Form No. 639A--Highway Easement.

Sent to Planning 11/7/14

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

James Clemens and wife, Joyce Clemens

Grantor S, of Olmsted County, Minnesota, for and in consideration of Metes and Bounds Subdivision Split Dollars ($_____) receipt of which is hereby acknowledged,

pt NE-SE→19-106-11
61.19.41.032 111

hereby convey S and warrant S to the County of Olmsted grantee, for highway purposes, together with the unrestricted right to improve the same, free and clear of all incumbrances, the following described real estate in the County of Olmsted in the State of Minnesota:

The East fifty (50) feet of the following described tract:
That part of the Northeast Quarter (NE¼) of the Southeast Quarter of Section 19, T106N-R11W, Olmsted County, Minnesota, described as commencing at the northeast corner of the Southeast Quarter of said Section 19; thence South, assumed bearing, along the east line of said Southeast Quarter, 400.00 feet for a point of beginning; thence continue South, along said east line, 273.00 feet; thence West, 620.00 feet; thence North, parallel with said east line, 273.00 feet; thence East, 620.00 feet to the point of beginning.

Containing 0.11 acre more or less in addition to the presently existing and used right of way of County State Aid Highway No. 32.

Doc No. A- 1357575
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --October 22, 2014 10:30 AM
W. MARK KRUPSKI - Co. Recorder by deputy: ms
Well Certificate: _____ Abstract: _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT ; DALE PRESTEGARD
ROCHESTER, MN 55904

~~And the said grantor~~ himself, his ~~, for themselves, their heirs, executors and assigns, do~~ convenant ~~never to cut, damage, destroy or remove any tree or shrub or other natural growth upon the hereinbefore described premises for the continuance of this easement, and does hereby grant and convey to the~~ all grasses, shrubs, trees and ~~natural growth~~ now existing on said lands or that may be ~~hereafter planted or grown thereon.~~

And the said grantor S, for themselves, their heirs, executors and assigns do hereby release the County of Olmsted its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the parcel of land hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public highway over and upon and the removal of materials from the premises hereby conveyed and from the uses incident thereto, and the County of Olmsted shall have the right to use and remove all earth and other materials lying within the parcel of land hereby conveyed and the right to construct and maintain, upon the lands adjoining the parcel hereby conveyed, such portable snow fences during such months as weather conditions make necessary.

~~And the said grantor~~ himself, his ~~, for themselves, their heirs, executors and assigns, do further convenant never to construct, erect, or maintain or allow or suffer any other person to construct, erect or maintain any sign or bill board or other advertising device upon the lands adjoining the parcel hereby conveyed, closer than one hundred (100) feet from the said premises unless a permit therefor in writing shall have first been obtained from the~~

Dated this 15th day of August, 1985

In presence of:

X James Clemens

X Joyce Clemens

Witness _____

Witness _____

STATE OF MINNESOTA
County of Olmsted } ss.

On this 16th day of August, 19 85, before me personally appeared James Clemens and wife, Joyce Clemens

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Donald D. Narveson

Donald D. Narveson
Notary Public-Minnesota
Olmsted County
My com. Exp. May 30, 1991

I hereby certify that the within easement will convey to the _____ for highway purposes a good title to the land therein described, free and clear of all incumbrances.

I further approve said easement as to form and execution.

_____, 19 _____

County Attorney. Assistant Attorney General.

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

STATE OF MINNESOTA } ss.
County _____
Office of County Recorder.

I hereby certify that the within instrument was filed for record in this office on the _____ day of _____, 19 _____ at _____ o'clock _____ M., and that the same was duly recorded in Book _____ of _____ on page _____.

_____ County Recorder.

By _____ Deputy.

ROUCHLER PRINCIPER

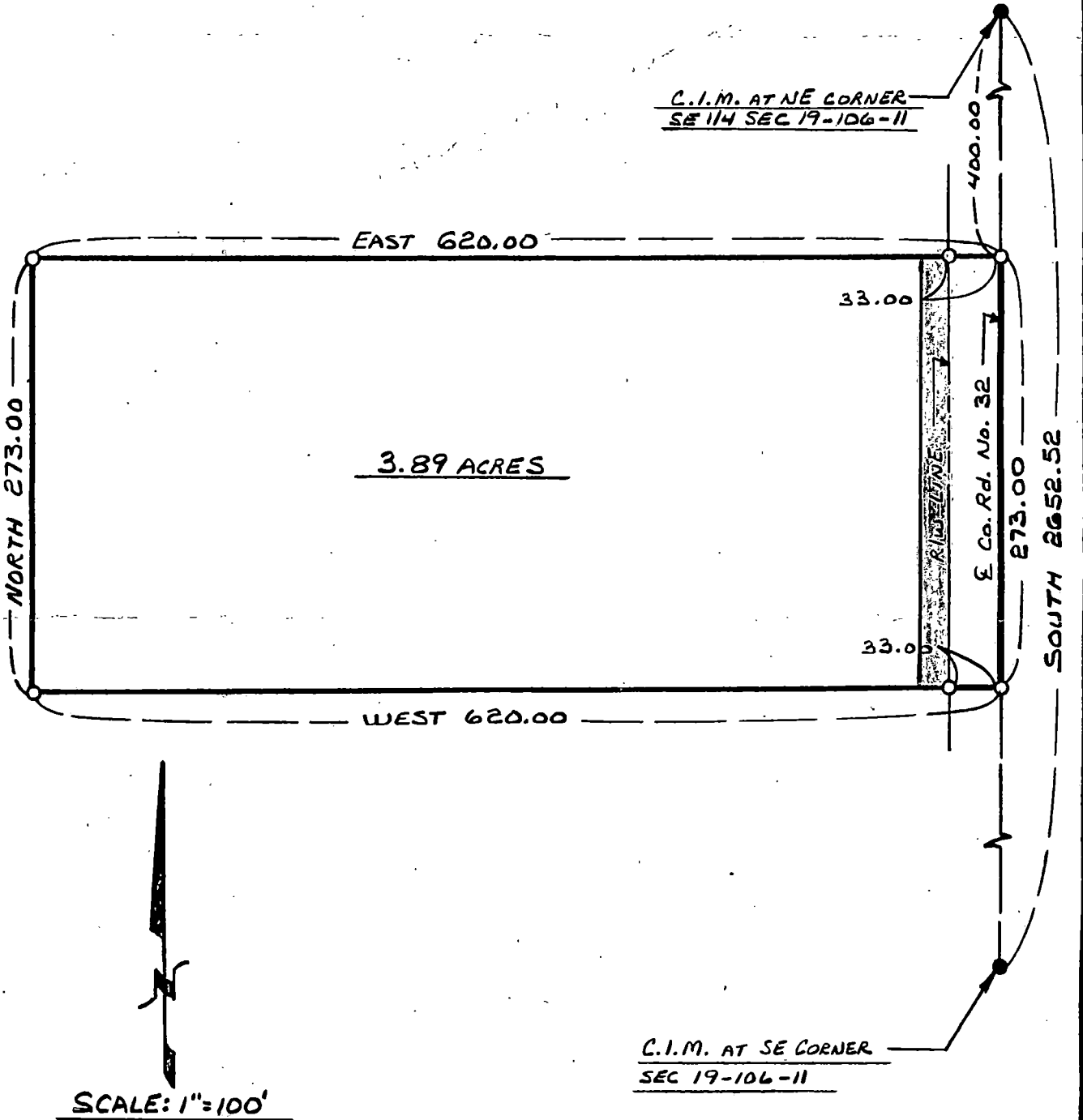
PLAT OF SURVEY

LEGAL DESCRIPTION:

That part of the Northeast Quarter of the Southeast Quarter of Section 19, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Southeast Quarter of said Section 19; thence South, assumed bearing, along the east line of said Southeast Quarter, 400.00 feet for a point of beginning; thence continue South, along said east line, 273.00 feet; thence West, 620.00 feet; thence North, parallel with said east line, 273.00 feet; thence East, 620.00 feet to the point of beginning. Being subject to a 33.00 foot easement for County Road No. 32 right of way over the easterly boundary thereof. Being subject also to easements, restrictions, and covenants of record.

Containing 3.89 Acres, more or less.



SCALE: 1"=100'

NOTE: BEARING SYSTEM IS ASSUMED DATA.