Form No. 639A — Highway Easement. Poucher, Mpls.

609360

PREPARED BY dh

CHECKED BY dh

HIGHWAY EASEMENT

Richard Owen aka Richard A. Owen and wife, Lois J. Owen

Grantor s, of Olmsted County, Minnesota, for and in consideration of

One dollar and other good & valuable considerations 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 following described tract:
That part of the North 64 acres of the Southwest Quarter (SW¼) of Section 11, T107N-R14W described as follows: Commencing at the northwest corner of said Southwest Quarter; thence along the North line of said Southwest Quarter (SW¼) South 89°50'50" East, assumed bearing, 871.41 feet to the centerline of County Road No. 133, and the following four courses are along the centerline of said County Road No. 133; thence southerly a distance of 249.65 feet along a nontangential curve concave to the east, delta angle 17°28'32", radius 818.51 feet, and the chord of said curve bears South 04°23'16" West; thence tangent to said curve South 04°21' East 130.95 feet; thence southerly a distance of 333.33 feet along a tangential curve concave to the west, delta angle 11°40', and radius 1,637.02 feet; thence tangent to said curve South 07°19' West, 55.85 feet for a point of beginning; thence North 89°43'44" W., 433.99 feet; thence South 0°16'16" West 275.00 feet to the south line of the North 64 acres of said Southwest Quarter (SW¼); thence South 89°43'44" East, along said South line, 400.00 feet to the centerline of said County Road No. 133; thence North 07°19' East along said centerline, 277.10 feet to the point of beginning,
which lies within the right of way boundary of County Road No. 133 delineated as in said tract of land as Parcel No. 3 of the plat designated as Olmsted County Highway Right of Way Plat No. 70 on file and of record in the office of the County Recorder in and for Olmsted County.

Said Parcel No. 3 (N½-SW) containing 0.15 acre more or less in addition to the existing and presently used right of way of County Road No. 133.

And the said grantors, for (~~himself~~ themselves), (~~his~~ 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 covey to the County all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon.

And the said grantors, for (~~himself~~ themselves), (~~his~~ 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 coveyed, such portable snow fences during such months as weather conditions make necessary.

And the said grantors, for (~~himself~~ themselves), (~~his~~ 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 11th day of July, 1991.

In Presence of:

Witness

Witness

STATE OF MINNESOTA

County of Olmsted

On this 11th day of July, 19 91, before me personally

Richard Owen and Lois J. Owen

appeared 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.

Donald D. Narveson

DONALD D. NARVESON
NOTARY PUBLIC—MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES 5-30-97

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.

14 Aug., 1991

Robert W. Mayfield
Asst. County Attorney. ~~Assistant Attorney General.~~

ABSTRACT
WELL CERT.
TRACKED
PAID
CHG.

609360

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

TO

STATE OF MINNESOTA
County of Olmsted
Office of County Recorder.

I hereby certify that the within instrument was filed for record in this office on the 14th day of Aug, 1991 at 3½ o'clock P M., and that the same was duly recorded in Book 845 of Misc on page 918.

LOIS FINSTUEN
County Recorder.
By Nancy Johnson Deputy.

Poucher, Mpls.

Dean Narveson