Form No. 639A--Highway Easement.

533925

HIGHWAY EASEMENT

PREPARED BY _____
CHECKED BY ✓

Business Products, Inc.

Grantor, 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 South Half of the Northwest Quarter, Section 7, Township 106 North, Range 14 West, Olmsted County, Minnesota, being described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence due North, assumed bearing, along the West line of said Northwest Quarter, 330.00 feet for a point of beginning; thence continue due North, along said West line, 981.57 feet to the northwest corner of the South Half of Said Northwest Quarter; thence South 89 degrees 35 minutes 24 seconds East, along the North line of said South Half, 1704.38 feet; thence South 01 degrees 18 minutes 27 seconds East, parallel with the East line of said South Half, 976.75 feet; thence South 21 degrees 14 minutes 52 seconds East, 345.42 feet to a point on the South line of said South Half which is 660.00 feet West of the Southeast corner thereof; thence South 89 degrees 58 minutes 16 seconds West, along said South line, 688.82 feet; thence due North, 330.00 feet, along a line 1163.00 feet East of measured at right angles to and parallel with the West line of said Northwest Quarter; thence South 89 degrees 58 minutes 16 seconds West, along a line 330.00 feet North of measured at right angles to and parallel with the South line of said Northwest Quarter, 1163.00 feet to the point of beginning,

which lies within the right of way boundary of County Road No. 104 delineated as in said tract of land as Parcel No. 2 on the Plat designated as Olmsted County Highway Right of Way Plat No. 53 on file and of record in the office of the County Recorder in and for Olmsted County.

Said Parcel No. 2 containing 0.62 acre more or less in addition to the existing and presently used right of way of County Road No. 104.

And the said grantor, himself, his ~~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 thereon.

And the said grantor, himself, his ~~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, himself, his ~~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.

Dated this 14th day of September, 1988

In presence of:

Witness _____

Witness _____

BUSINESS PRODUCTS, INC.
BY: A. P. Norland PRES.
LaVonne N. Randall Secy Treas.

STATE OF MINNESOTA
County of Olmsted } ss.

On this 14th day of September, 1988, before me personally appeared A.R.Nerland, President & LaVone N. Randall, Sec.-Treas. of Business Products, Inc 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.

Donald D. Narveson

Donald D. Narveson
Notary Public-Minnesota
Olmsted County
My com. Exp. May 30, 1991

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.

7 October, 1988 Robert W. Fuhrer

Asst. County Attorney. ~~Assistant Attorney General.~~

10.00

553925

ABSTRACT
GRANTOR (HIGHWAY EASEMENT)
GRANTEE
TRACKED
PAID
CHG

to

STATE OF MINNESOTA
County Olmsted } ss.

Office of County Recorder.

I hereby certify that the within instrument was filed for record in this office on the 7th day of Oct., 1988 at 3:34 o'clock P M., and that the same was duly recorded in Book B-5 of Misc on page 387.

LOIS FINSTUEN
County Recorder.

By Penny Johnson Deputy.

ROUGHER PRINT-O-FILM

Dean Narveson
Atty.