Pt NE-NE
Pt NW-NE > 26-105-14
Pt SW-NE
54.26.12.034308

SW-SE → 23-105-14
54.23.43.034282
54.23.43.034283

Doc No. A- 1488158
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --December 09, 2019 10:57 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

COVER SHEET

December 9, 2019

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas, PWSC

LEGAL DESCRIPTION:

CR-120

That Part of the NE ¼ Section 26, Township 105 North, Range 14 West.

(Full Legal - See Attached)

Cover sheet added by Public Works for Recording Purposes

PWSC 12.9.19 MS

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

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

George H. and Darlene A. Beach, husband and wife

Grantors, of Olmsted County, Minnesota, for and in consideration of

One dollar and other good and valuable consideration 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:

Beginning at a point on the West line of the Northeast Quarter (NE¼), Section 26, Township 105, Range 14, Olmsted County, Minnesota, 1169 feet North of the Southwest corner of said Northeast Quarter (NE¼), running thence North on said West line a distance of 1331.5 feet to the center of Root River, thence at an angle to the right of 96°52' down center of river a distance of 520.6 feet, thence at an angle to the right of 32°25' a distance of 232 feet, thence at an angle to the left of 37°40' a distance of 146.2 feet, thence at an angle to the right or South of 85°3' a distance of 1056 feet, thence at an angle to the right or West of 89°07' a distance of 893.5 feet to the place of beginning, also the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 23, and that part of the Northeast Quarter (NE¼) of Section 26 lying north of the Root River, excepting from the above described premises that part which lies north of the Root River and which is South and West of the following described line, commencing at a point which is 450 feet north of the center of the Root River, where said river intersects the West line of the Northeast Quarter (NE¼) of said Section 26, thence parallel with the North line of said Northeast Quarter (NE¼) of Section 26 a distance of 450 feet, thence South at right angles to the previously described line to the center of the Root River and there terminating.

The West 50 feet of the above described parcel which lies in the West one-half of Northeast Quarter of said Section 26.

Containing 0.52 acres more or less in addition to the existing County Road No. 120 right of way in the west one-half of the Northeast Quarter of Section 26.

And the said grantors, 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 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 grantors, 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 grantors, 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 of Olmsted.

Dated this 10th day of April 1981

In presence of:

Witness Gerald Lawler — George H. Beach

Witness — Darlene A. Beach

STATE OF MINNESOTA
County of Olmsted } ss.

On this 10th day of April, 19 81, before me personally appeared

George H. and Darlene A. Beach, husband and wife
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.

Delores L. Moline

DELORES L. MOLINE
NOTARY PUBLIC — MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES APR. 28, 1984

I hereby certify that the within easement will convey to the County of Olmsted 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.

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.

DOUSMER FORM 4-0-1