Doc No. A- 1533790
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --May 03, 2021 12:51 PM
W. MARK KRUPSKI - Co. Recorder by deputy: sk
Well Certificate: _____ Abstract: _____ Fee: $46.00

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

COVER SHEET

May 3, 2021

DOCUMENT TYPE: HIGHWAY EASEMENT

NAME: OLMSTED COUNTY PUBLIC WORKS

RETURN TO: Jeremy Douglas, PWSC

LEGAL DESCRIPTION:

CSAH 1

That Part of the NE ¼ of SW ¼, SE ¼ of NW ¼, NW ¼ of SE ¼, all in Section 20 Township 105 North, Range 13 West.

(Full Legal - See Attached)

All 20-105-13
Pt NE SW
Pt SE NW > 53.20.24.040976

Pt NW SE
53.20.24.040976
53.20.42.040977
53.20.44.040955

Cover sheet added by Public Works for Recording Purposes

PWSC
5/3/2021

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

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Odessa J. McDaniel Estate (Fee Owner)

Allen L. Larson and wife, Jean A. (Contract Buyer)

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:

All that part of the following described tract:

That part of the following described parcels of land in the northeast quarter of the southwest quarter (NE¼SW¼); the southeast quarter of the northwest quarter (SE¼NW¼); and the northwest quarter of the southeast quarter (NW¼SE¼) in Section 20, Township 105 North, Range 13 West, Olmsted County, Minnesota, lying East of the centerline of Olmsted County Highway No. 1, (formerly known as the Rochester Road: Beginning at the center of said Section 20, thence east on the quarter line 44 and 17/25 rods, thence South 32 2/3 degrees west 38 rods which east point is in the center of the river, thence down the center of the river to a point 45 rods south of the center of said Section and about 34 rods east of the quarter line, thence southeasterly parallel with the Rochester Road 16 rods to the center of the Forest Road; thence west in the center of the Forest Road 28 rods to the intersection of the Rochester Road; thence southeasterly along the center of said Rochester Road to a point 37 rods east of the southeast corner of the northeast quarter of the southwest quarter of said Section 20, thence west 37 rods to the said corner, thence west to the southwest corner of said northeast quarter of said southwest quarter of Section 20, thence north to the northwest corner of said northeast quarter, thence north 29 1/11 rods, thence east 55 rods parallel with the south quarter line, thence north 10/11 rods, thence east 25 rods to the quarter line 30 rods north of the center, thence south 30 rods to the center, the place of beginning; also the west one acre of the north 12 acres of the east 1/2 of the northwest quarter of the southeast quarter north of river and the north one rod of the east two acres of the north 12 acres of the east 1/2 of the northwest quarter of the southeast quarter west of river in said Section 20,

which lies within the right of way boundary of County State Aid Highway No. 1 delineated as to said tract of land as Parcel No. 2 on the Plat designated as

Olmsted County Highway Right of Way Plat No. 21

on file and of record in the office of the County Recorder in and for Olmsted County, said Parcel No. 2 containing 0.56 acres, more or less, in addition to existing highway.

And the said grantor S, for themselves, their heirs, executors and assigns, do convenant 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 3rd day of February, 1981

In presence of:

Witness Clifford Coffin — Allen L. Larson

Witness — Jean A. Larson

Odessa J. McDaniel Estate Co-administrators

Leslie Hinkle Sr.

Harold Hinkle

STATE OF MINNESOTA
County of Olmsted } ss.

On this 28th day of March, 1981, before me personally appeared Lester Hinkle, Sr. and Harold Hinkle, co-administrators of the Estate of Odessa J. McDaniel 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.

A. M. KEITH
NOTARY PUBLIC—MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES MAY 18, 1984

STATE OF MINNESOTA)
) ss
County of Olmsted)

On this 3rd day of February, 1981, before me personally appeared Allen L. and Jean A. Larson, husband and wife to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same their free act and deed.

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)

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.