pt NESE 33-106-13
63.33.41.036210

Doc No. A- 1479549
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --August 23, 2019 9:22 AM
W MARK KRUPSKI - Co Recorder by deputy ms
Well Certificate _____ Abstract _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT , DALE PRESTEGARD
ROCHESTER, MN 55904

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION Janice S Meilander, Trustee of the Marital Trust created under the John L Meilander Revocable Trust dated August 27th, 2014, GRANTORS (s), hereby convey(s) and warrant(s) to the County of Olmsted, a political subdivision of the State of Minnesota, Grantee, its successors and assigns, a perpetual easement for the location, grading, construction, inspection, maintenance, repair, and use of a public highway and highway right-of-way, and uses and restrictions incident thereto, together with the unrestricted right to improve the same, in, under, over, and upon real property described as follows

That part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows

Commencing at the northeast corner of the Southeast Quarter of said Section 33, thence on an assumed bearing of South 89 degrees 58 minutes 44 seconds West along the north line said Southeast Quarter, 879 53 feet, thence South 00 degrees 01 minutes 16 seconds East, 50 00 feet to the southerly right of way line of County Road No 111 (as described in that certain Highway Easement recorded as Document Number 385123 in the office of the Olmsted County Recorder) for the point of beginning, thence South 69 degrees 07 minutes 28 seconds West, 112 36 feet, thence North 89 degrees 58 minutes 44 seconds East, 300 00 feet, thence North 80 degrees 10 minutes 19 seconds East, 240 00 feet, thence North 56 degrees 02 minutes 52 seconds East, 88 00 feet to the north line said Southeast Quarter, thence South 89 degrees 58 minutes 44 seconds West, along said north line, 158 65 feet to said southerly right of way line of County Road No 111, thence southwesterly 296 14 feet along said southerly right of way line and along a nontangential curve, concave northerly, delta angle of 19 degrees 32 minutes 10 seconds, radius of 868 51 feet, and the chord of said curve bears South 80 degrees 12 minutes 39 seconds West, 294 71 feet, thence South 89 degrees 58 minutes 44 seconds West, along said southerly right of way line and tangent to said curve, 55 42 feet to the point of beginning

Containing 0 58 acres, more or less

Easement provides public road right of way for Olmsted County Road 111

8-23-2019 PWSC MS

Rochy

Grantor(s) do(es) hereby grant and convey to Grantee all grasses, shrubs, trees, and other natural growth now existing on the real property described above or that may hereafter be planted or grown thereon, and the right to use and remove all earth and other materials lying within the above described real property

Grantor(s) do(es) hereby release Grantee, its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the highway easement hereby conveyed is located by reason of the location, grading, construction, inspection, maintenance, repair, improvement and use of a public highway and highway right-of-way, and uses and restrictions incident thereto, and the removal of natural growth and materials from the premises hereby conveyed

GRANTOR(S)

Janice S. Meilander

Janice S Meilander - Trustee

STATE OF MINNESOTA)
) ss
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me on this 23rd day of August, 2019, by Janice S Meilander, Trustee of the Marital Trust created under the John L Meilander Revocable Trust dated August 27th, 2014, Grantors

NOTARIAL STAMP OR SEAL

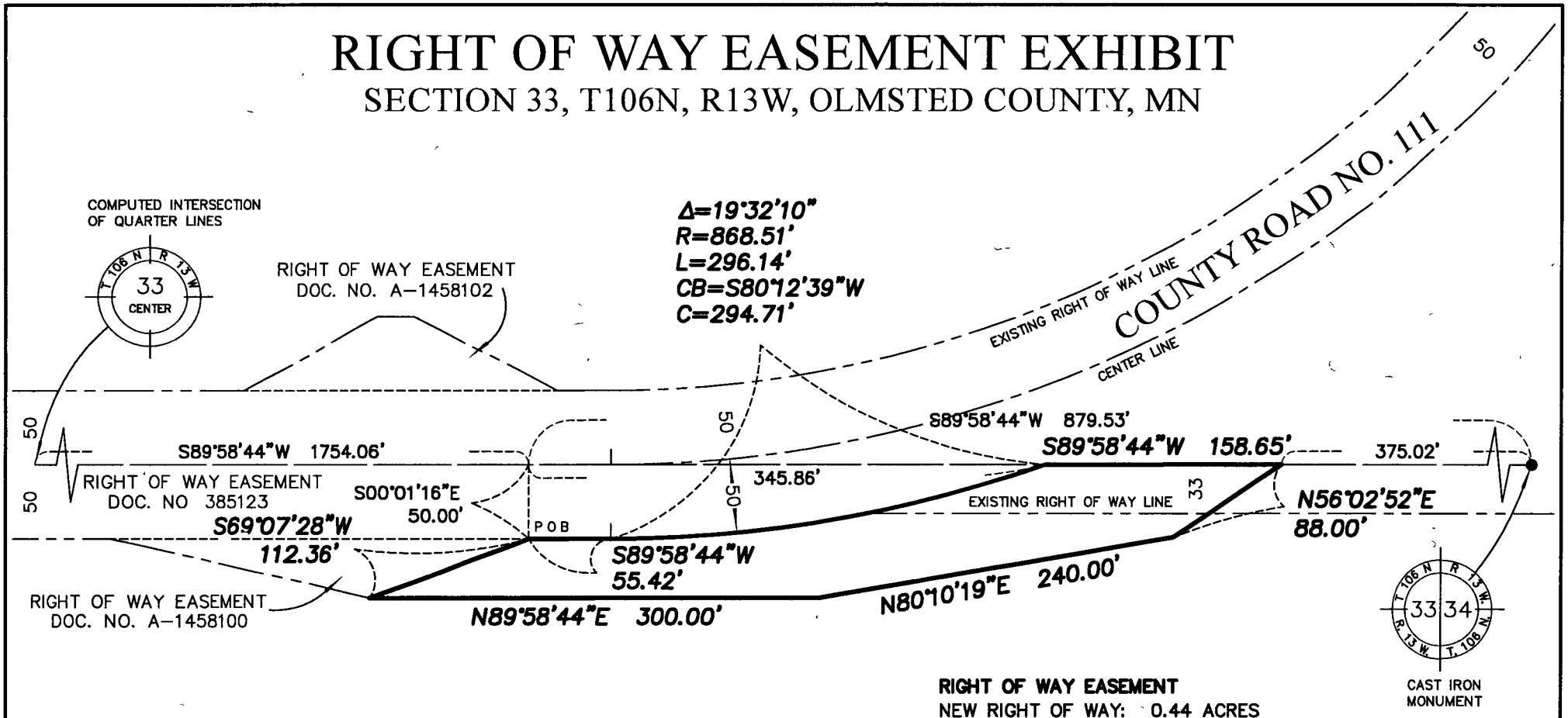
JEREMY D. DOUGLAS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31, 2021

Notary Public

Drafted by
Olmsted County Public Works
2122 Campus Drive SE, Suite 200
Rochester, MN 55904-4744

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 33, T106N, R13W, OLMSTED COUNTY, MN



RIGHT OF WAY EASEMENT
NEW RIGHT OF WAY: 0.44 ACRES
EXISTING RIGHT OF WAY: 0.14 ACRES
TOTAL RIGHT OF WAY: 0.58 ACRES

JANICE S. MEILANDER TRUSTEE
PID# 63.33.34.036210

EASEMENT DESCRIPTION: SEE ATTACHED

N

SCALE: 1"=100 FEET

LEGEND
- ● —Found monument as noted
- ○ —Set 1/2" Rod with Cap
- □ —Set 1" Sq. Pipe with Cap

Survey For: OLMSTED COUNTY PUBLIC WORKS
Date of Survey: August 15, 2019
Drawn by: EPAnderson File No.: CR 111 Meilander Exhibit

Olmsted County Public Works
Surveying and Mapping Division
2122 Campus Drive SE
Rochester, MN 55904

NEG. 4
AILEEN SCHAUER EVENSON
S 1/2 NE 1/4 AND S 20 ACRES E 1/2 NW 1/4
SEC. 33 T106N-R13W
EASEMENT DATED 8-20-76 4.6 ACRES
FILED BOOK C-4 OF MISC. PAGE 729
Doc. # 385129

MATCH LINE

P.T. 83+79.18

+54

P.I. 79+12.0
∠ Lt. 90° 24'
D 7° 00'
T 824.25'
L 1291.43'
E 343.10'

85

80

6

P.C. 79+87.75

+56

High Voltage Marker

Electrical Box

Timber

P.T. 11+25.11

Electrical Box

P.C. 8+80.40

Impl. C.L.M.

P.I. 73+12.0
∠ Lt. 90° 24'

33+34

+74

P.I. 88+73.
Found 5/8" Re

4

7

90

MATCH LINE

Farm Ent. Lt. 60 + 93
Culv. Plugged

55

33'
5.0'
33'
5.0'
60

65

70

+93

+16

+32

+03

+10

+15

T.C.M.

T.C.M.

T.C.M.

5

10

10

10

P.O.T. 35+08.45

PRESCRIPTIVE EASEMENT ONLY

P.I. 10+00.00
Δ Rt. 45° 00'
D 17°
T 139.60
L 264.71
E 27.77
R 337.03

58

Field Ent. Rt. 61+60
Culv. Plugged

Field Ent. Rt. 65+09
No Culv. Impl.

℄ Box Culv. 69+31
Impl. 6' x 93' Conc. Box W/Wingwalls

℄ Culv. Rt. 74+90 (Old Road)
Impl. 24" x 44' C.M.P.

NEG. 5
JOHN A. BAKER AND WIFE JOANNE T.
W 1/2 SE 1/4 AND E 1/2 SW 1/4 SEC. 33 T106N-R13W
EASEMENT DATED 9-10-76 1.03 ACRES
FILED BOOK C-4 OF MISC. PAGE 727

NEG. 10
WILLIAM O'NEILL AND WIFE LORETTA
THOMAS J. O'NEILL CONTRACT BUYER
E 1/2 SE 1/4 SEC. 33 T106N-R13W
EASEMENT DATED 9-8-76 0.3 ACRES
FILED BOOK C-4 OF MISC. PAGE 723
Doc. # 385123