Document No. **A1599223**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 01-22-2024 at 11:04 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - HALVORSON

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

No. 2618—Highway Easement—(Revised 1939) Miller-Davis Co., Minneapolis, Minn.

Prepared by.....

Checked by.....

HIGHWAY EASEMENT

Peter B. Halvorson and Alice May Halvorson, husband and wife

*Grantor*s, *of* Olmsted County, *Minnesota, for and in consideration of* One and no/100---------- *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 Northeast one-quarter (NE¼) of Section thirty-one (Sec.31) township one hundred six North, range thirteen West (T106N-R13W) which lies within a distance of fifty (50.0) feet West of the following described centerline of State Aid Road number twenty-two (SAR #22).

Beginning at the Northeast corner of said Section thirty-one (Sec. 31) South along the East boundary of the Northeast one-quarter (NE¼) thereof six hundred sixty-five and five tenths (665.5) feet; thence deflect left on a ten degree (10°) circular curve, delta angle eighty-eight degrees thirty-six minutes (88°36') one hundred fifty-eight (158.0) feet and there terminating.

Containing thirty-one one-hundredths (0.31) acres more or less in addition to the existing highways.

Together with the right to construct and maintain so long as State Aid Road number twenty-two (SAR #22) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on the West 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 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 hereon.

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 covenant 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 11th *day of* Sept., *19* 57

In presence of:

Witness Grace E. Paine — Peter B. Halvorson

Witness Wilma M. Zazubek — Alice M. Halvorson

PWSC
1/22/24sk

State of Minnesota, } ss.
County of Olmsted }

On this 11th day of September, 19 57, before me personally appeared

Peter B. and Alice M. Halvorson

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
Notary Public, Olmsted County, Minn.
My Commission Expires Nov. 15, 1963

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

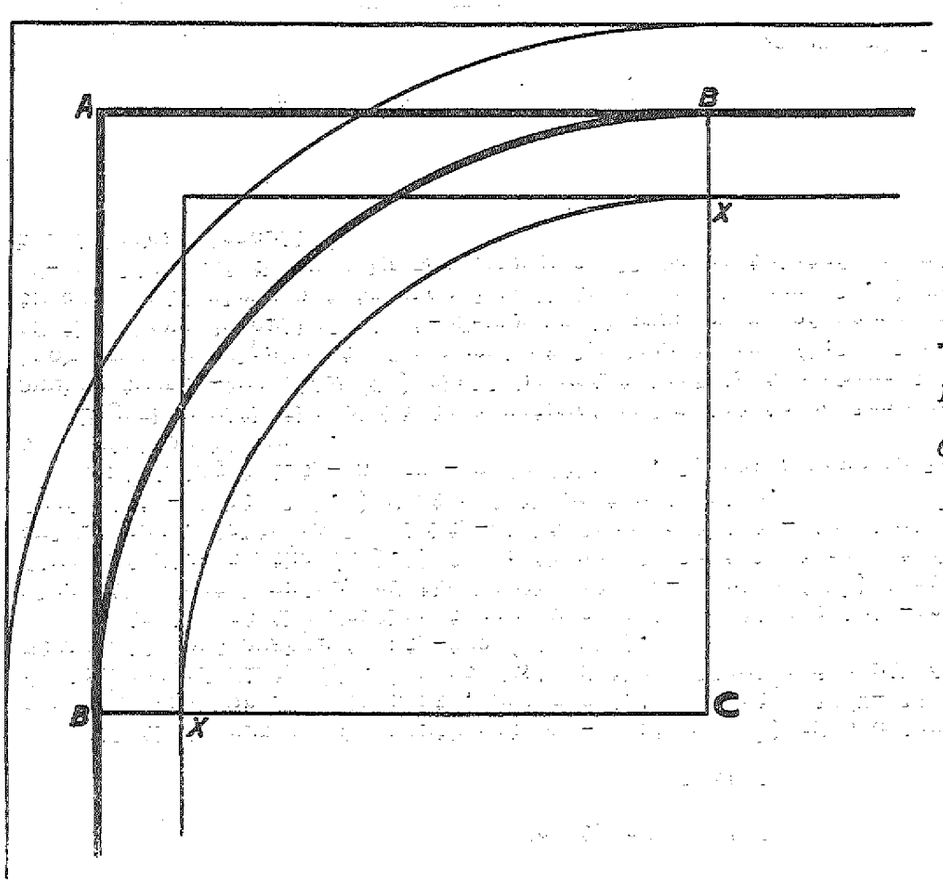
.....

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)



A-B — ..... Ft.

B-C — ..... Ft.

C-X — ..... Ft.

..... Degree Curve

..... Acres of land required

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 pages .....

.....
Register of Deeds.

By .....
Deputy.

CERTIFICATE OF REQUIREMENTS

NECESSARY FOR EASEMENT OVER AND ACROSS LAND IN OLMSTED COUNTY, MINNESOTA

I hereby certify to County of Olmsted that the fee title to the tract of land lying within the boundary lines of county highway No. 22, as the same passes over and across: - NE¼-Sec-31-Town-106-Range-13, less the right of way of Chicago Great Western Railraad Company

as said boundary lines appear on map thereof furnished me by the County Highway Department, is at this date good in the following named persons:

Name: Peter B. Halvorson and wife, Alice May

Address: 615-14th Ave. SW- Rochester, Minn.

Subject only to the following: Mortgage to Olmsted County Bank and Trust Company, dated April 7, 1941; Recorded April 9, 1941 at 2½ PM; Book 157, Page 527; Amount $2,500.

I further certify that there are no judgments docketed in the office of the clerk of the district court of said county against any person who owns any interest in said tract, except:

None

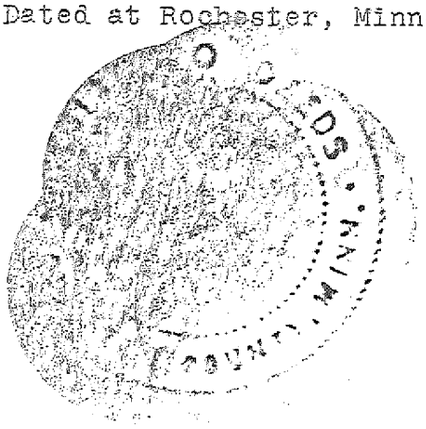
I further certify that all taxes and assessments against said tracts are paid, except:

427.58- 2 half

I further certify that a properly executed Easement signed by the following named owners:
Peter B. Halvorson and Alice May Halvorson, husband and wife
Olmsted County Bank and Trust Company

will give to the County of Olmsted a good and sufficient title for purposes of the hereinbefore described tract of land.

Dated at Rochester, Minnesota June 5, 1957



Tom Moore
Register of Deeds