Doc No. A- 1469088
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --March 26, 2019 8:49 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

DOCUMENT TYPE: HIGHWAY EASEMENT

RE: MAXFIELD/HICKS/FAIRLEY

RETURN TO: PWSC

Legal: pt SE-SW→ 27- 107-15
15.27.34.083308
pt NE-NW → 34-107-15
pt SE-NW
15.35.21.083173

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

No. 639A—Highway Easement—(Revised 1954). ROLLMER MINNEAPOLIS

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Ellen Maxfield
James Maxfield , deceased,Frieda Maxfield his wife
Rena C. Hicks, wife of C.V. Hicks
Melville J.R. Fairley and Marie J. Fairley his wife
C. V. Hicks County of Olmsted, *Minnesota, for and in consideration of*
Grantor, of

Four hundred forty-four - - - - - - - - - - - - *Dollars* ($444.00)

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 tracts:

The southeast quarter of the southwest quarter (SE¼SW¼) of Section twenty-seven (Sec 27) and the northwest quarter (NW¼) of Section thirty-four (Sec 34), lying north of the right of way of the Chicago and Northwestern Railroad, all being in township one hundred seven nort range fifteen west (T107N-R15W);

which lies within a distance of fifty (50.0) feet on either side of the following described centerline of County Aid Road "C" (CAR "C") and on the west side of the following described centerline of County State Aid Highway number three (CSAH #3);

Beginning at the northwest corner of said Section thirty-four (Sec 34) east along the north boundary thereof two thousand six hundred twenty-nine and sixty-six hundredths (2629.66) feet; thence deflect left ninety degrees thirty-three minutes (90°33') one thousand three hundred and twenty (1320.0) feet and there terminating.

Beginning again on the north boundary of said Section thirty-four (Sec 34) distant two thousand six hundred twenty-nine and sixty-six (2629.66) feet east of the northwest corner. Thence in a southerly direction at an angle of ninety degrees thirty-three minutes (90°33') with said north boundary, two thousand two hundred eighty-six and forty-seven hundredths (2286.47) feet to the railroad right of way and there terminating;

Containing two and ninety-six hundredths (2.96) acres more or less in addition to the existing highways;

Together with the right to construct and maintain a backslope or embankment of approximately four to one (4:1) slope on the north, sout and west side of the above described right of way. Said slope not to exceed a distance of sixteen (16.0) feet from the right of way line and the use by the county shall be restricted to and for the purpose hereinbefore described.

And the said grantor, for himself, his 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 convey to the County of Olmsted 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, for himself, his 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, for himself, his 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 17th *day of* August, *19*62

In presence of:

Witness Arthur Schellhammer — Ellen Maxfield by C V Hicks her Guardian

Witness Donald D. Norveson — Frieda Maxfield

Rena C. Hicks

C V Hicks

STATE OF MINNESOTA
County of ..... } ss.

On this ..... day of ....., 19....., before me personally appeared

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

.....

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 ..... } ss.

Office of Register of Deeds.

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 .....

.....
Register of Deeds.

By .....
Deputy.

STATE OF MINNESOTA
County of Olmsted } ss.

On this 17th day of August, 1962, before me personally appeared C. V. Hicks as guardian for Ellen Maxfield - Frieda Maxfield, Widow - C. V. Hicks and Rena Hicks, Husband and Wife - Melville J. R. Fairley and Marie J. Fairley, Husband and Wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Evelyn D. Krueger

Notary Public, Olmsted County, Minn.
My Commission Expires [illegible]

And the said grantor....., for themselves, 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 convey to the..... all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon.

himself, his

And the said grantor....., for themselves, their heirs, executors and assigns do..... hereby release the..... 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..... 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.

himself, his

And the said grantor....., 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.....day of....., 19.....

In presence of: .....

Witness..... .....

Witness..... .....

.....

STATE OF MINNESOTA
County of Olmsted } ss.

On this 17th day of August, 19 62., before me personally appeared
C. V. Hicks, Frieda Maxfield, Widow, Rena C. Hicks, Melville J. R. Fairley & Marie J. Fairley,
C. V. Hicks, Guardian of Ellen Maxfield
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.

Notary Public

premises unless a permit therefor in writing shall have first been obtained from the.....

[redacted]

Dated this.....*day of*....., *19*.....

In presence of: Michael J. Rafferty

Witness..... Marie J. Rafferty

Witness.....