Doc No. A- 1505659
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --July 23, 2020 11:00 AM
W. MARK KRUPSKI - Co. Recorder by deputy: lw
Well Certificate: _____ Abstract: _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT ; DALE PRESTEGARD
ROCHESTER, MN 55904

Pt SW-NW -> 25-106-15
65.25.23.078303
65.25.23.078304

COVER SHEET

July 23, 2020

DOCUMENT TYPE: HIGHWAY EASEMENT

OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Dale Prestegard, PWSC

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 25, Township 106 North, Range 15 West

(See attached Easement for full legal description)

Cover sheet added by Public Works for Recording Purposes

NE cor

PWSC
1-23-20
MS

16.50

No. 639A—Highway Easement—(Revised 1954). POUCHER

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Clarence G. Sorenson and wife, Clara M.

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

sixteen dollars and fifty cents Dollars ($ 16.50)

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 south fifty (S.50.0) acres of the northwest quarter (NW¼) of Section twenty-five (Sec 25) township one hundred six north, range fifteen west (T106N-R15W), lying east of the center of the public highway running northerly and southerly through said quarter section and commonly known as the Rock Dell road;

which lies within a distance of fifty (50.0) feet on the east side of the following described centerline of County State Aid Highway number fifteen (CSAH #15):

From a point on the east and west quarterline of Section twenty-four (Sec 24) township one hundred six north, range fifteen west (T106N-R15W), distant one thousand five hundred sixty-one and thirty-five hundredths (1561.35) feet east of the west quarter corner thereof, thence run southwesterly at an angle of eighty-four degrees thirty-four minutes (84°34') with said east and west quarterline for one thousand three hundred forty and five tenths (1340.5) feet, thence deflect right three degrees three minutes (3°03') for two thousand one hundred twenty-six and one tenth (2126.1) feet, thence deflect right ten minutes (0°10') for six hundred six and seven tenths (606.7) feet for a point of beginning of the centerline to be described. Thence in a prolongation of the last described course seven hundred twenty-eight (728.0) feet and there terminating;

Containing eleven hundredths (0.11) 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 fifteen (CSAH #15) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on the east 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 describe

And the said grantor....., for himself, his 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 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 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 6th *day of* February, *19*62

In presence of:

Clarence G. Sorenson

Witness Arthur C. Schell Clara M. Sorenson

Witness Donald D. Sorenson

STATE OF MINNESOTA
County of Olmsted } ss.

On this 6th day of February, 1962, before me personally appeared

Clarence G. and Clara M. Sorenson

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.

Evelyn M. [illegible]
Notary Public
My Commission [illegible]

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.

DOUGHERTY PRINT. CO. MPLS.