pt SW-SW) 35-105-15
pt SE-SW
55.35.33.043725

Doc No. A- 1506891
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --August 04, 2020 12:47 PM
W. MARK KRUPSKI - Co. Recorder by deputy: lw
Well Certificate: ____ Abstract: _____ Fee: $46.00

DALE PRESTEGARD
MN

COVER SHEET

August 4, 2020

DOCUMENT TYPE: HIGHWAY EASEMENT

OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Dale Prestegard, PWSC

LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 35, Township 105 North, Range 15 West

(See attached Easement for full legal description)

Cover sheet added by Public Works for Recording Purposes

Form No. 639A--Highway Easement. COURIER

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Roy Fritz and wife, Sandra E. Fritz

Grantor s, of Olmsted County, Minnesota, for and in consideration of Metes and Bounds Subdivision Split Dollars ($_____) 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 West fifty (50) feet of the following described tract:
That part of the Southwest Quarter of Section 35, Township 105 North, Range 15 West of the 5th Principal Meridan, described as follows:

Beginning at the southwest corner of said Southwest Quarter; thence South 89 degrees 11 minutes 30 seconds East, assumed bearing, along the south line of said Southwest Quarter a distance of 1427.00 feet; thence North 01 degrees 01 Minutes 42 seconds East 305.00 feet; thence North 89 degrees 11 minutes 30 seconds West 1427.00 feet to the West line of said Southwest Quarter; thence South 01 degree 01 minute 42 seconds West along said West line 305.00 to the point of beginning.

~~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 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 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 18 day of April, 1987

In presence of:

Witness _____

Witness _____

X Roy Fritz

X Sandra E. Fritz

STATE OF MINNESOTA
County of Olmsted } ss.

On this 20th day of April, 1987; before me personally appeared

Roy Fritz and Sandra E. Fritz
to me known to be the person 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
County _____ } ss.

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.

FOLUCHER