Doc No. A- 1456618
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --August 29, 2018 9:57 AM
W. MARK KRUPSKI - Co. Recorder by deputy: KK
Well Certificate: _____ Abstract: _____
Fee: $46.00

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

DOCUMENT TYPE: Easement

RE: Andreasen / County of Olmsted

RETURN TO: PWSC

Legal: pt NESE 2-104-14
pt SESE ↓
44.02.44.048579

"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES."

KK
8-29-18
PWSC

N/c

Form No. 639A — Highway Easement. Poucher, Mpls.

PREPARED BY dbn
CHECKED BY dbn

HIGHWAY EASEMENT

Gordon Andreasen and wife, Elsie I. Andreasen

Grantor s, of Olmsted County, Minnesota, for and in consideration of

One dollar and other good & valuable considerations Dollars ($1.00)

receipt of which is hereby acknowledged.

hereby convey ____ and warrant ____ 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:

All that part of the following described tract:
That part of the East Half of the Southeast Quarter of Section 2, Township 104 North, Range 14 West, described as follows: Commencing at the northeast corne of said East Half of the Southeast Quarter; thence southerly on an assumed azimuth from north of 178 degrees 19 minutes 05 seconds along the east line of said Southeast Quarter 1146.55 feet to the point of beginning; thence westerly 270 degrees 24 minutes 57 seconds azimuth 1330.43 feet to the west line of sai East Half; thence southerly 178 degrees 18 minutes 00 seconds azimuth along said west line 1051.81 feet to the north line of the south 451.92 feet of the Southeast Quarter; thence easterly 90 degrees 22 minutes 33 seconds azimuth parallel with the south line of said Southeast Quarter 964.51 feet to the east line of the west 963.88 feet of the Southeast Quarter of the Southeast Quarter thence southerly 178 degrees 18 minutes 00 seconds azimuth parallel with the west line of said Southeast Quarter of the Southeast Quarter 452.22 feet to th south line of said Southeast Quarter; thence easterly 90 degrees 22 minutes 33 seconds azimuth along said south line 365.41 feet to the southeast corner of said Southeast Quarter; thence northerly 358 degrees 19 minutes 05 seconds azimuth along the east line of said Southeast Quarter 1503.08 feet to the poin of beginning.
which lies within 50 feet on the east and north sides of the present centerline of County Road No. 106.

Containing 0.55 acre more or less in addition to the existing and presently used right of way of County Road No. 106.

And the said grantor s, for ~~(himself~~ themselves), ~~(his~~ their) heirs, executors and assigns, do ____ covenant 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 covey to the County 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 ~~(himself~~ themselves), ~~(his~~ 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 coveyed, such portable snow fences during such months as weather conditions make necessary.

And the said grantor s, for ~~(himself~~ themselves), ~~(his~~ 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 County of Olmsted

Dated this 2nd day of October, 19 91

Elsie I. Andreasen

In Presence of:

Witness

Witness

Gordon Andreasen

STATE OF MINNESOTA

County of Olmsted

On this 2nd day of October, 19 91, before me personally

Gordon Andreasen and Elsie I. Andreasen

appeared 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 COMMISSION EXPIRES 5-30-97

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
County of _____
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.

Poucher, Mpls.