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OLMSTED COUNTY, MN
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HIGHWAY EASEMENT - NIGON / OLMSTED COUNTY

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PWSC
1188 50TH ST SE
ATTN: MARK THEOBALD
ROCHESTER, MN 55904

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

HIGHWAY EASEMENT

PREPARED BY

CHECKED BY

John M. Nigon and wife, Anne Marie

Grantor......, *of* County of Olmsted, *Minnesota, for and in consideration of* Seventy-eight ------------------- *Dollars* (*$* 78.00) *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:

The northeast quarter (NE¼) of Section four (Sec 4) township one hundred six north, range thirteen west (T106N-R13W); less parcel to John and Jane Bucher;

which lies within a distance of fifty (50.0) feet on the west side of the following described centerline of County State Aid Highway Number eleven (CSAH #11);

Beginning at the northeast corner of said Section four (Sec 4) south along the east line of said section for one thousand two hundred ninety-three and two tenths (1293.2) feet and there terminating;

Containing fifty-two hundredths (0.52) acre 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 eleven (CSAH #11) 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 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 ~~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 County of Olmsted

Dated this 4th *day of* June, *19* 64

In presence of:

Witness Arthur A. Schellhammer — John M. Nigon

Witness Donald D. Narveson — Anne Marie Nigon

PWSC 3/6/26 SL

STATE OF MINNESOTA
County of Olmsted } ss.

On this 4th day of June, 19 64, before me personally appeared

John M. Nigon and Anne Marie Nigon

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.

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

.....
Register of Deeds.

By .....
Deputy.

FORM 3-6528