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

HIGHWAY EASEMENT

PREPARED BY JDM

CHECKED BY JDM

Virginia E. Wilson, a single person

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

One dollar and other good & valuable consideration Dollars ($1.00)

receipt of which is hereby acknowledged.

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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 Southeast Quarter (SE¼) of Section 2, T107N-R14W, lying south of the highway; except that part thereof described as: Beginning at the southeast corner of said Southeast Quarter (SE¼); thence on an assumed bearing of N88°22'40"W along the south line of said Southeast Quarter (SE¼) 738.37 feet; thence north 1824.84 feet, more or less, to the centerline of a County Road; thence northeasterly along said centerlin 632.1 feet; thence along said centerline N67°21'30"E 109.37 feet; thence N38°16'30"E 372.80 feet; thence N01°32'W 293.40 feet to a point where said centerline intersects with the north line of said Southeast Quarter (SE¼); thence S89°52'30"E along said north line 49.80 feet to the northeast corner of said Southeast Quarter (SE¼); thence south along the east line of said Southeast Quarter (SE¼), 2615.24 feet to the place of beginning; and also except that part thereof platted as Buckthorn Subdivision, and that part of the unplatted land lying south and west of Buckthorn Drive NW as platted in said Buckthorn Subdivision,
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. 73 on file and of record in the office of the County Recorder in and for Olmsted County.

Said Parcel No. 3 containing 1.08 acres more or less in addition to the existing and presently used right of way of County Road No. 133.

And the said grantor ___, for herself ~~himself or themselves~~, her ~~his or 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 grantor ___, for herself ~~himself or themselves~~, her ~~his or 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 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 grantor ___, for herself ~~himself or themselves~~, her ~~his or 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 8th day of April, 1992.

In Presence of: X Virginia E. Wilson

Witness ___

Witness ___

STATE OF MINNESOTA

County of Olmsted

On this 8th day of April, 1992, before me personally Virginia E. Wilson, a single person

appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Arthur R. Swan

ARTHUR R. SWAN
NOTARY PUBLIC—MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES 6-18-97

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.

11 May, 1992

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

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DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

TO

ABSTRACT WELL CERT. TRACED PAID CHG.

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 11 day of May, 1992 at 3 o'clock P M., and that the same was duly recorded in Book 35 of Misc on page 343.

MARY CALLIER
County Recorder.
By Gerald M. Tessier
Deputy.

Poucher, Mpls.