Form No. 639A — Highway Easement. Poucher, Mpls.

V584 G1

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

James P. Ryan and wife, Beverly H. Ryan
Ilot S. Klomstad

Grantor s, of Olmsted County, Minnesota, for and in consideration of

One dollar and other good & 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:

The south 60 feet of the following described tract:
Commencing at the southwest corner of the Southwest Quarter of Section 19, T106N-R12W; thence East along the south line of said Quarter Section a distance of 331.6 feet for a point of beginning; thence northeasterly at a deflection angle of 39° 20' to the left a distance of 256.52 feet; thence Northeasterly at a deflection angle of 11° 17' to the right a distance of 262.0 feet; thence Southeasterly at a deflection angle of 45° 15' to the right a distance of 343.0 feet; thence Southeasterly at a deflection angle of 26° 18' to the right a distance of 194.6 feet to a point in the East line of the Southwest Quarter of the Southwest Quarter of said Section 19; thence South along the East line of said Quarter Quarter Section at a deflection angle of 46° 30' to the right a distance of 50.16 feet to the Southeast corner of said Quarter Quarter Section; thence West along the South line of said Quarter Quarter Section a distance of 898.64 feet to the point of beginning.
Also a strip of land being 60 feet wide lying parallel to and immediately adjacent to the above described South 60 feet and beginning 520.0 feet East of the Southwest corner of said Section 19 and running Westerly to the West boundary of the above described tract and there terminating.
Containing 0.62 acre more or less in addition to the existing and presently used right of way of County Road No. 123.

SW SW

And the said grantor s, for ~~himself~~ themselves, ~~his~~ 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 covey to the County 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 ~~himself~~ themselves, ~~his~~ 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 coveyed, such portable snow fences during such months as weather conditions make necessary.

And the said grantor s, for ~~himself~~ themselves, ~~his~~ 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 20th day of January, 19 93

In Presence of:

Witness

Witness

Ilot S. Klomstad

James P. Ryan

Beverly H. Ryan

STATE OF MINNESOTA

County of Olmsted

On this 20th day of January, 19 93, before me personally James P. Ryan, Beverly H. Ryan and Ilot S. Klomstad

appeared 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 COMMISSION EXPIRES 5-30-97

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.

18 march, 1993

Robert W. Mufstad
Asst. County Attorney. Assistant Attorney General.

ABSTRACT
WELL CERT
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PAID
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DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

TO

STATE OF MINNESOTA
County of Olmsted
I hereby certify that the within instrument was filed for record in this office on the 2nd day of July, 1993 at 2 o'clock P M., and that the same was duly recorded in Book M-5 of Misc on page 276

MARY CALLIER
County Recorder.

By Nancy Johnson Deputy.

Poucher, Mpls.

Return to
Dean Narveson