Doc No. A- 1526662
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --February 17, 2021 11.11 AM
W MARK KRUPSKI - Co Recorder by deputy ms
Well Certificate ____ Abstract: ____ Fee: $46.00

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

COVER SHEET

February 17, 2021

DOCUMENT TYPE: EASEMENT

OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Dale Prestegard, PWSC

LEGAL DESCRIPTION: CR 158

Part of Section 1, Township 107 N, Range 15 West

See attached easement for full descriptions

Cover sheet added by Public Works for Recording Purposes

2-17-21
PWSC
ms

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Helen Douglas, also known as Helen M. Douglass

Grantor..., of..... County of Olmsted ..... , *Minnesota, for and in consideration of*

Four hundred forty-two and 50/100---------- *Dollars* ($ 442.50 . . .)
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; (1) the north half of the southwest quarter (N½SW¼); (2) the west half of the northwest quarter (W½NW¼); (3) the east half of the northwest quarter (E½NW¼), less that part platted as Douglas, all in section one (Sec 1) township one hundred seven north, 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 State Aid Highway number three (CSAH #3).

From the south quarter corner of the southwest quarter (SW¼) section twelve (Sec 12) township one hundred seven north, range fifteen west (T107N-R15W) north along the west boundary of the east half of the southwest quarter (E½SW¼) thereof five thousand two hundred eighty-six and fifty-five hundredths (5286.55) feet; thence deflect right seventeen and one half minutes (0°17½') three hundred eight and eight tenths (308.8) feet; thence deflect right two degrees and nineteen minutes (2°19') nine hundred ninety-five and forty-five hundredths (995.45) feet for a place of beginning of the centerline to be described; thence in a prolongation of the above described course four hundred eleven and eighty-one hundredths (411.81) feet; thence deflect left on a two degree (2°00') curve delta angle six degrees thirty-two minutes (6°32') three hundred twenty-six and sixty-six hundredths (326.66) feet; thence on a tangent to said curve three hundred fifty-two and fifteen hundredths (352.15) feet; thence deflect right on a one degree (1°00') curve delta angle three degrees thirty-one minutes (3°31') three hundred fifty-one and sixty-seven hundredths (351.67) feet; thence on a tangent to said curve two thousand five hundred and forty-six hundredths (2500.46) feet and there terminating.

Containing two and ninety-five hundredths (2.95) acres more or less in addition to the existing highways.

Together with the right to construct and maintain so long as County State Aid Highway number three (CSAH #3) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on either side of the above described right of way as it runs over and across the above described tract. 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 himself, his ~~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 grantor himself, his ~~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 ~~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 5th *day of* July, *19*60

In presence of:

Witness Clifton C. Phillips — Helen M. Douglas

Witness Donald D. Iverson

Exempt from state deed tax

Karl A. Poske
County Treasurer

STATE OF MINNESOTA
County of Olmsted } ss.

On this 5th day of July, 19 60, before me personally appeared Helen M. Douglass, Single to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Evelyn M. Krueger

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 of

Office of Register of Deeds.

I hereby certify that the within instrument was filed for record in this office on the day of , 19 o'clock M., and that the same was duly recorded in Book of on page

Register of Deeds.

By Deputy.

DOUGHER PRINTING CO.