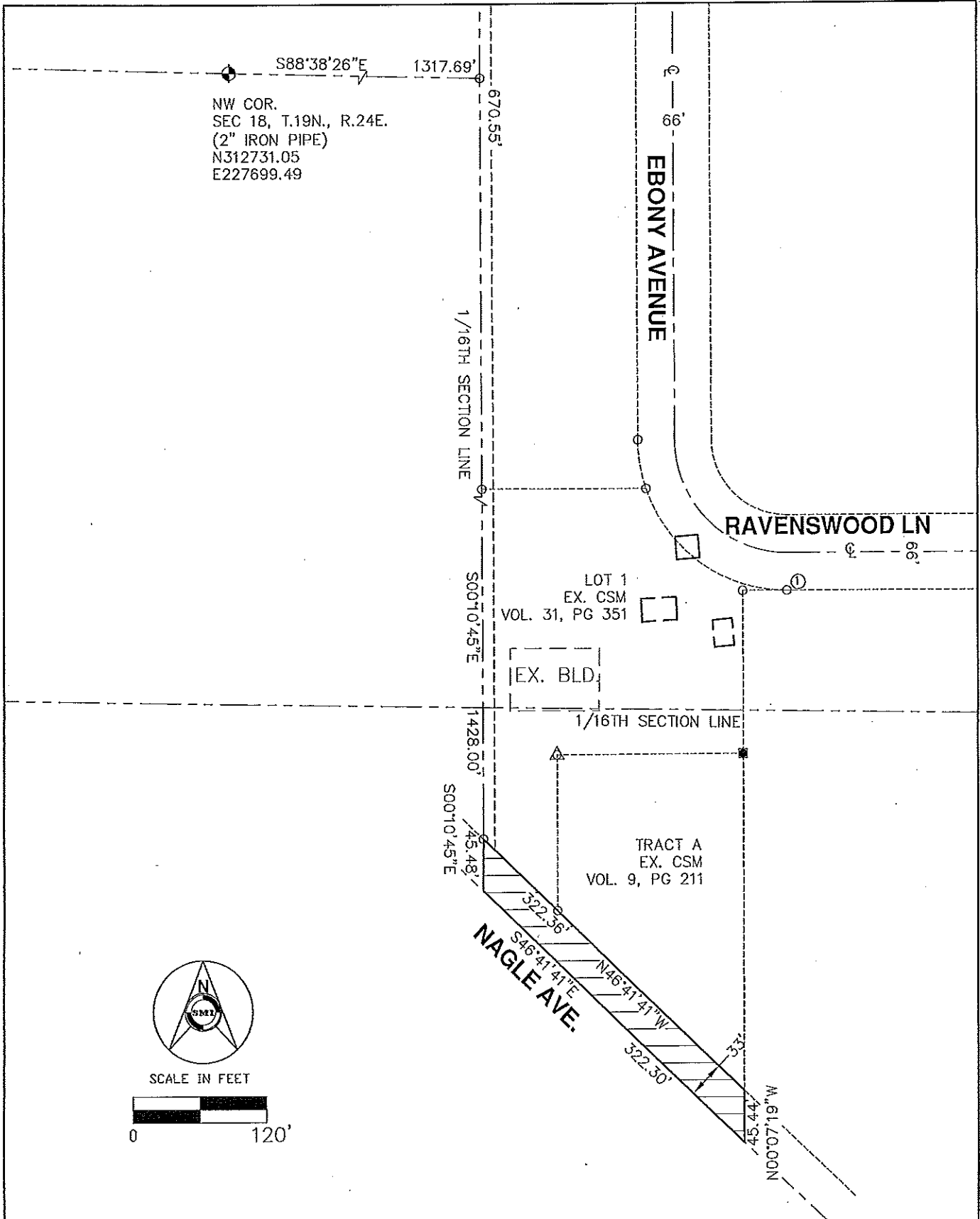
STATE OF WISCONSIN )  
                                  ) ss.  
MANITOWOC COUNTY )

Personally came before me, this 20<sup>th</sup> day of AUGUST, 20 15, the above  
named John S. Lukas to me  
known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Ruthann E. Mlenjira  
Notary Public, Manitowoc County.

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

This instrument was drafted by Paul M. Steinbrecher, SMI



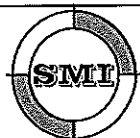
SCALE IN FEET



**NAGLE AVENUE DEDICATION**

**EXHIBIT A**

CLIENT: ABBEY RIDGE, LLC  
 ADDRESS: 1871 NAGLE AVENUE  
 MANITOWOC WI 54220  
 920-901-2451  
 DATE: 5/12/14 JOB NO.: 13215CS



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