Document No. **A1607579**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 07-05-2024 at 2:39 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - BERNARD/COUNTY OF OLMSTED

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

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

Basil Bernard, single

Grantor, *of* County of Olmsted, *Minnesota, for and in consideration of* Three hundred seventy-five - - - - - - - - - - *Dollars* ($ 375.00) *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 tracts:

The west half (W½) of Section twenty-seven (Sec 27) and the south forty-six acres (S46a) of the east fifty-two acres (E52a) of the southeast quarter (SE¼) Section twenty-eight (Sec 28), all being in township one five north, range thirteen west (T105N-R13W);

which lies within a distance of fifty (50.0) feet on either side of the following described centerline of County Road J;

From a point on the north and south quarterline of said Section twenty-eight (Sec 28) distant five hundred thirteen (513.0) feet south of the center of said section, thence east parallel with the north line of the southeast quarter (SE¼) of said section for one thousand eight hundred nine (1809.0) feet for a place of beginning of the centerline to be described; thence in a prolongation of the last described course for five hundred forty-eight and seventeen hundredths (548.17) feet, thence deflect right on a three degree circular curve (3°00') delta angle twenty-one degrees twenty-one minutes (21°21') for seven hundred eleven and sixty-seven hundredths (711.67) feet, thence on a tangent to said curve two thousand three hundred thirty-four and sixteen hundredths (2334.16) feet and there terminating;

Containing two and forty-seven hundredths (2.47) acres more or less in addition to the existing highways;

Together with the right to construct and maintain so long as County Road J 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 twenty-five (25.0) 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 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 14th *day of* October, *19*63

In presence of:

Basil Bernard

Witness Esther La Schell Mannion

Witness Donald D. Hanson

STATE OF MINNESOTA
County of Olmsted } ss.

On this 14th day of October, 19 64, before me personally appeared Basil Bernard

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Delores L. Moline

DELORES L. MOLINE
Notary Public, Olmsted County, Minn.
My Commission Expires April 27, 1970

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.

REMARKS