



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 24, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC 1-2018: Woodland Shadows LLC: Quit Claim Deed for Virginia Drive purposes

Dear Mayor and Common Council:

At the August 22, 2018 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve Woodland Shadows, LLC's Quit Claim Deed for Virginia Drive street purposes.

Respectfully Submitted,
Paul Braun
Plan Commission Secretary

Attachment: Quit Claim Deed and Map
Granicus # 18-0869

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.

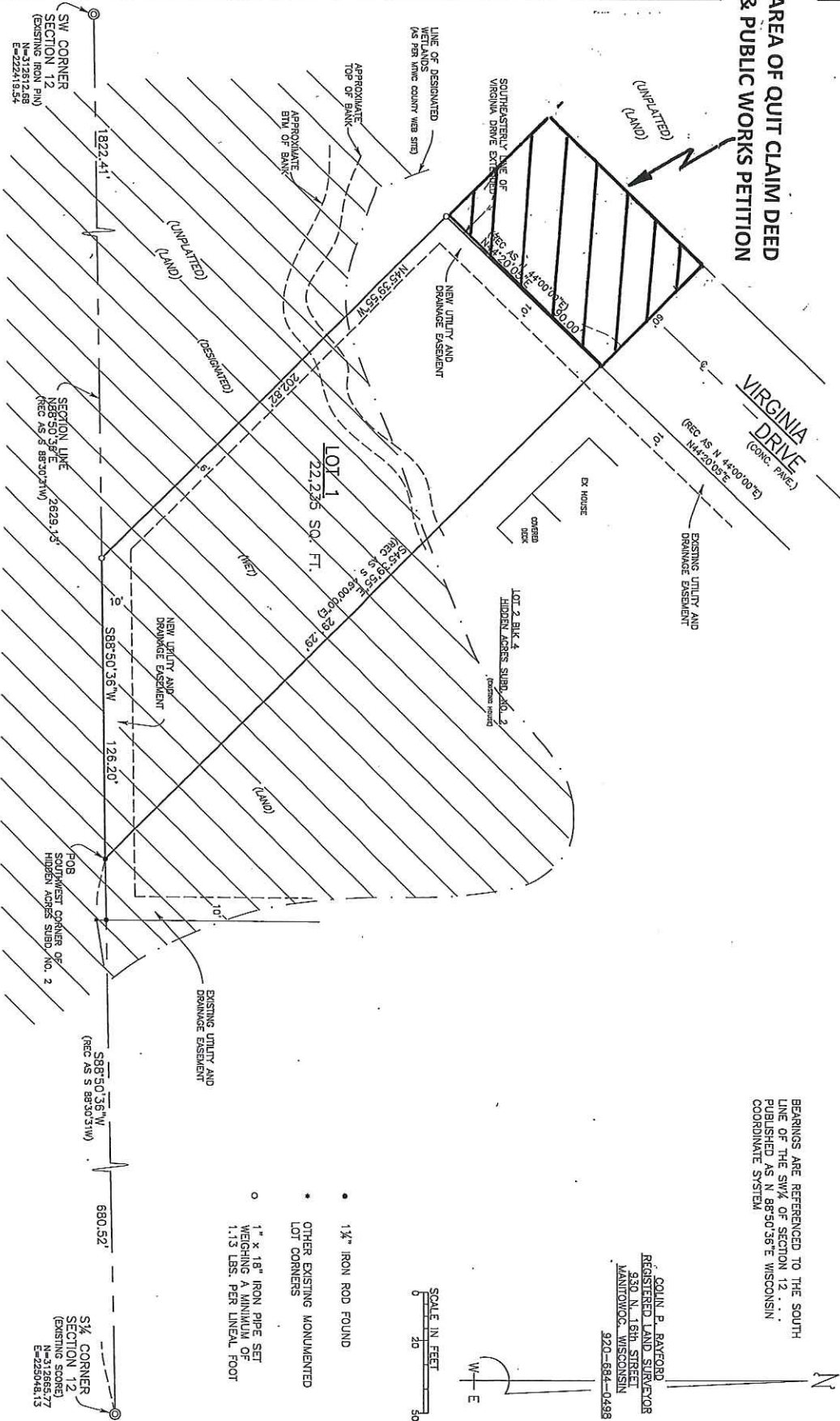
Lisa M. Mueller
Lisa M. Mueller

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

Notary Public Manitowoc County, WI.
My commission expires 9-8-2019

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



BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW¼ OF SECTION 12 . . .
PUBLISHED AS N 88°50'36"E WISCONSIN
COORDINATE SYSTEM

COLIN P. BAYFORD
REGISTERED LAND SURVEYOR
320 N. 16TH STREET
MANITOWOC, WISCONSIN
920-684-0498

SCALE IN FEET
0 20 30

N
W E

- 1/4" IRON ROD FOUND
- OTHER EXISTING MONUMENTED LOT CORNERS
- 1" x 1/2" IRON PIPE SET WEIGHING A MINIMUM OF 11.5 LBS. PER LINEAL FOOT

JANUARY 2017

MANITOWOC CITY PLAN COMMISSION

SHEET 1 OF 2