Prepared by.....

Checked by.....

HIGHWAY EASEMENT

Heirs of August Fratzke, deceased

Walter B. Fratzke, Exec. August A. Fratzke Estate
Clayton C. Fratzke, Representative of E. O. Fratzke Estate
Alvin C. Fratzke

Grantors, *of* Olmsted County, *Minnesota, for and in consideration of*

Two hundred fifty-seven and 50 /100---------- *Dollars* ($ 257.50)

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 two following described tracts: The southeast one-quarter ($SE\frac{1}{4}$) and the east half of the southwest one-quarter ($E\frac{1}{2}$ $SW\frac{1}{4}$) all in section eighteen (Sec. 18) township one hundred seven north range twelve west (T107N-R12W) which lies within a distance of fifty (50.0) feet on either side of the following described centerline of State Aid Road "F".

From the center of section seven (Sec. 7) township one hundred seven north range twelve west (T107N-R12W) south along the west boundary of the southeast quarter ($SE\frac{1}{4}$) thereof to the south quarter corner of said section; thence deflect to the right forty one minutes ($0^{\circ}41'$) for one thousand five hundred sixty-eight and five tenths (1,568.5) feet; thence deflect to the left twenty-two minutes ($0^{\circ}22'$) for one thousand and seventy one (1,071.0) feet for a point of beginning of the line to be described; thence in a prolongation of the last described course a distance of two thousand six hundred twenty nine (2,629.0) feet and there terminating.

Containing two and six hundredths (2.06) acres more or less in addition to the existing highways.

Together with the right to construct and maintain so long as State Aid Road "F" 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.

And the said grantors, 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 grantors, 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 grantors, 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 Second *day of* May, *19*55.

In presence of:

Witness Esther L. Schellhammer — Walter B. Fratzke, Exec. Aug. A. Fratzke Est, Clayton C. Fratzke (AS REPRESENTATIVE OF E. O. FRATZKE ESTATE)

Witness Richard Gustine — Alvin C. Fratzke

State of Minnesota, } ss.
County of Olmsted

On this 2nd day of May, 1955, before me personally appeared

Walter B. Fratzke, Clayton C. Fratzke & Alvin C. Fratzke

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

EVELYN M. KRUGER
Notary Public, Olmsted County, Minnesota
My Commission Expires Nov. 1, 1958

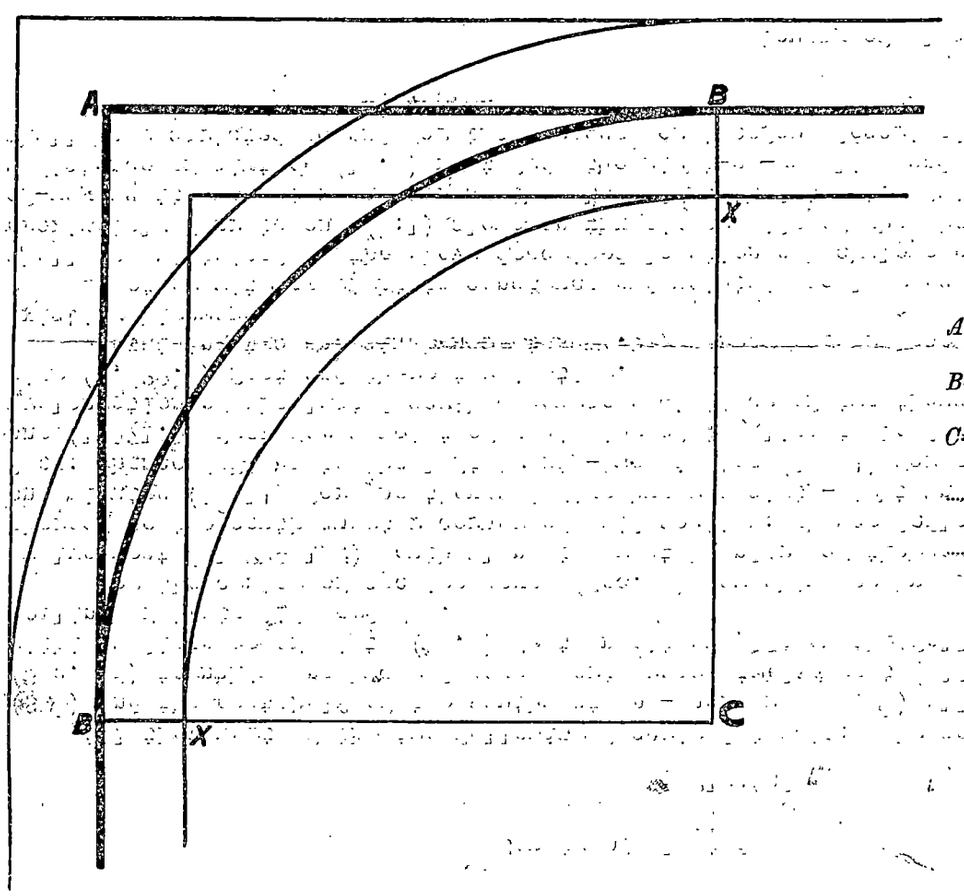
Evelyn M. Kruger

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.

July 14, 1955

D. P. Mattson
(County Attorney)
(Assistant Attorney General)



A-B = ... Ft.

B-C = ... Ft.

C-X = ... Ft.

..... Degree Curve

..... Acres of land required

223940

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

State of Minnesota, } ss.
County of Olmsted

Office of Register of Deeds.

I hereby certify that the within instrument was filed for record in this office on the 6th day of Jan., 1956, at 12 o'clock M., and that the same was duly recorded in Book J-2 of Misc. on pages 159

Tom Moore
Register of Deeds.

By O. R.
Deputy.

PROOFED
GRANTEE
TRACKED
PAID
CHG.
REV. STAMP
MTG TAX

Co Engr. 1175