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**Tracy K. Martin**  
**Recorder of Deeds**

**SHARED ROADWAY AGREEMENT**

DATE OF DOCUMENT

October 20<sup>th</sup>, 2023

**GRANTOR**

Jeanne S. Fausek Irrevocable Trust for the benefit of William F. Fausek dated 9/10/2008

MAILING ADDRESS: 2970 Chain Bridge Road NW, Washington, DC 20016

**GRANTEE**

Jeanne S. Fausek Irrevocable Trust for the benefit of William F. Fausek dated 9/10/2008

MAILING ADDRESS: 2970 Chain Bridge Road NW, Washington, DC 20016

**LEGAL DESCRIPTION**

See on Pages 2, Exhibits A & B

**REFERENCE BOOK AND PAGE**

N/A

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See on Pages 2, Exhibits A & B

REFERENCE BOOK AND PAGE

N/A

### SHARED ROADWAY AGREEMENT

THIS INDENTURE, made the 20 day of October, 2023, by and between David Bohigian, Trustee of the Jeanne S. Fausek Irrevocable Trust for the benefit of William F. Fausek dated 9/10/2008, his successors and assigns, hereinafter referred to as GRANTOR, and David Bohigian, Trustee of the Jeanne S. Fausek Irrevocable Trust for the benefit of William F. Fausek dated 9/10/2008, his successors and assigns, hereinafter referred to as GRANTEE;

Grantor is the owner of real estate, more particularly described in Exhibit A - Encumbered Tracts, and Grantee is the owner of land described in Exhibit B - Benefited Tracts. Grantor and Grantee have agreed upon this Shared Roadway Agreement for ingress, egress and utilities and encumbering the land of Grantor in favor of Grantee and for the benefit of the land of Grantee.

WITNESSETH: That for good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR does hereby convey and confirm unto GRANTEE, his successors and assigns, a permanent right of ingress and egress, along with the right to place utilities, over and across a roadway identified as follows:

A 3,058 SQUARE FEET SHARED ROADWAY AGREEMENT #2 LYING IN U.S. SURVEY #3131, TOWNSHIP 51 NORTH, RANGE 1 WEST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE NORTH QUARTER CORNER OF FRACTIONAL SECTION 10; THENCE SOUTH 89 DEGREES, 12 MINUTES AND 25 SECONDS EAST 659.66 FEET; THENCE CONTINUE SOUTH 89 DEGREES, 12 MINUTES AND 25 SECONDS EAST 1488.34 FEET; THENCE NORTH 00 DEGREES, 47 MINUTES AND 35 SECONDS EAST 660.00 FEET TO THE CENTERLINE OF LINCOLN COUNTY ROUTE #307; THENCE SOUTH 48 DEGREES, 36 MINUTES AND 07 SECONDS EAST 353.28 FEET; THENCE SOUTH 18 DEGREES, 05 MINUTES AND 43 SECONDS EAST 242.88 FEET; THENCE SOUTH 15 DEGREES, 05 MINUTES AND 14 SECONDS EAST 29.03 FEET; THENCE NORTH 69 DEGREES, 34 MINUTES AND 19 SECONDS EAST 2084.67 FEET; THENCE NORTH 57 DEGREES, 01 MINUTES AND 48 SECONDS EAST 67.35 FEET; THENCE NORTH 35 DEGREES, 10 MINUTES AND 25 SECONDS EAST 58.38 FEET; THENCE NORTH 19 DEGREES, 34 MINUTES AND 19 SECONDS EAST 162.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 72 DEGREES, 00 MINUTES AND 19 SECONDS WEST 13.59 FEET; THENCE NORTH 04 DEGREES, 21 MINUTES AND 36 SECONDS EAST 94.58 FEET; THENCE NORTH 74 DEGREES, 00 MINUTES AND 01 SECOND EAST 36.38 FEET; THENCE SOUTH 07 DEGREES, 53 MINUTES AND 23 SECONDS WEST 99.50 FEET; THENCE SOUTH 63 DEGREES, 47 MINUTES AND 51 SECONDS WEST 16.27 FEET; THENCE SOUTH 19

DEGREES, 19 MINUTES AND 20 SECONDS WEST 2.95 FEET TO THE POINT OF BEGINNING, CONTAINING 3,058 SQUARE FEET, MORE OR LESS. AS PER SURVEY #2023-008243 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

It is further agreed between the parties that they will share the necessary costs of maintaining and repairing the existing roadway so as to remain in its current condition. Provided, however, that if damage to said roadway is directly caused by either party, or their invitees, then said party shall bear the cost of repairing the roadway to the condition which existed immediately prior to said damage. The party desiring to place utilities along said shared roadway shall bear the cost of installing and maintaining said utilities, returning the roadway to the condition which existed immediately prior to the installation of the utility.

This agreement shall inure to and bind the successors and assigns of the parties and shall constitute a covenant running with the lands of Grantor and Grantee.

The GRANTOR warrants and covenants unto GRANTEE that, subject to liens and encumbrances of record at the date of the Shared Roadway Agreement, he is the owner of the above described lands and has the full right and authority to validly grant this Shared Roadway Agreement.

GRANTOR:

Jeanne S. Fausek Irrevocable Trust for the benefit of William F. Fausek

By:

David Bohigian TFE  
David Bohigian, Trustee

District of Columbia

Signed and sworn to (or affirmed) before me on \_\_\_\_\_ by \_\_\_\_\_  
(Date) Name of Individual making statement

District of Columbia

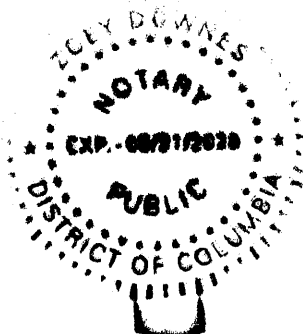
Signature of Notarial Officer

Title of Office

My Commission Expires: \_\_\_\_\_

Signed and sworn to (or affirmed) before me on  
October 20, 2023 by David Bohigian  
Date Name(s) of Individual(s) making statement  
Joey Downes Joey Downes  
Signature of Notarial Officer  
Notary Public  
Title of Office  
My Commission Expires: 8/31/2028

Seal



GRANTEE:

Jeanne S. Fausek Irrevocable Trust for the benefit of  
William F. Fausek

By:

DB ME

David Bohigian, Trustee

District of Columbia

Signed and sworn to (or affirmed) before me on \_\_\_\_\_ by \_\_\_\_\_  
(Date) Name of Individual making statement

\_\_\_\_\_  
Signature of Notarial Officer

\_\_\_\_\_  
Title of Office

My Commission Expires: \_\_\_\_\_

District of Columbia

Signed and sworn to (or affirmed) before me on  
October 20, 2023 by David Bohigian  
Date Name(s) of Individual(s) making statement

Zoe Danes  
Signature of Notarial Officer

Notary Public  
Title of Office

Seal

My Commission Expires: 8/31/2028



## **EXHIBIT A – Encumbered Tract**

### **TRACT #18 (82.2 AC)**

A TRACT OF LAND LYING IN U.S. SURVEY #1638 & U.S. SURVEY #3131, TOWNSHIP 51 NORTH, RANGE 1 WEST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID U.S. SURVEY #1638; THENCE SOUTH 22 DEGREES, 13 MINUTES AND 06 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID U.S. SURVEY #1638 A DISTANCE OF 2872.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 68 DEGREES, 29 MINUTES AND 19 SECONDS EAST LEAVING SAID SOUTHWESTERLY LINE 2331.50 FEET TO FOUND IRON PIPE; THENCE NORTH 67 DEGREES, 14 MINUTES AND 35 SECONDS EAST 989.80 FEET TO A FOUND IRON PIPE; THENCE SOUTH 22 DEGREES, 12 MINUTES AND 57 SECONDS EAST 3894.42 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22 DEGREES, 12 MINUTES AND 57 SECONDS EAST 945.92 FEET TO A 5/8" IRON PIN; THENCE SOUTH 67 DEGREES, 51 MINUTES AND 34 SECONDS WEST 3523.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 17 DEGREES, 08 MINUTES AND 14 SECONDS EAST 135.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 26 MINUTES AND 41 SECONDS WEST 229.88 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18 DEGREES, 26 MINUTES AND 11 SECONDS WEST 97.32 FEET TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES, 53 MINUTES AND 23 SECONDS WEST 99.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 63 DEGREES, 47 MINUTES AND 51 SECONDS WEST 16.27 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 19 MINUTES AND 20 SECONDS WEST 2.95 FEET; THENCE NORTH 72 DEGREES, 00 MINUTES AND 19 SECONDS WEST 13.59 FEET TO A 5/8" IRON PIN; THENCE NORTH 04 DEGREES, 21 MINUTES AND 36 SECONDS EAST 94.58 FEET TO A 5/8" IRON PIN; THENCE NORTH 18 DEGREES, 26 MINUTES AND 09 SECONDS EAST 123.44 FEET TO A 5/8" IRON PIN; THENCE NORTH 04 DEGREES, 21 MINUTES AND 19 SECONDS EAST 167.10 FEET TO A 5/8" IRON PIN; THENCE NORTH 67 DEGREES, 05 MINUTES AND 35 SECONDS EAST 97.09 FEET TO A 5/8" IRON PIN; THENCE NORTH 23 DEGREES, 03 MINUTES AND 23 SECONDS WEST 897.83 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 00 MINUTES AND 08 SECONDS EAST 3611.45 FEET TO THE POINT OF BEGINNING, CONTAINING 82.2 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008243 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

## **EXHIBIT B – Benefitted Tracts**

### **TRACT #17 (95.2 AC)**

A TRACT OF LAND LYING IN U.S. SURVEY #1638 & U.S. SURVEY #3131, TOWNSHIP 51 NORTH, RANGE 1 WEST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF U.S. SURVEY #1638; THENCE NORTH 21 DEGREES, 00 MINUTES AND 04 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID U.S. SURVEY #1638 A DISTANCE OF 2266.90 FEET TO A 5/8" IRON PIN; THENCE NORTH 20 DEGREES, 59 MINUTES AND 39 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 2020.25 FEET TO THE CENTERLINE OF LEO HARDY ROAD; THENCE SOUTH 68 DEGREES, 25 MINUTES AND 52 SECONDS WEST LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID CENTERLINE 233.57 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 19 DEGREES, 54 MINUTES AND 26 SECONDS WEST 15.00 FEET; THENCE NORTH 19 DEGREES, 54 MINUTES AND 26 SECONDS WEST LEAVING SAID CENTERLINE 3045.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 00 MINUTES AND 08 SECONDS EAST 156.10 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 19 DEGREES, 21 MINUTES AND 58 SECONDS WEST 969.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 59 DEGREES, 29 MINUTES AND 23 SECONDS WEST 138.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 63 DEGREES, 47 MINUTES AND 51 SECONDS WEST 267.39 FEET TO A 5/8" IRON PIN; THENCE NORTH 07 DEGREES, 53 MINUTES AND 23 SECONDS EAST 99.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 18 DEGREES, 26 MINUTES AND 11 SECONDS EAST 97.32 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 26 MINUTES AND 41 SECONDS EAST 229.88 FEET TO A 5/8" IRON PIN; THENCE NORTH 17 DEGREES, 08 MINUTES AND 14 SECONDS WEST 135.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 67 DEGREES, 51 MINUTES AND 34 SECONDS EAST 3523.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 22 DEGREES, 12 MINUTES AND 57 SECONDS EAST 1213.62 FEET TO A FOUND STONE; THENCE SOUTH 69 DEGREES, 00 MINUTES AND 08 SECONDS WEST 3508.45 FEET TO THE POINT OF BEGINNING, CONTAINING 95.2 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008243 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

### **TRACT #19 (324.7 AC)**

A TRACT OF LAND LYING IN U.S. SURVEY #1638 & U.S. SURVEY #3131, TOWNSHIP 51 NORTH, RANGE 1 WEST, LINCOLN COUNTY AND TOWNSHIP 52 NORTH, RANGE 1 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A FOUND STONE MARKING THE SOUTHEAST CORNER OF THE MERIWETHER TRACT PER BOOK 156 PAGE 473 IN THE OFFICE OF THE RECORDER OF DEEDS OF LINCOLN COUNTY, MISSOURI; THENCE NORTH 20 DEGREES, 57 MINUTES AND 01 SECOND WEST ALONG THE SOUTHWESTERLY LINE OF U.S. SURVEY #1638 A DISTANCE OF 1276.46 FEET TO A 5/8" IRON PIN; THENCE NORTH 19 DEGREES, 37 MINUTES AND 05 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1570.09 FEET TO A 5/8" IRON PIN; THENCE NORTH 68 DEGREES, 29 MINUTES AND 19 SECONDS EAST LEAVING SAID SOUTHWESTERLY LINE 2331.50 FEET TO A FOUND IRON PIPE; THENCE NORTH 67 DEGREES, 14 MINUTES AND 35 SECONDS EAST 989.80 FEET TO A FOUND IRON PIPE; THENCE SOUTH 22 DEGREES, 12 MINUTES AND 57 SECONDS EAST 3894.42 FEET TO A 5/8" IRON PIN; THENCE SOUTH 69 DEGREES, 00 MINUTES AND 08 SECONDS WEST 3611.45 FEET TO A 5/8" IRON PIN; THENCE SOUTH 23 DEGREES, 03 MINUTES AND 23

EXHIBIT B – Benefitted Tracts  
Continued

SECONDS EAST 897.83 FEET TO A 5/8" IRON PIN; THENCE SOUTH 67 DEGREES, 05 MINUTES AND 35 SECONDS WEST 97.09 FEET TO A 5/8" IRON PIN; THENCE SOUTH 04 DEGREES, 21 MINUTES AND 19 SECONDS WEST 167.10 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18 DEGREES, 26 MINUTES AND 09 SECONDS WEST 123.44 FEET TO A 5/8" IRON PIN; THENCE SOUTH 04 DEGREES, 21 MINUTES AND 36 SECONDS WEST 94.58 FEET TO A 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 00 MINUTES AND 19 SECONDS WEST 98.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 22 DEGREES, 44 MINUTES AND 13 SECONDS WEST 35.72 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 14 MINUTES AND 51 SECONDS WEST 34.88 FEET TO A 5/8" IRON PIN; THENCE NORTH 10 DEGREES, 32 MINUTES AND 17 SECONDS WEST 427.41 FEET TO A 5/8" IRON PIN; THENCE SOUTH 80 DEGREES, 12 MINUTES AND 56 SECONDS WEST 73.20 FEET TO A 5/8" IRON PIN; THENCE NORTH 26 DEGREES, 24 MINUTES AND 48 SECONDS WEST 1694.17 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 18 MINUTES AND 01 SECOND EAST 688.73 FEET TO THE POINT OF BEGINNING, CONTAINING 324.7 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008243 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.