

25169

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DRIVEWAY EASEMENT

THIS AGREEMENT Made this 28<sup>TH</sup> 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

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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.

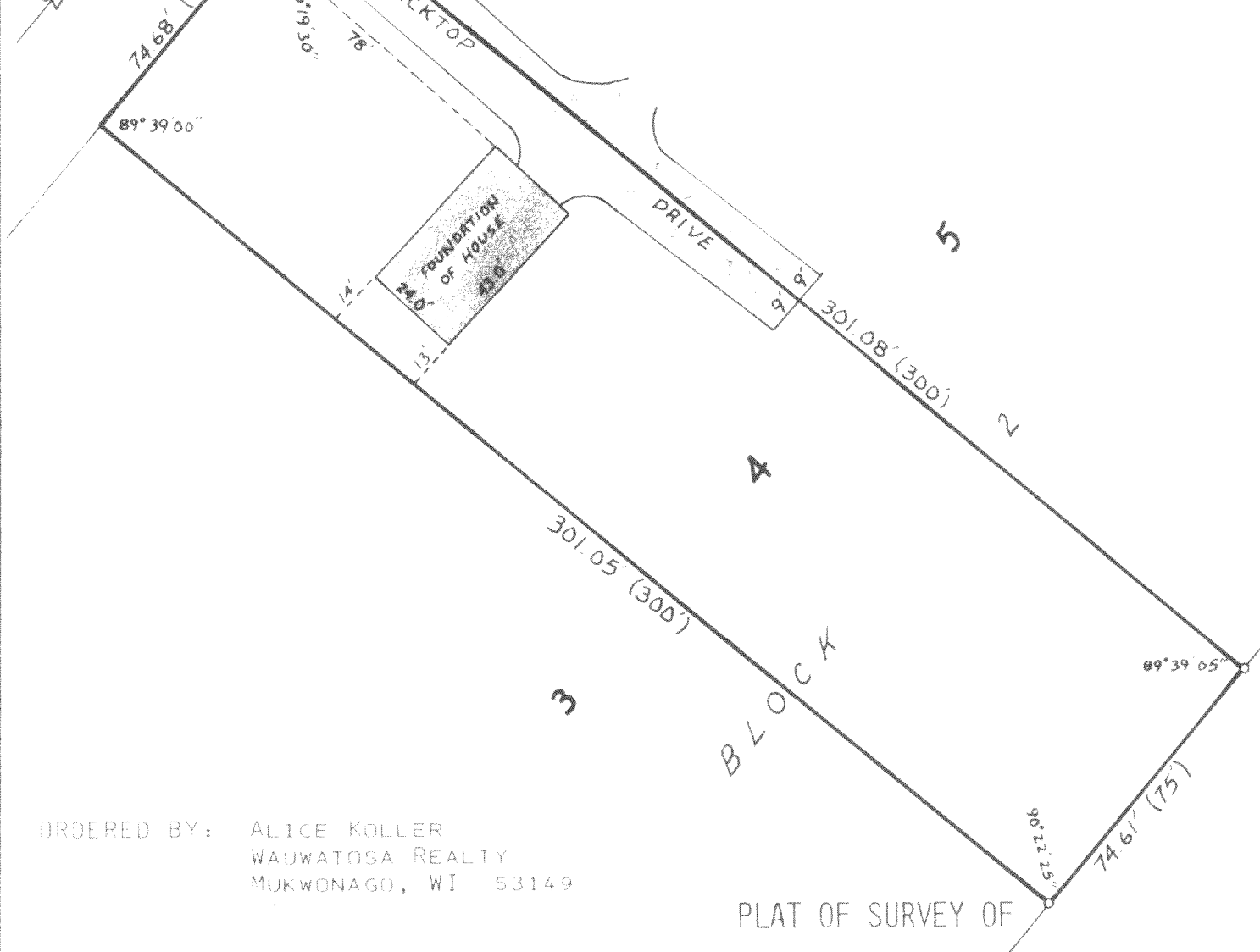
In witness whereof the parties hereto have hereunto respectively affixed their hands and seals the day and year first above written.

James Draheim (Seal)  
James Draheim

Clarence V. LeDuc (Seal)  
Clarence V. LeDuc

Ambrose J. Larson (Seal)  
Ambrose J. Larson

Haltraud Larson (Seal)  
Haltraud Larson

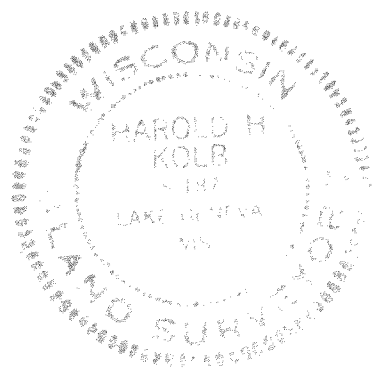


ORDERED BY: ALICE KOLLER  
 WAUWATOSA REALTY  
 MUKWONAGO, WI 53149

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.



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



SCALE: 1"=40'

LEGEND

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

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