Form No. 639A—Highway Easement. (Revised 1954) POUCHER MINNEAPOLIS

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Erwin H. Frederichs and wife, Catherine F.

Grantor S, of Olmsted County, Minnesota, for and in consideration of One dollar and other good and valuable consideration 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 Southwest Quarter of Section 26 - T 108 N - R14W which lies southerly of the centerline of County Road No. 121 (as said road is traveled on August 26, 1981) and which lies Northerly of the following described line:

Commencing at the Northeast corner of said Southwest Quarter; thence S 89° 11' 18" W along the North line of said Southwest Quarter for a distance of 292.95 feet; thence S 2° 23' 48" E for a distance of 95.65 feet to the Point of Beginning of the line to be described; thence S 87° 36' 12" W for a distance of 200.00 feet; thence S 2° 23' 48" E for a distance of 40.00 feet; thence S 87° 36' 12" W for a distance of 209.76 feet to the beginning of a tangetial curve to the left; delta angle 35° 52' 42", radius of 420.87 feet; thence along said curve for a distance of 263.55 feet; thence S 51° 43' 30" W tangent to last described curve for a distance of 57.33 feet; thence N 38° 16' 30" W for a distance of 94 feet more or less to the centerline of the existing County Road No. 121 and there terminating.

Containing 1.52 acres, more or less, in addition to the existing highway right of way.

And the said grantor S, for themselves, their heirs, executors and assigns, do convenant 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 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 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 2nd day of September, 1981

In presence of:

Witness Clifford Coffin — Erwin H. Frederichs

Witness — Catherine F. Frederichs

STATE OF MINNESOTA
County of Olmsted } ss.

On this 2nd day of September, 19 81, before me personally appeared Erwin H. Frederichs and Catherine F. Frederichs, 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.

Delores L. Mollie

DELORES L. MOLLIE
NOTARY PUBLIC — MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES APR. 28, 1984

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.

January 29, 1982 D.P. Matter
County Attorney.

441162

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

ABSTRACT
GRANTOR
GRANTEE
TRACKED
PAID
CHG: None

STATE OF MINNESOTA
County of Olmsted } ss.

Office of ~~Register of Deeds~~ County Auditor

I hereby certify that the within instrument was filed for record in this office on the 29 day of January, 1982 at 2:14 o'clock P M., and that the same was duly recorded in Book M-4 of Misc on page 544

COUNTY Auditor Register of Deeds

By Deputy.

DOUGHER PRINTING CO.