pt NW-NW → 7-10712
12.07.22.044371
pt NE-NE → 12-107-13
13.12.11.0 333607
13.12.11.0 333608

Doc No. A- 1478741
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --August 13, 2019 12:56 PM
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

August 13th, 2019

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas, PWSC

LEGAL DESCRIPTION:

(See Attached)

Cover sheet added by Public Works for Recording Purposes

8-13-19 pulled MS

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Walter A. Tetzlaff, single

Grantor....., *of* County of Olmsted, *Minnesota, for and in consideration of* One hundred fifty-four and fifty cents - - - - *Dollars* ($ 154.50) *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:

The west half of the northwest quarter (W½NW¼) of Section seven (Sec 7) township one hundred seven north, range twelve west (T107N-R12W) and the east half of the northeast quarter (E½NE¼) of Section twelve (Sec 12) township one hundred seven north, range thirteen west (T107N-R13W);

which lies within a distance of fifty (50.0) feet on the south side of the following described centerline of County Road "M" (CR "M");

Beginning at the northwest corner of said section seven (Sec 7) east along the north line thereof one thousand one hundred ninety-one and fifteen hundredths (1191.15) feet and there terminating;

Beginning again at the northeast corner of said Section twelve (Sec 12) west along the north line thereof one thousand three hundred thirteen and eighty-five hundredths (1313.85) feet and there terminating;

Containing one and three hundredths (1.03) acres more or less in addition to the existing highways;

Together with the right to construct and maintain so long as County Road "M" (CR "M") shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on the south 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 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 2nd *day of* April, 1964

In presence of:

Walter A. Tetzlaff

Witness Arthur C. Schellhammer

Witness Harold D. Swanson

STATE OF MINNESOTA
County of Olmsted } ss.

On this 2nd day of April, 19 64, before me personally appeared

Walter A. Tetzlaff

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Delores L. Moline

DELORES L. MOLINE
Notary Public, Olmsted County, Minn.
My Commission Expires April 27, 1970

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 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.

REGISTER
RECORDER