Doc No. A- 1479473
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --August 22, 2019 8:45 AM
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

PT NE SE → 17-106-12
62.17.41.032733

COVER SHEET

August 22nd, 2019

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas, PWSC

LEGAL DESCRIPTION:

County Road 102

(See Attached)

Cover sheet added by Public Works for Recording Purposes

NO chg

8-22-19
PWSC
MS

PREPARED BY R.B.
CHECKED BY R.C.

HIGHWAY EASEMENT

Loren S. Felt and wife, Viola K.

Grantor S, of Olmsted County, Minnesota, for and in consideration of One dollar and other good and 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:

A part of the North one-half of the Southeast Quarter of said Section 17-T106N-R12W described as follows:

Commencing at the Northeast Corner of said Southeast Quarter; Thence South along the East line of said Southeast Quarter for a distance of 283.6 feet; Thence west at right angles for a distance of 33 feet to a point in the existing right of way line of Co. Rd. No. 102 and the point of Beginning of the right of way to be described; Thence South at right angles and on said right of way line for a distance of 825.00 feet; Thence West at right angles for a distance of 17.00 feet; Thence North at right angles for a distance of 200.00 feet; Thence N 45°00'W for a distance of 70.71 feet to a point which is 100 feet west of the East line of said Southeast Quarter; Thence North parallel with said East line for a distance of 100.00 feet; Thence East at right angles for a distance of 50.00 feet; Thence North at right angles for a distance of 475.00 feet; Thence East at right angles for a distance of 17.00 feet to the Point of Beginning.
Containing 0.46 acres.

Also a temporary construction easement described as follows:

All that part of the North one-half of said Southeast Quarter of Section 17 which lies westerly and within 70 feet of the following described centerline; Commencing at the Northeast corner of said Southeast Quarter; Thence South along the East line of said Southeast Quarter for a distance of 283.6 feet to the point of beginning of the centerline to be described; Thence continue South along said East line for a distance of 475 feet and there terminating. Said temporary easement in addition to the above described right of way and containing 0.22 acres.

And the said grantor S, for 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 S, 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 S, 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 County of Olmsted.

Dated this 18th day of July, 1979

In presence of:

Witness Gerald Lawler — Loren S. Felt

Witness Clifford Coffin — Viola K. Felt

STATE OF MINNESOTA
County of Olmsted } ss.

On this 18th day of July, 19 79, before me personally appeared Loren S. Felt and Viola K. Felt, husband and wife

to me known to be the persons 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 — MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES APR. 28, 1984

I hereby certify that the within easement will convey to the County of Olmsted 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.

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.

DOUCHER PRINTING