10

DOC. #: **893454**
RENEE MILLER, REGISTER OF DEEDS
MARINETTE COUNTY
August 11, 2025 at 11:26 AM
Fee Amount: $30.00 Pages: 10

Returned to WANEZEK JAEKELS DAUL & BABCO

PRIVATE ROAD MAINTENANCE AGREEMENT

Document Title

Recording Area

NAME AND RETURN ADDRESS

Attorney David D. Daul 30E
Wanezek, Jaekels, Daul & Babcock, S.C.
417 S. Adams Street
Green Bay, WI 54301

006-00387.022
Parcel Number(s)

Drafted by:
Attorney David D. Daul
Wanezek, Jaekels, Daul & Babcock, S.C.
417 S. Adams Street
Green Bay, WI 54301

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made as of the date of the undersigned Beneficial User and Access Easement Holder's notarized signature,

RECITALS

WHEREAS, Carrie Lane, is a private road owned by the undersigned Owner, and is located in the Town of Beaver, County of Marinette, state of Wisconsin, and

WHEREAS, the undersigned Beneficial Owner and Access Easement Holder is the owner of a property accessed by the Private Road situated in the Town of Beaver, County of Marinette, State of Wisconsin, commonly known as Carrie Lane, and described as follows:

> Lot 3 Certified Survey Map No. 4334, Recorded as Document No. 852364, located in Government Lots 2 & 3, Section 18, T31N-R19E, Town of Beaver, Marinette County, Wisconsin.
>
> and
>
> Lot 4, Certified Survey Map No. 4334, Recorded as Document No. 852364, located in Government Lots 2 & 3, Section 18, T31N-R19E, Town of Beaver, Marinette County, Wisconsin.
>
> and
>
> Lot 5, Certified Survey Map No. 4334, Recorded as Document No. 852364, located in Government Lots 2 & 3, Section 18, T31N-R19E, Town of Beaver, Marinette County, Wisconsin.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Easement. Carrie Lane is subject to an easement for ingress and egress as defined and recorded in the attached as Exhibit 1, used by the Beneficial User and Access Easement Holder.

2. Annual Road Maintenance Dues. Annual Road Maintenance dues will be made to a road maintenance account by the Beneficial User and Access Easement Holder to the Owner. Annual road maintenance dues beginning on January 1, 2026 shall be $155.25, then thereafter increased by three and one-half percent (3.5%) annually.

3. Annual Road Maintenance. The Owner will use the annual road maintenance dues described herein and made under this agreement exclusively for the addition of crushed limestone and roadway grading.

4. Roadway Repairs and Improvements. Any road repairs and improvements besides the annual application of crushed limestone and grading will require additional contributions. The Owner will only commence these road repairs and improvements subject to all the following conditions being completed:

a. A detailed scope of work for said road repairs and improvements is reviewed and approved by a majority of Beneficial Users and Access Easement Holder and approved by the Owner.

b. A completed fixed costs contract that is reviewed and approved by a majority of Beneficial User and Access Easement Holder and approved by the Owner.

c. An equitable allocation of costs among all property owners that is reviewed and approved by a majority of Beneficial User and Access Easement Holder and approved by the Owner.

d. The contributions from the Beneficial User and Access Easement Holder as described in 4(c) shall be collected and are held in the account established under this agreement for payment upon completion of scope of work determined in 4(a) and in accordance with the fixed cost contract determined in 4(b).

5. Cost to Repair Damage. If a Beneficial User and Access Easement Holder or a guest or invitee of a Beneficial User and Access Easement Holder causes damage to the private road, except reasonable wear and tear, the Beneficial User and Access Easement Holder is solely responsible for the costs of repairing the damages.

6. Snowplowing. Snowplowing of the private road will be by separate agreement. Such expense and obligation are excluded from this Agreement.

7. Managed Forest Land. The annual payment (Paragraph 2) or additional roadway repairs and improvements fee (Paragraph 4) does not apply to any Beneficial User and Access Easement Holders whose parcel is subject to an agreement with the Wisconsin Department of Natural Resources Managed Forest Land Program.

8. Annual Road Maintenance Payment. The annual road maintenance payment shall be made by each Beneficial User and Access Easement Holder to the Owner, by check payable to Blue Gilas, LLC no later than January 1 of each year, by mailing the payment to:

Blue Gilas, LLC
P.O. Box 581
Crivitz, WI 54114

9. Accounting. The Owner shall establish and maintain an account to retain annual Beneficial User and Access Easement Holder road maintenance dues and will prepare and distribute to Beneficial User and Access Easement Holders an annual income and expense report and a year-end balance sheet, accounting for all funds received and disbursed upon requests made in writing from any Beneficial User and Access Easement Holder.

10. Effective Term. This Agreement shall encumber and run with the land as long as Carrie Lane remains a private road.

11. Binding Agreement. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

12. Amendment. This Agreement may be amended only by consent of a majority of Beneficial User and Access Easement Holder and approval of the Owner.

13. Integration Clause. This Agreement contains all the agreements between the parties.

14. Notices. Beneficial User and Access Easement Holder shall be notified by mail or in person. If an address of a Beneficial User and Access Easement Holder is not known, a certified notice will be mailed to the address to which the Beneficial User and Access Easement Holder's property tax bills are sent.

15. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected, and each term and condition shall be valid and enforceable to the extent permitted by law.

16. Other Agreements. This Private Road Maintenance Agreement does not modify or change in any way the easement appended as Exhibit 1 or any separate agreement to plow snow on the private road.

17. Recording this Document. Original and amended copies of this document, including added signatures, may be recorded.

18. Agricultural Use Land. The annual payment (Paragraph 2) or additional roadway repairs and improvements fee (Paragraph 4) does not apply to any Beneficial User and Access Easement Holders whose parcel s subject to the Wisconsin state taxation at the agricultural user rate assessment.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the first date written above.

OWNER:

BLUE GILAS, LLC

By: Robert Vellella
Robert Vellella

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this 6th day of AUGUST, 2025, the above named Robert Vellella, to me known to be the persons who executed the foregoing instrument and duly acknowledged same.

CASSIE A. KUKICH NOTARY PUBLIC STATE OF WISCONSIN

Cassie A. Kukich
* Cassie A. Kukich
Notary Public, Brown County,
State of Wisconsin
My Commission Expires: 4/7/26

IN WITNESS WHEREOF, the parties hereto have set their hands as of the first date written above.

BENEFICIAL USER AND ACCESS
EASEMENT HOLDER

Parcel Nos. 006-00387.022

By: Carrie B Vellella
Carrie B. Vellella

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this 4th day of AUGUST, 2025, the above named Carrie B. Vellella, to me known to be the persons who executed the foregoing instrument and duly acknowledged same.

Cassie A. Kukich
*CASSIE A. KUKICH
Notary Public, BROWN County,
State of WISCONSIN
My Commission Expires: 04/07/26

CASSIE A. KUKICH NOTARY PUBLIC STATE OF WISCONSIN

FORM NO. 985-A
H.C. Miller
Stock No. 26273

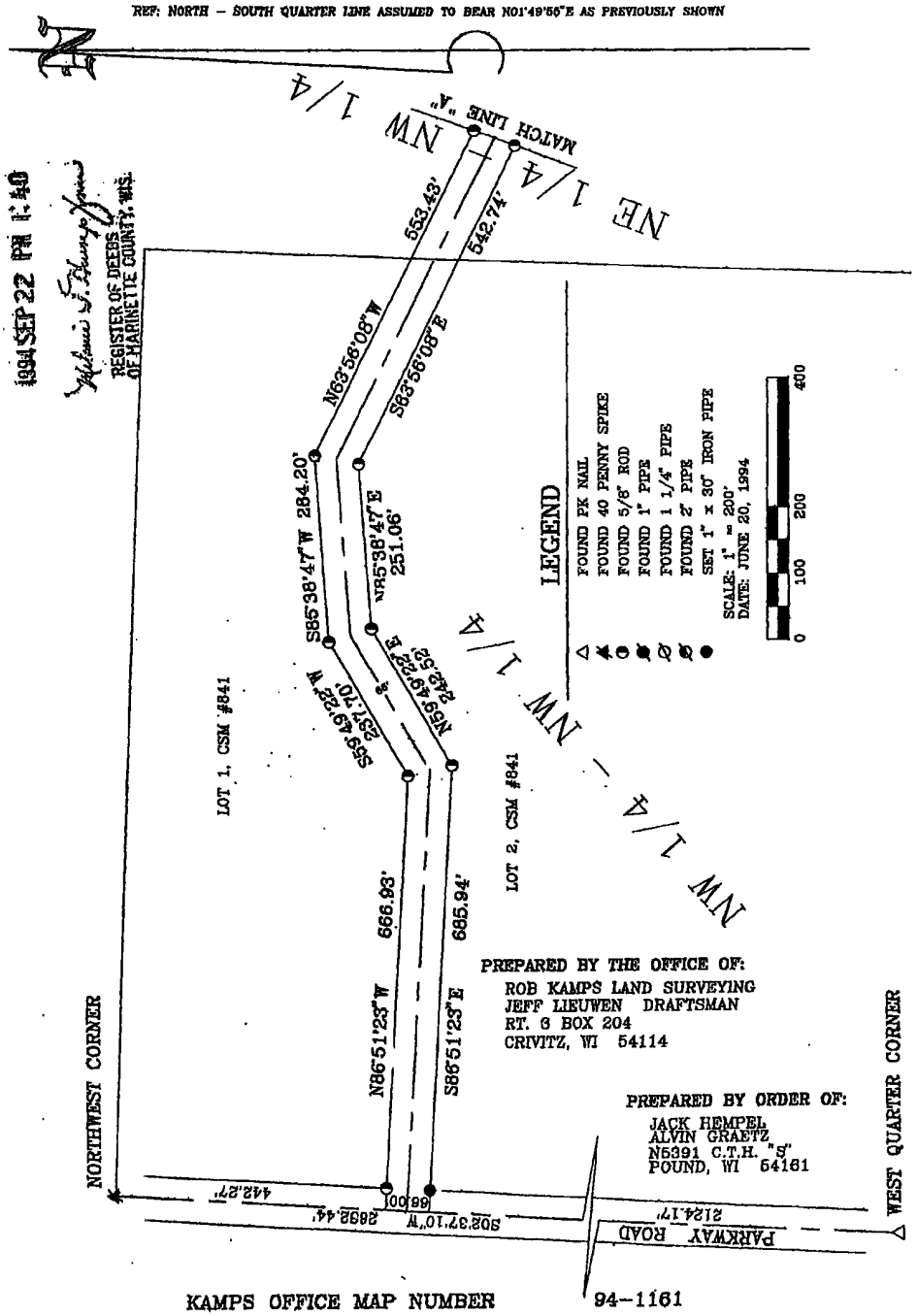
533445

J4962 I17

AFFADAVIT OF PRIVATE ROAD

PART OF THE NORTH HALF OF SECTION 18, T31N--R19E, TOWN OF BEAVER, MARINETTE COUNTY, WISCONSIN.

REF: NORTH – SOUTH QUARTER LINE ASSUMED TO BEAR N01°49'55"E AS PREVIOUSLY SHOWN



RECORDED
1994 SEP 22 PM 1:40
REGISTER OF DEEDS
OF MARINETTE COUNTY, WIS.

PREPARED BY THE OFFICE OF:
ROB KAMPS LAND SURVEYING
JEFF LIEUWEN DRAFTSMAN
RT. 6 BOX 204
CRIVITZ, WI 54114

PREPARED BY ORDER OF:
JACK HEMPEL
ALVIN GRAETZ
N5391 C.T.H. "S"
POUND, WI 54161

KAMPS OFFICE MAP NUMBER 94-1161

EXHIBIT 1

FORM NO. 985-A

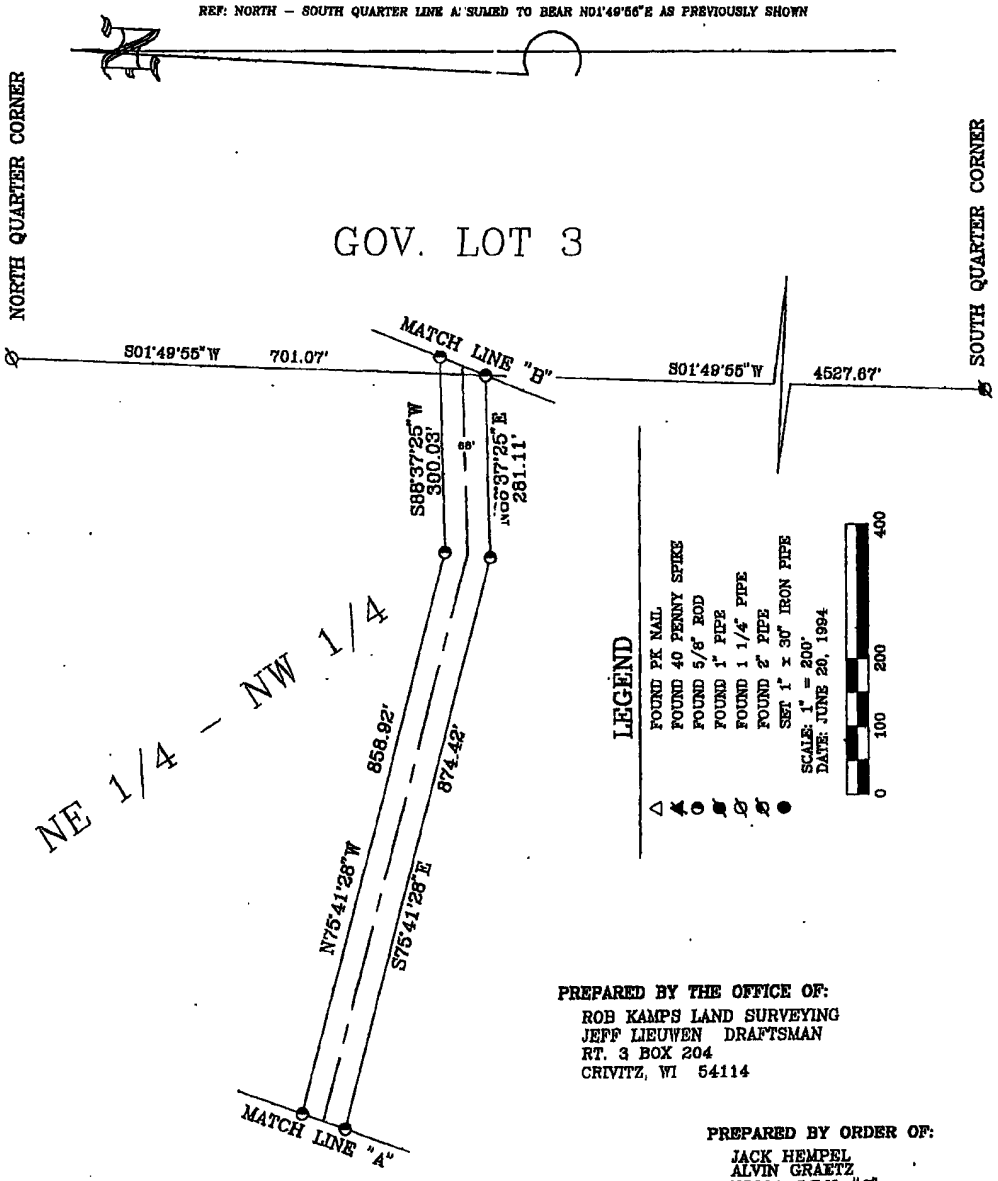
H.C. Miller

Stock No. 26273

J4962 118

AFFADAVIT OF PRIVATE ROAD

PART OF THE NORTH HALF OF SECTION 18, T31N–R19E, TOWN OF BEAVER, MARINETTE COUNTY, WISCONSIN.



PREPARED BY THE OFFICE OF:
ROB KAMPS LAND SURVEYING
JEFF LIEUWEN DRAFTSMAN
RT. 3 BOX 204
CRIVITZ, WI 54114

PREPARED BY ORDER OF:
JACK HEMPEL
ALVIN GRAETZ
N5991 C.T.H. "S"
POUND, WI 54161

KAMPS OFFICE MAP NUMBER 94–1161

FORM NO. 985-A

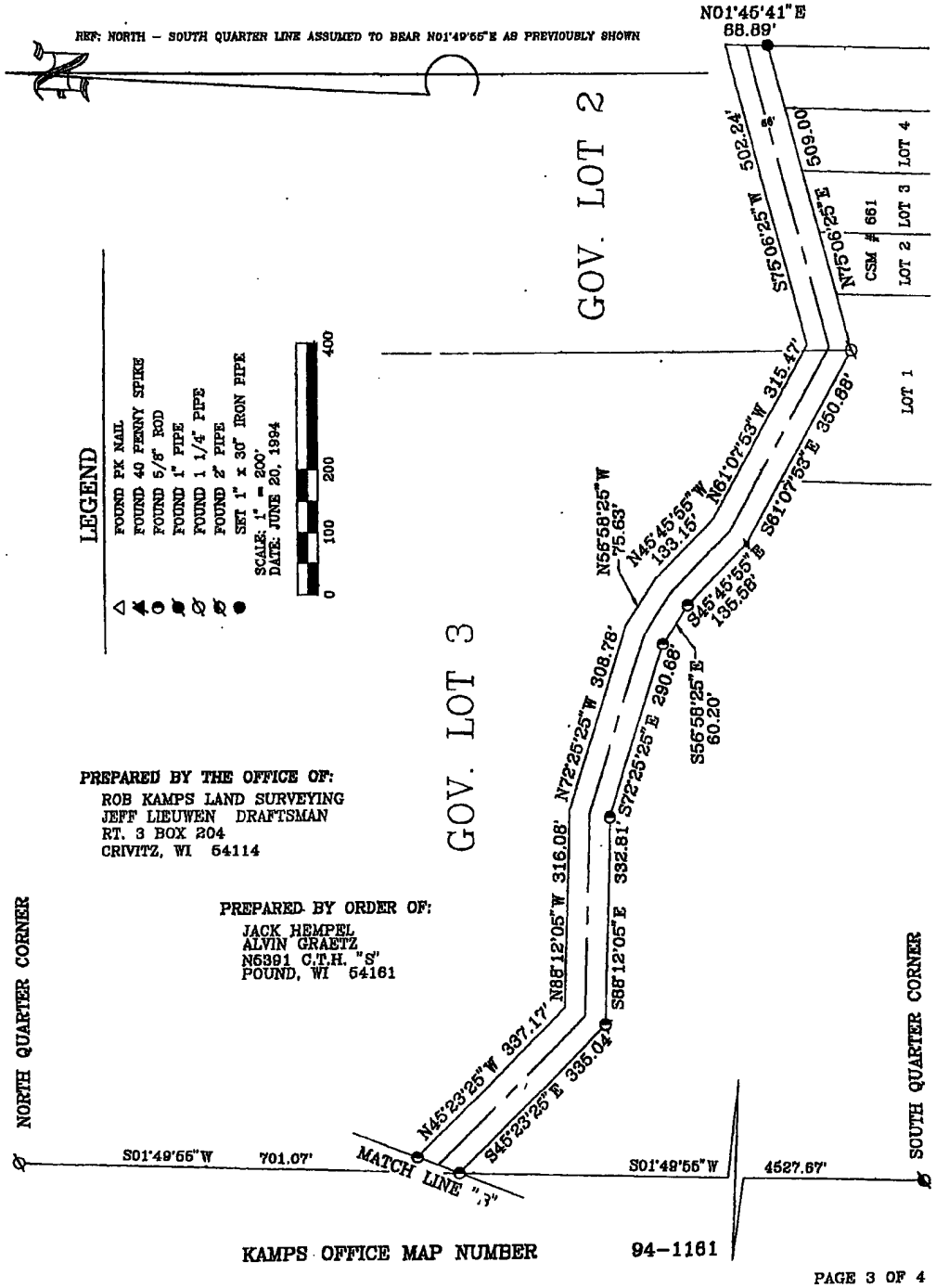
H.C. Miller

Stock No. 26273

J4962 119

AFFIDAVIT OF PRIVATE ROAD

PART OF THE NORTH HALF OF SECTION 18, T31N–R19E, TOWN OF BEAVER, MARINETTE COUNTY, WISCONSIN.



KAMPS OFFICE MAP NUMBER 94–1161

533445 J4962 I20

AFFADAVIT OF PRIVATE ROAD

DESCRIPTION

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, GOVERNMENT LOT 3 AND GOVERNMENT LOT 2 ALL LOCATED IN SECTION 18, T31N-R19E, TOWN OF BEAVER, MARINETTE COUNTY, WISCONSIN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18 AS MARKED BY A 40 PENNY SPIKE IN THE CENTER LINE OF PARKWAY ROAD; THENCE S02°37'10"W (PREVIOUSLY RECORDED AS S02°16'15"W) ALONG THE WESTERLY LINE OF SAID NW 1/4 - NW 1/4, 442.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S02°37'10"W (PREVIOUSLY RECORDED AS S02°16'15"W) ALONG SAID LINE, 66.00 FEET; THENCE S86°51'23"E (PREVIOUSLY RECORDED AS S87°06'15"E) ALONG THE NORTH LINE OF LOT 2, CERTIFIED SURVEY MAP NUMBER 841, MARINETTE COUNTY RECORDS, 685.94 FEET TO A 5/8 INCH ROD; THENCE N59°49'22"E (PREVIOUSLY RECORDED AS N59°35'10"E) ALONG SAID LINE, 242.52 FEET TO A 5/8 INCH ROD; THENCE N85°38'47"E (PREVIOUSLY RECORDED AS N85°25'37"E) ALONG SAID LINE, 251.06 FEET TO A 5/8 INCH ROD; THENCE S63°56'08"E (PREVIOUSLY RECORDED AS S64°11'23"E) ALONG SAID LINE, 542.74 FEET TO A 5/8 INCH ROD; THENCE S75°41'28"E 874.42 FEET TO A 5/8 INCH ROD; THENCE N88°37'25"E 281.11 FEET TO A 5/8 ROD; THENCE S45°23'25"E 335.04 FEET TO A 5/8 INCH ROD; THENCE S88°12'05"E 332.81 FEET TO A 5/8 INCH ROD; THENCE S72°25'25"E 290.68 FEET TO A 5/8 INCH ROD; THENCE S56°58'25"E 60.20 FEET TO A 5/8 INCH ROD; THENCE S45°45'55"E 135.58 FEET TO A 1 INCH PIPE; THENCE S61°07'53"E 350.88 FEET TO A 1 1/4 INCH PIPE ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 661, MARINETTE COUNTY RECORDS; THENCE N75°06'25"E ALONG SAID NORTH LINE, 509.00 FEET TO A 1 INCH PIPE; THENCE N01°45'41"E 68.89 FEET; THENCE S75°06'25"W 502.24 FEET; THENCE N61°07'53"W 315.47 FEET; THENCE N45°45'55"W 133.15 FEET; THENCE N56°58'25"W 75.63 FEET; THENCE N72°25'25"W 308.78 FEET; THENCE N88°12'05"W 316.08 FEET; THENCE N45°23'25"W 337.17 FEET TO A 5/8 INCH ROD; THENCE S88°37'25"W 300.03 FEET TO A 5/8 INCH ROD; THENCE N75°41'28"W 858.92 FEET TO A 5/8 INCH ROD; THENCE N63°56'08"W (PREVIOUSLY RECORDED AS N64°11'07"W) 553.43 FEET TO A 5/8 INCH ROD ON THE SOUTH LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 841, MARINETTE COUNTY RECORDS; THENCE S85°38'47"W (PREVIOUSLY RECORDED AS S85°22'37"W) ALONG SAID LINE, 284.20 FEET TO A 5/8 INCH ROD; THENCE S59°49'22"W (PREVIOUSLY RECORDED AS S59°37'04"W) ALONG SAID LINE, 237.70 FEET TO A 5/8 INCH ROD; THENCE N86°51'23"W (PREVIOUSLY RECORDED AS N87°06'15"W) ALONG SAID LINE, 666.93 FEET TO THE POINT OF BEGINNING.

PRIVATE ROAD CERTIFICATE

The undersigned hereby state that it is understood and agreed that the hereon described and depicted road is a private road which will not be entitled to either maintenance or improvement by the Town of Beaver at any time now or in the future unless such road has been dedicated to and accepted by the Town of Beaver as an appropriate road pursuant to the then applicable ordinance governing acceptance of such road.

Alvin Graetz
Alvin Graetz
Theresa Graetz
THERESA GRAETZ

Jack W Hempel
Jack Hempel
Emily Mattrisch
EMILY MATTRISCH

NOTARY PUBLIC CERTIFICATE

State of Wisconsin)
County of ~~Marinette~~ Menominee)
Personally came before me this 16th day of September, 1994, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Personally came before me the above named Alvin Graetz, Theresa Graetz, Emily Mattrisch to me known to be the persons who executed the foregoing instrument and acknowledge the same.

JAKW.

Jeanie B Campbell Hempel Atty
Notary Public
My Commission expires ~~August 8, 1998~~ 10-9-94

KAMPS OFFICE MAP NUMBER 94-1161

Notary public my commission expires 3/8/98 PAGE 4 OF 4

16.00 Rob Kamps - Rt. 3 Box 204 Crivitz

3

CERTIFIED SURVEY MAP NUMBER 4778

DOC. #: 893802
RENEE MILLER, REGISTER OF DEEDS
MARINETTE COUNTY
August 21, 2025 at 2:27 PM
Fee Amount: $30.00 Pages: 3

Returned to ROB KAMPS LAND SURVEYING

"REGISTER OF DEEDS"

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

REF: NORTH-SOUTH QUARTER LINE ASSUMED TO BEAR N01°49'55"E

W S N E

LOT 2, CSM No. 1282

N39°41'14"W 214.44'

S61°07'53"E 176.98'

90.26'

S61°07'53"E 92.33'

124.18'

106.22'

UNPLATTED LANDS OWNED BY PLATTER

LOT 1, CSM No. 3481

LOT 4
0.56 ACRES ±
24303 SQ/FT ±

GOVERNMENT LOT 3

GOVERNMENT LOT 2

LOT 2, CSM No. 3481

WEST 100.05'

13.89'

N75°06'25"E 177.99'

66' WIDE INGRESS & EGRESS EASEMENT

N75°06'25"E 506.80'

UNPLATTED LANDS OWNED BY OTHERS

GILAS LAKE

N01°45'40"E 331.94'

153.00'

178.94'

LOT 5
2.05 ACRES
89421 SQ/FT

±69'

N50°28'32"W 126.49'

CABIN

VENT

WELL

SEPTIC TANK

VENT

63.61'

N88°14'19"W 76.93'

N08°00'00"E 245.07'

43'±

S01°45'41"W 185.00'

13.32'

N25°08'45"W 50.98'

VENTS

GARAGE

20' WIDE INGRESS, EGRESS & UTILITY EASEMENTS

N13°00'00"W 28.89'

300.24'

106.60'

N40°20'10"W 102.71'

DWELLING

WELL

SEPTIC TANK

GARAGE

N88°14'19"W 73.52'

100.00'

S01°45'42"W 333.00'

60'±

208.46'

247.06'

S01°46'42"W 560.52'

26.48'

S40°00'00"W 18.55'

LOT 3
0.67 ACRES ±
24930 SQ/FT ±

LOT 4, CSM No. 661

S75°06'25"W 208.76'

OUTLOT 1, CSM No. 4334

LOT 5, CSM No. 946

LOT 6, CSM No. 1132

N17°00'00"W 34.60'

S02°03'12"E 409.00'

S89°17'00"W 448.07'

NORTHEAST CORNER
SEC. 18, T31N-R19E

LOTS 3, 4 & 5 CERTIFIED SURVEY MAP NUMBER 4334, RECORDED AS DOCUMENT NUMBER 862364, LOCATED IN GOVERNMENT LOTS 2 & 3, SECTION 18, T31N-R19E, TOWN OF BEAVER, MARINETTE COUNTY, WISCONSIN

ROB KAMPS LAND SURVEYING
JEFFREY M. LIEUWEN, PLS
P.O. BOX 303
CRIVITZ, WISCONSIN 54114-0303
robkampslandsurveying@gmail.com

SURVEYED BY THE ORDER OF:
ROBERT & CARRIE VELLELLA
P.O. BOX 581
CRIVITZ, WISCONSIN 54114-0581

LEGEND

- SET 3/4" x 18" REBAR (WT. 1.50 LBS\FT)
- FOUND 5/8" ROD
- FOUND 1" PIPE
- FOUND 2" PIPE
- FOUND 1 1/4" PIPE

SCALE: 1" = 100'
DATE: AUGUST 7th, 2025 A.D.
FIELDWORK PREFORMED AUGUST 6th, 2025 A.D.

0 50 100 200

WISCONSIN JEFFREY M. LIEUWEN S-2617 CRIVITZ WI LAND SURVEYOR

30

EAST QUARTER CORNER
SEC. 18, T31N-R19E

1434.82'

S01°28'03"W 2633.58'

1198.76'

KAMPS OFFICE MAP NUMBER 25-6976

SHEET 1 OF 3 SHEETS

Certified Survey Map Number 4778

DESCRIPTION

I, Jeffrey M. Lieuwen, Professional Land Surveyor, S-2617, hereby certify that by the direction of Robert F. Vellella & Carrie B. Vellella, owners of said land, I have surveyed and mapped the lands located Government Lots 2 & 3, Section 18, T31N-R19E, Town of Beaver, Marinette County, Wisconsin described as: Lots 3, 4 & 5, Certified Survey Map Number 4334, recorded as Document Number 852364. Including all riparian rights thereto. I also certify that I have fully complied with the provisions of chapter 236, Wisconsin State Statutes. I further certify that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of it, to my best knowledge and belief.

Dated this 7th day of August, 2025 A.D.

Jeffrey M. Lieuwen PLS 2617

WISCONSIN
JEFFREY M.
LIEUWEN
S-2617
CRIVITZ
WI
LAND SURVEYOR

Note: The 20' wide ingress, egress & utility easement as shown on Certified Survey Map Number 4334, shall be terminated and replaced by the easement depicted on the face of this CSM to provide access for Lot 4. Lot 3's access shall be limited to "new" easement located near the easterly line of Lot 5. In addition the Septic System Easement as shown on Lot 5, benefitting Lot 3, Certified Survey Map Number 4334 shall be terminated.

Certified Survey Map Number 4778

OWNER CERTIFICATE

As owner I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Carrie B Vellella

**Carrie B. Vellella*

NOTARY PUBLIC CERTIFICATE

State of Wisconsin)
County of Marinette)
Personally came before me this 8th *day of* August, 2025 *A.D., the above named person to me known to be person who executed the foregoing instrument and knowledge the same.*

Notary Public
My Commission expires April 3rd 2028 AD

JEFFREY M. LIEUWEN NOTARY PUBLIC STATE OF WISCONSIN

OWNER CERTIFICATE

As owner I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Robert F. Vellella

**Robert F. Vellella*

JEFFREY M. LIEUWEN NOTARY PUBLIC STATE OF WISCONSIN

NOTARY PUBLIC CERTIFICATE

State of Wisconsin)
County of Marinette)
Personally came before me this 8th *day of* August, 2025 *A.D., the above named person to me known to be person who executed the foregoing instrument and knowledge the same.*

Notary Public
My Commission expires April 3rd 2028 AD

WISCONSIN JEFFREY M LIEUWEN S-2617 CRIVITZ WI LAND SURVEYOR

Kamps Office Map Number 25-6976