Document No. **A1576212**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
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MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 Pages: 4

HIGHWAY EASEMENT-SCHUMAN

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

Pt NW-SW 15-104-15
Pt SW-SW
45.05.33.034605

COVER SHEET

10/27/2022

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas

LEGAL DESCRIPTION:

CSAH 3

All that part of the following described tract:

The Southwest Quarter (SW ¼) of Section Five (Sec 5) Township One Hundred Four North, Range Fifteen West (T104N-R15W);

(Full Legal – See Attached)

Cover sheet added by Public Works for Recording Purposes

No chg

10-28-22
PWSC
ms

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Henry A. Schuman
Gerhart C. Schuman Jr
Wilbur F. Schuman
Marion Glover
Albin G. Anderson and Tillie D. Anderson
Grantor....., of County of Olmsted *....., Minnesota, for and in consideration of*

Five hundred forty-seven and fifty cents - - - *Dollars* ($547.50 *)*

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 tract:
The southwest Quarter (SW¼) of Section five (Sec 5) township one hundred four north, range fifteen west (T104N-R15W);
which lies within a distance of fifty (50.0) feet on either side of the following described centerline of County State Aid State Highway Number three (CSAH #3);
Beginning at the southwest corner of said Section five (Sec 5) north along the west line thereof one thousand seven hundred sixteen and seventy-one hundredths (1716.71) feet, thence deflect to the right on a ten chord spiral curve of decreasing radius (Spiral angle eight degrees forty-five minutes (8°45') for two hundred fifty (250.0) feet, thence deflect to the right on a seven degree (7°00') circular curve, delta angle seventy-one degrees fifty-two minutes (71°52') for one thousand twenty-six and sixty-seven hundredths (1026.67) feet, thence deflect to the right on a ten chord spiral curve of increasing radius (Spiral angle eight degree forty-five minutes (8°45') for two hundred fifty (250.0) feet, thence on tangent to said curve one thousand seven hundred six and sixty-four hundredths (1706.64) feet and there terminating;
Together with a parcel adjoining and lying westerly and northerly of the above described strip and the north and west boundary of said southwest quarter (SW¼) of said Section five (Sec 5);
Containing three and sixty-five hundredths (3.65) 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 twenty-five (25.0) 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 ~~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....., for 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....., for 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 28th *day of* April *, 19*64

In presence of:

Witness Arthur A. Schuellhammer — Henry A. Schumann, Gerhart C. Schumann Jr, Wilbur F. Schuman, Marion Glover, Albin G. Anderson, Tillie D. Anderson

Witness Donald Opsahl

STATE OF MINNESOTA
County of Olmsted } ss.

On this 28th day of April, 19 64, before me personally appeared Henry A. Schumann, Luella M. Schumann, Gerhardt Schumann Jr., Betty Schumann, Wilbur F. Schumann Marilynn Schumann, Marion Glover, Franklin Glover 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, Olmsted County, Minn.
My Commission Expires April 21, 1969

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.....
at .....o'clock.....M., and that the same ..as duly recorded in Book.....of ..... on page .....

.....
Register of Deeds.

By ..... Deputy.

RECORDER