

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** August 22, 2018

**Report Print Date:** August 20, 2018; 10:16 AM

**Request:** PC 1-2018 Quit Claim Deed – Woodland Shadows, LLC (Carl Knutson / Dennis Zutz) Virginia Drive Dedication.

**Reason for Request:** The dedication is related to a Certified Survey that created a buildable lot of record that a residence will be constructed on. The lot is at the west of Virginia Drive. Virginia Drive is a 60' wide street, the area dedicated will extend the length of Virginia Drive by 90 feet.

**Existing Land Use:** Undeveloped land

**Existing Zoning:** R-4 Single and Two Family Residential

**Comprehensive Plan:** Virginia Drive dedication is consistent with the Comprehensive Plan and Official Map promoting orderly development in the area.

**Recommendation:** The Community Development Department recommends: i) approval of the Quit Claim Deed for the dedication of the Virginia Drive right of way and ii) 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, Woodland Shadows, LLC, a Wisconsin limited liability company, Grantor, 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:

That part of the SE¼ of the SW¼ of Section 12, T.19 N., R.23 E., City of Manitowoc, Manitowoc County, Wisconsin described as follows.

Commencing at the South ¼ Corner of said Section 12; thence S 88° 50' 36" W along the South Line of said SW ¼ (recorded as S 88° 30' 31" W) a distance of 680.52 feet to the SW Corner of Hidden Acres Subdivision No. 2; thence N 45° 39' 55" W along the Southwesterly Line of Lot 2 of Block 4 of Hidden Acres Subdivision No. 2 (recorded as N 45° 00' 00" W) a distance of 291.29 feet to the southeasterly line of Virginia Drive, the Point of Real Beginning; thence continue N 45° 39' 55" W along the southwesterly line of said Hidden Acres Subdivision No. 2 a distance of 60.00 feet to the northwesterly line of Virginia Drive; thence S 44° 20' 05" W along said northwesterly line of said Virginia Drive extended (recorded as S 44° 00' 00" W) a distance of 90.00 feet; thence S 45° 39' 55" E a distance of 60.00 feet to the extension of the southeasterly line of Virginia Drive; thence N 44° 20' 05" E along said southeasterly line of Virginia Drive (recorded as N 44° 00' 00" E) a distance of 90.00 feet to the Point of Real Beginning. Said parcel contains 5,400 Square Feet of Land.

Name and Return Address:  
Jennifer Hudon, City Clerk/Deputy Treasurer  
City Hall  
900 Quay Street  
Manitowoc, WI 54220-4543

812-304-101  
Parcel Identification Number

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 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: **VIRGINIA DRIVE**

This is not homestead property.

Carl A. Knutson  
Carl A. Knutson - Woodland Shadows, LLC

1-9-17  
Date

Dennis Zutz  
Dennis Zutz - Woodland Shadows, LLC

1/9/17  
Date

STATE OF WISCONSIN)

) ss.

MANITOWOC COUNTY)

Personally came before me this 9th day of January, 2017, the above named Carl A. Knutson and Dennis Zutz, Woodland Shadows, LLC and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Lisa M. Mueller  
Lisa M. Mueller

Notary Public Manitowoc County, WI.

My commission expires 9-8-2019.

This instrument drafted by:  
Paul Braun, City Planner  
Authorized by the City of Manitowoc

MAP LOCATED IN THE SE¼ OF THE SW¼ OF SECTION 12, T.19 N., R.23 E., CITY OF MANITOWOC,  
MANITOWOC COUNTY, WISCONSIN

AREA OF QUIT CLAIM DEED  
& PUBLIC WORKS PETITION

