

26169

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DRIVEWAY EASEMENT

THIS AGREEMENT Made this 28TH day of October, 1977
by and between JAMES DRAHEIM and CLARENCE V. LeDUC, parties of the
first part and AMBROSE J. LARSON and WALTRAUD LARSON, his wife, parties
of the second part.

WITNESSETH:

Whereas, the parties of the first part are the Owners of that
certain parcel of real estate which said parcel is non-homestead property
and is known as:

Lot 4, Block 2, in the Original Plat
of Lake Beulah, Town of East Troy,
Walworth County, Wisconsin.

Whereas parties of the second part are the Owners of that
certain parcel of real estate known as:

Lot 5, Block 2, in the Original Plat
of Lake Beulah, Town of East Troy,
Walworth County, Wisconsin.

Whereas the parties hereto desire to create a common drive-
way between the above-described adjoining lots owned by them for the
benefit of each of them.

Now, therefore, for good and valuable consideration and in
consideration of the mutual promises and covenants herein contained, it
is agreed by and between the parties hereto as follows, to-wit:

1. An easement for a common driveway in favor of Lot 4, owned
by parties of the first, is created over the strip of land approximately
six feet in width and 164 feet in length along the West boundary line of Lot
5 commencing at the entrance thereto from State Trunk Highway 24, and an
easement for a common driveway is created in favor of Lot 5 owned by parties
of the second part over the strip of land approximately six feet in width and
164 feet in length along the East boundary of Lot 4 commencing at the entrance

thereto from State Trunk Highway 24 for the purpose of creating a common driveway approximately 12 feet in width and 164 feet in length for the benefit of both of the above-described lots.

2. This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties hereto further agree that it is a covenant that shall run with the land.

3. Repairs, maintenance, and snow removal from that portion of the common driveway that is situated upon the lands of each of the parties hereto, respectively, shall be the sole obligation of such party.

4. Neither of the parties hereto, their respective agents, employees, or invitees shall park any vehicle or vehicles upon the driveway, or cause any other obstruction of same, so as to impair or limit the use of same to the other party.

5. This agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors and assigns.

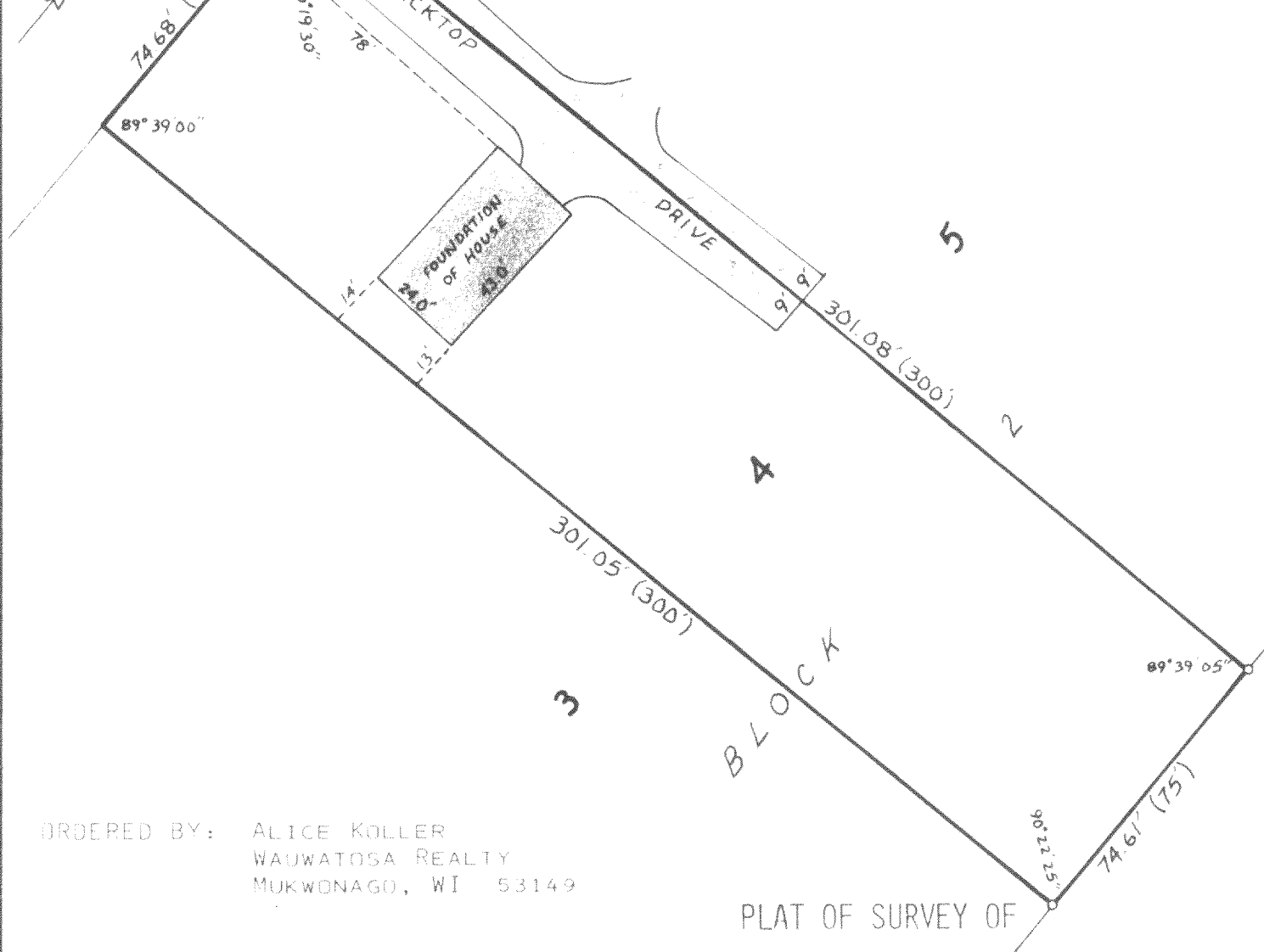
In witness whereof the parties hereto have hereunto respectively affixed their hands and seals the day and year first above written.

James Draheim (Seal)
James Draheim

Clarence V. LeDuc (Seal)
Clarence V. LeDuc

Ambrose J. Larson (Seal)
Ambrose J. Larson

Haltraud Larson (Seal)
Haltraud Larson

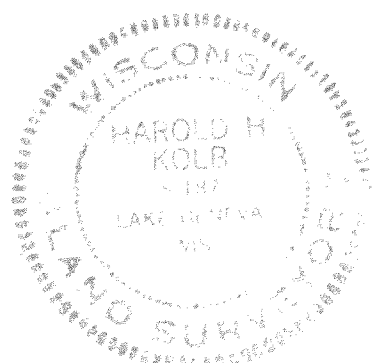


ORDERED BY: ALICE KOLLER
WAUWATOSA REALTY
MUKWONAGO, WI 53149

PLAT OF SURVEY OF

LOT 4, BLOCK 2, LAKE BEULAH
SUBDIVISION, LOCATED IN SECTION
12, TOWN 4 NORTH, RANGE 18 EAST,
WALWORTH COUNTY, WISCONSIN.

NOTE: IRON PIPE, MARKING LOT CORNERS
ALONG STATE TRUNK HIGHWAY 24,
HAVE BEEN MOVED, APPARENTLY AS
A RESULT OF UTILITY CONSTRUCTION.



SCALE: 1"=40'

LEGEND

- — IRON PIPE PLACED, 1" x 24" 1.13 LB./LIN. FT.
- — CONCRETE MONUMENT, 5" DIA. x 30"
- ⌀ — IRON PIPE FOUND

I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING
TO THE OFFICIAL RECORDS, AND THAT THE PLAT HEREON
IS A CORRECT REPRESENTATION OF THE LOT LINES AND
LOCATION OF BUILDING THEREON.

Harold H. Kolb
HAROLD H. KOLB
WISCONSIN REGISTERED LAND SURVEYOR, S-187
DATE Nov. 7, 1977

418-346