Doc No. A- 1528208
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --March 04, 2021 2:33 PM
W MARK KRUPSKI - Co Recorder by deputy ms
Well Certificate _____ Abstract _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT JEREMY DOUGLAS
ROCHESTER, MN 55904

HIGHWAY EASEMENT

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION, Patrick Ihrke and Jacqueline Ihrke, husband and wife, a one-half interest and Aaron Schultz and Hailey Shultz f.k.a. Hailey Ihrke, husband and wife, a one-half interest GRANTORS, hereby convey and warrant 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 in Olmsted County, Minnesota, described as follows:

A permanent easement for public road right of way purposes over, under and across the North 50 feet of the following described PARCEL A:

PARCEL A

That part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 107 North, Range 11 West, Olmsted County, Minnesota described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence on assumed bearing of South 89°52'38" West, along the north line of said Northeast Quarter of the Northeast Quarter, 253.56 feet to the point of beginning of the parcel to be described; thence continuing South 89°52'38" West, along said north line, 503.50 feet; thence South 00°07'22" East, 431.44 feet; thence North 89°52'38" East, 506.14 feet; thence North 00°28'26" West, 431.45 feet to the point of beginning.

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. Grantee, after any work contemplated hereunder, shall restore, to the extent feasible, the impacted areas to a substantially similar condition that existed prior to the work.

No Chg

3-4-21 pwsl ms

Grantee, its successors and assigns, shall indemnify, defend and hold harmless Grantor(s) from all claims, costs, damages, and expenses arising from Grantee's exercise of its rights under this Highway Easement subject to the state tort limits set forth in Chapter 466 of the Minnesota Statutes.

Said easement for the purpose of providing permanent public road right of way for Olmsted County Highway 107.

All being subject to easements, covenants, and restrictions of record.

GRANTOR(S)

Patrick Ihrke

Patrick Ihrke

Jacqueline R Ihrke

Jacqueline Ihrke

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me on this 3rd day of March, 2021, by Patrick Ihrke and Jacqueline Ihrke, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL

JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

Notary Public

GRANTOR(S)

Aaron Schultz

Hailey Schultz f.k.a. Hailey Ihrke

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me on this 3rd day of March, 2021, by Aaron Schultz and Hailey Schultz f.k.a. Hailey Ihrke, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL

JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

Notary Public

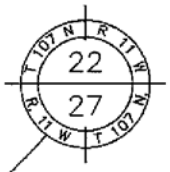
RIGHT OF WAY EASEMENT EXHIBIT

SECTION 27, T107N, R11W, OLMSTED COUNTY, MN

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

A permanent easement for public road right of way purposes over, under and across the North 50 feet of the following described PARCEL A:

PARCEL A
That part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 107 North, Range 11 West, Olmsted County, Minnesota described as follows
Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter, thence on assumed bearing of South 89°52'38" West, along the north line of said Northeast Quarter of the Northeast Quarter, 253.56 feet to the point of beginning of the parcel to be described; thence continuing South 89°52'38" West, along said north line, 503.50 feet; thence South 00°07'22" East, 431.44 feet; thence North 89°52'38" East, 506 14 feet; thence North 00°28'26" West, 431 45 feet to the point of beginning





S89°52'38"W
1879.27

S89°52'38"W
253.56

RIGHT OF WAY LINE

33

S89°52'38"W 503.50

50 33 COUNTY ROAD NO. 107 (26TH STREET NE) 50

EXISTING RIGHT OF WAY LINE

S00°07'22"E
50.00

N89°52'38"E 503.81

NEW RIGHT OF WAY LINE

N00°28'26"W
50.00

PROPOSED PROPERTY LINE

PROPOSED PROPERTY LINE

PATRICK IHRKE AND JACQUELINE IHRKE
HAILEY IHRKE AND AARON SCHULTZ
P.I.D.# 71.27.11.041512

EXISTING RIGHT OF WAY: 0.38 ACRES
NEW RIGHT OF WAY: 0.20 ACRES
TOTAL RIGHT OF WAY: 0.58 ACRES

NE 1/4

NE 1/4

N

LEGEND

● —Found monument as noted
○ —Set 1/2" Rebar with Cap

SCALE: 1"=100 FEET

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No: CR 107 Schultz Exhibit

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