Doc No. A- 1522991
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --January 08, 2021 12:48 PM
W MARK KRUPSKI - Co Recorder by deputy ms
Well Certificate _____ Abstract _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT JEREMY DOUGLAS
ROCHESTER, MN 55904

PI NW 24-105-13
53.05.42.040003 4

COVER SHEET

January 8, 2021

DOCUMENT TYPE: EASEMENT

OLMSTED COUNTY PUBLIC WORKS

RETURN TO. Dale Prestegard, PWSC

LEGAL DESCRIPTION: CSAH 1

Part of the West Half of the Southeast Quarter of Section 5, Township 105 N, Range 13 West

See attached easement for full descriptions

Cover sheet added by Public Works for Recording Purposes

NO chg

1-8-21
PLEASE
MS

22.50

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Frank E. Harris & Cyril Roeder

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

Twenty-two and 50/100---------- *Dollars* ($ 22.50)

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 commencing at a point sixty-six (66.0) feet east and two hundred (200.0) feet north of southeast corner of block six (6.0) in the town of Simpson, thence east one hundred fifty (150.0) feet, thence north parallel with the east line of Rochester Street to the south line of the right of way of the Chicago and Great Western Railway Company as now located, thence west and south along south line of the right of way of said Railroad Company to the public highway known as Rochester Street, thence south along the east line of said public highway to the place of beginning: all in the west half of the southeast quarter (W½SE¼) of section five (Sec 5) township one hundred five north, range thirteen west (T105N-R13W) 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 one (CSAH #1).

From the northwest corner of the northeast quarter (NE¼) of said section five (SEC 5) south along the west boundary thereof two thousand six hundred eleven and five tenths (2611.5) feet, thence deflect left twelve minutes (0°12') seven hundred fifty-four and two tenths (754.2) feet for a place of beginning of the centerline to be described. Thence in a prolongation of the last described course three hundred thirty-five (335.0) feet and there terminating.

Containing fifteen hundredths (0.15) 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 one (CSAH #1) 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 described.

And the said grantor , for ~~themselves, their~~ 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 ~~themselves, their~~ 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 ~~themselves, their~~ 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 Olmsted .

Dated this 1st *day of* May , *19* 50

In presence of:

Witness

Witness

Exempt from state deed tax

Carl A. Porter

County Treasurer

STATE OF MINNESOTA
County of Olmsted } ss.

On this 4th day of May , 19 60, before me personally appeared

Frank E. Harris and Cyril Roeder

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 N. Krueger

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
was duly recorded in Book of
on page

Register of Deeds

By Deputy.

FOLSCHER PRINTING CO.