pt SW-SW-> 1-107-15
05.01.33.073923

Doc No. A- 1526661
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --February 17, 2021 11:11 AM
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

COVER SHEET

February 17, 2021

DOCUMENT TYPE: EASEMENT

OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Dale Prestegard, PWSC

LEGAL DESCRIPTION: CR 158

Part of Section 1, Township 107 N, Range 15 West

See attached easement for full descriptions

Cover sheet added by Public Works for Recording Purposes

No chg

PWSC
2-17-21
ms

No. 639A—Highway Easement—(Revised 1954). FOURNER MINNEAPOLIS

11560

PREPARED BY

CHECKED BY

HIGHWAY EASEMENT

Norman Kunz and Isabel M. Kunz

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

one hundred fifteen dollars and fifty cents *Dollars* ($ 115.50)
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; (1) the north half of the southwest quarter of the southwest quarter ($N\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$); (2) the southeast quarter of the southwest quarter ($SE\frac{1}{4}SW\frac{1}{4}$) all being in section one (Sec 1) township one hundred seven north, range fifteen west (T107N-R15W) which lies within a distance of fifty (50.0) feet on either side of the following described centerline of County State Aid Highway number three (CSAH #3).

From the south quarter corner of the southwest quarter ($SW\frac{1}{4}$) section twelve (Sec 12) township one hundred seven north, range fifteen west (T107N-R15W) north along the west boundary of the east half of the southwest quarter ($E\frac{1}{2}SW\frac{1}{4}$) thereof five thousand two hundred eighty-six and fifty-five hundredths (5286.55) feet for a place of beginning of the centerline to be described; thence deflect right seventeen and one half minutes ($0^{o}17\frac{1}{2}'$) seventy-seven and six hundredths (77.06) feet; thence deflect right on a thirty minute ($0^{o}30'$) curve delta angle two degrees nineteen minutes ($2^{o}19'$) four hundred sixty-three and thirty-four hundredths (463.34) feet; thence on a tangent to said curve seven hundred sixty-three and eighty-five hundredths (763.85) feet and there terminating.

Containing seventy-seven hundredths (0.77)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 three (CSAH #3) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on either 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.

Exempt from state deed tax

County Treasurer

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 23rd *day of* June *, 19*60

In presence of:

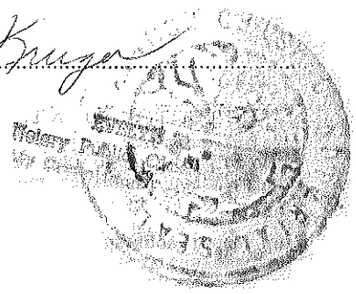
Witness Cathleen A. Schellhammer — Norman Kunz

Witness Richard L. Gustine — Isabel Kunz

STATE OF MINNESOTA
County of Olmsted } ss.

On this 23rd day of June, 1960, before me personally appeared
Norman & Isabel Kunz
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Evelyn M. Krueger



I hereby certify that the within easement will convey to the said 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.

Dec 27, 1960

W. P. Mattson
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, o'clock M., and that the same was duly recorded in Book of on page.

Register of Deeds.

By Deputy.

ROUSHER PRINTER-FOTO