

Document Number

Shared Driveway Agreement
Title of Document

DOC #: 1158225

RECORDED September-15-2021 at 8:40 AM

Pages: 5 Fee: \$30.00

James M. Krebs

JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI

Return to:

Guaranty Title Services, Inc.

This document has been electronically recorded.

Recording Area

Name and Return Address

David Schroeder
1223 W. Fond du Lac St.
Ripon, WI 54971

See below*

Parcel Identification Number (PIN)

* Tax parcels: RIP-16-14-18-13-003-00, and RIP-16-14-18-13-007-00.

SHARED DRIVEWAY AGREEMENT

FOR VALUABLE CONSIDERATION, being the mutual promises exchanged, the undersigned hereby agree to this Shared Driveway Agreement as follows:

David O. Schroeder and Monica J. Schroeder (hereafter "Schroeder"), husband and wife, own the following described property:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 18, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows: Commencing at the Southeast corner of said Section 18, thence North 488.90 feet; thence N47°06'W, 758.13 feet; thence S89°23'W, 407.88 feet; thence N02°29'W, 557.61 feet; thence East 247.00 feet to the Point of Beginning; thence North 200.00 feet; thence East 83.28 feet; thence N00°47'E, 162.70 feet to the Southerly right of way line of STH "23"; thence S67°14'E along said right of way 71.10 feet; thence S00°47'W, 335.02 feet; thence West 146.88 feet to the Point of Beginning.

The above property of Schroeder shall hereafter be referred to as "the Schroeder property."

1233 Ripon LLC, a Wisconsin limited liability company (hereafter "1233 Ripon LLC"), owns the following described property:

That part of the E 1/2 of the SE 1/4 of Section 18, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows: Commencing at a point on the East line of Sec. 18-16-14 lying 488.90 feet North of the Southeast corner of said Section, thence N47°06'W, 758.13 feet; thence S89°23'W, 407.88 feet; thence N02°29'W, 557.61 feet; thence East 128.00 feet; thence North 200.00 feet; thence East 119.00 feet; thence South 200.00 feet; thence East 146.88 feet; thence S00°47'W, 223.23 feet; thence N89°52'E, 596.55 feet; thence South 846.95 feet to the Place of Beginning, subject to a right of way across the North 66.00 feet of the afore described premises.

AND

Commencing at a point lying 488.90 feet North, 758.13 feet N47°06'W, 407.88 feet N89°23'W and 757.80 feet N02°29'W of the Southeast corner of Section 18-16-14; thence N02°29'W, 252.80 feet; thence N36°57'E, 44.80 feet; thence S74°53'E, 194.80 feet; thence S60°33'E, 136.82 feet; thence S67°14'E, 20.11 feet; thence S00°47'W, 162.70 feet; thence West 339.28 feet to the Place of Beginning.

EXCEPTING THEREFROM: A parcel of land located in part of the E 1/2 of the SE 1/4 of Section 18, T16N, R14E, City of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows: Commencing at the Southeast corner of said Section 18, thence N01°12'39"E along the East line of the SE 1/4, 1237.16 feet to the Southeast corner of the Edward Toll property and being the Point of Beginning; thence N72°41'07"W along the Southerly line of said Edward Toll property 324.60 feet to the North line of Certified Survey Map No. 30 as recorded in Volume 1 of Certified Survey Maps of Fond du Lac County on Page 30; thence N89°37'15"E along said North line of CSM No. 30, 311.98 feet to East line of the SE 1/4; thence S01°12'49"W, 98.69 feet to the Point of Beginning.

And further excepting that portion conveyed to the State of Wisconsin, Department of Transportation by deed recorded in Volume 1260 of Records, pages 610-611, as Document No. 591463.

FURTHER EXCEPTING THEREROM, the property now owned by David O. Schroeder and Monica J. Schroeder, described as follows: A parcel of land located in the NE 1/4 of the SE 1/4 of Section 18, Township 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin, being more particularly described as follows: Commencing at the Southeast corner of said Section 18, thence North 488.90 feet; thence N47°06'W, 758.13 feet; thence S89°23'W, 407.88 feet; thence N02°29'W, 557.61 feet; thence East 247.00 feet to the Point of Beginning; thence North 200.00 feet; thence East 83.28 feet; thence N00°47'E, 162.70 feet to the Southerly right of way line of STH "23"; thence S67°14'E along said right of way 71.10 feet; thence S00°47'W, 335.02 feet; thence West 146.88 feet to the Point of Beginning.

The above property of 1233 Ripon LLC shall hereafter be referred to as "the 1233 Ripon LLC property."

The above two properties adjoin one another. NOW, THEREFORE, Schroeder and 1233 Ripon LLC agree to and dedicate a shared driveway as follows:

1. The undersigned as owners of the Schroeder property and of the 1233 Ripon LLC property, and for their successors and assigns, agree that the portion of the existing driveway area now jointly used by the parties hereto shall be and hereby is dedicated as a shared driveway to be used by the owners of the Schroeder property and the 1233 Ripon LLC property for egress and ingress to their respective properties from the public road (State Road 23). This shared driveway area lies mainly on the Schroeder property and is the gravel driveway which proceeds south from State Road 23. The shared driveway area does *not* include the area on the Schroeder property (lying south of the gravel shared driveway) which is shown on the attached map (Exhibit "A") as "BITUMINOUS." The shared driveway area also does *not* include the existing driveway on the 1233 Ripon LLC property lying west and south of the Schroeder property.

This gravel shared driveway area is shown generally on the map attached hereto as Exhibit "A" and made a part hereof.

2. The owners of the Schroeder property and the 1233 Ripon LLC property shall be required at all times to keep the above shared driveway area free from obstructions, and the owners of the Schroeder property and the 1233 Ripon LLC property shall be equally responsible for snow removal and for maintenance of the shared area as a gravel driveway.

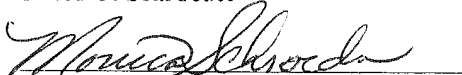
3. The undersigned hereby create this shared driveway as a permanent reciprocal driveway easement, with or without vehicles, for egress and ingress, for their use in common as described herein. This agreement shall bind the parties hereto, their successors and assigns, and shall run with the land.

Dated this 6th day of August, 2021.

Schroeder:



David O. Schroeder



Monica J. Schroeder

1233 Ripon LLC:



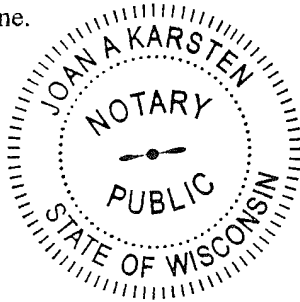
Justin R. Krueger, Member

Notaries on next page.

Notaries:

State of Wisconsin)
County of Fond du Lac)

Personally came before me this 12 day of September, 2021, the above named David O. Schroeder and Monica J. Schroeder, known to me to be the persons who executed the foregoing instrument and acknowledge the same.



Joan A. Karsten
Notary Public, State of Wisconsin
My Commission: 05-31-2024

State of Wisconsin)
Green Lake
County of ~~Fond du Lac~~)

Personally came before me this 13 day of September, 2021, the above named Justin R. Krueger, Member, 1233 Ripon LLC, known to me to be the person who executed the foregoing instrument and acknowledge the same.

Justin R. Krueger
Notary Public, State of Wisconsin
My Commission: 07/25/21

This Instrument was drafted by:
Atty. Thomas A. Schuessler
Mayville, WI 53050

