No. 689A—Highway Easement—(Revised 1954). BOUCHER MINNEAPOLIS

PREPARED BY _____

CHECKED BY _____

# HIGHWAY EASEMENT

269334

Gladys L. Littlefield and G.E. Littlefield, her husband

*Grantor....., of* County of Olmsted *....., Minnesota, for and in consideration of*

One hundred fifty-four dollars and fifty cents ~~Dollars~~ x($ 154.50 )
*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 northeast quarter of the northeast quarter (NE¼NE¼) of Section fifteen (Sec 15) and the west half of the northwest quarter (W½NW¼) of Section fourteen (Sec 14) all in township one hundred seven north range eleven west (T107N-R11W) which lies within a distance of fifty (50.0) feet on the south side of the following described centerline of County State Aid Highway number two (CSAH #2).

Beginning at the northeast corner of said section fifteen (Sec 15) west along the north boundary of the northeast quarter (NE¼) thereof one thousand three hundred nineteen and four tenths (1319.4) feet and there terminating. Also from the northwest corner of said section fourteen (Sec 14) east along the north boundary of the northwest quarter (NW¼) thereof one thousand three hundred fifteen and seven tenths (1315.7) feet and there terminating.

Containing one and three hundredths (1.03) acres 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 two (CSAH #2) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on the south 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.

The existing buildings which are on said right of way shall remain as long as they exist. However, any new building shall not occupy any part of the above described right of way.

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* 29th *day of* September *, 19*61

*In presence of:*

*Witness* Esther L. Schell Hammer — Gladys L. Littlefield

*Witness* Richard L. Gaetano — G. E. Littlefield

STATE OF MINNESOTA
County of Olmsted } ss.

On this 29th day of September, 1961, before me personally appeared
G. E. & Gladys Littlefield, husband and wife
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.

Evelyn N. Krueger

EVELYN N. KRUEGER
Notary Public, Olmsted County, Minn.
My Commission Expires [illegible]

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.

Oct 5, 1962

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

1.75

PROOFED X
GRANTOR 20334
GRANTEE
TRACKED
PAID
CHG.
REV. STAMP
MTG. TAX

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

STATE OF MINNESOTA
County of Olmsted } ss.

Office of Register of Deeds.

I hereby certify that the within instrument was filed for record in this office on the 9 day of Oct, 1962 at 10 o'clock A M., and that the same was duly recorded in Book 353 of Misc. on page 57.

Mary N. Osmundson
Register of Deeds.

By ..... Deputy.

ROUCHLER MINNEAPOLIS