Doc No. A- 1476369
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --July 15, 2019 10:12 AM
W. MARK KRUPSKI - Co. Recorder by deputy: KK
Well Certificate: _____ Abstract: _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATTN ; JEREMY DOUGLAS
ROCHESTER, MN 55904

COVER SHEET

July 15th, 2019

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas, PWSC

LEGAL DESCRIPTION: pt SWSW 21-108-15
pt SESW "
85.21.34.047089

(See Attached)

Cover sheet added by Public Works for Recording Purposes

Form No. 639A--Highway Easement. B

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

LaMoyne Bruce and wife, Lois Bruce

Grantor s, of Olmsted County, Minnesota, for and in consideration of One dollar and other good and 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:

The South 50 feet of the East 205 feet of that part of the South One-Half of the Southwest Quarter of Section 21, Township 108 North, Range 15 West, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 21; thence N89°16'28"E, assumed bearing, along the south line of said Southwest Quarter, 760.00 feet; thence N01°06'28"W, parallel with the west line of said Southwest Quarter, 205.00 feet for a point of beginning; thence N84°28'30"E, 505.49 feet; thence S62°39'00"E, 248.40 feet; thence S80°27'23"E, 394.80 feet; thence S00°43'32"E, 60.00 feet to the south line of said Southwest Quarter; thence N89°16'28"E, along said south line, 205.00 feet; thence N00°43'32"W, 1307.86 feet to the north line of the South One-half of said Southwest Quarter; thence S89°07'45"W, along said north line, 1323.71 feet to a point being 760.00 feet easterly of the northwest corner of said South One-Half; thence S01°06'28"E, parallel with the west line of said Southwest Quarter, 1099.53 feet to the point of beginning.

Containing 0.08 acre more or less in addition to the existing and presently used right of way of County Road No. 105.

And the said grantor s, 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 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 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 s, 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 County.

Dated this 19 day of February, 1988

In presence of:

Witness _____ La Moyne Bruce

Witness _____ Lois Bruce

STATE OF MINNESOTA
County of Olmsted } ss.

On this 19th day of February, 19 88, before me personally appeared LaMoyne Bruce and Lois Bruce

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.

POUCHER PRINT-RITE