Document No. **A1589917**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 07-21-2023 at 11:04 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

HIGHWAY EASEMENT=DOUGLAS TRAIL PROPERTIES LLC

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Douglas Trail Properties, LLC, a Minnesota Limited Liability Company, GRANTOR (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 in Olmsted County, Minnesota, described as follows:

See Exhibit A

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.

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 County State Aid Highway No. 14.

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

Grantor(s):

John D. Radel, Member of Douglas Trail Properties, LLC

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

This instrument was acknowledged before me on this 20th day of July, 2023, by John Radel, member of Douglas Trail Properties, LLC, a Minnesota Limited Liability Company, Grantor (s).

NOTARIAL STAMP OR SEAL

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

(Signature of Notarial Officer)
NOTARY PUBLIC

Drafted by:
Jeremy Douglas
Olmsted County Public Works
1188 50th Street SE
Rochester, MN 55904

7-21-2023
PWSC
ms

No Chg

EXHIBT A

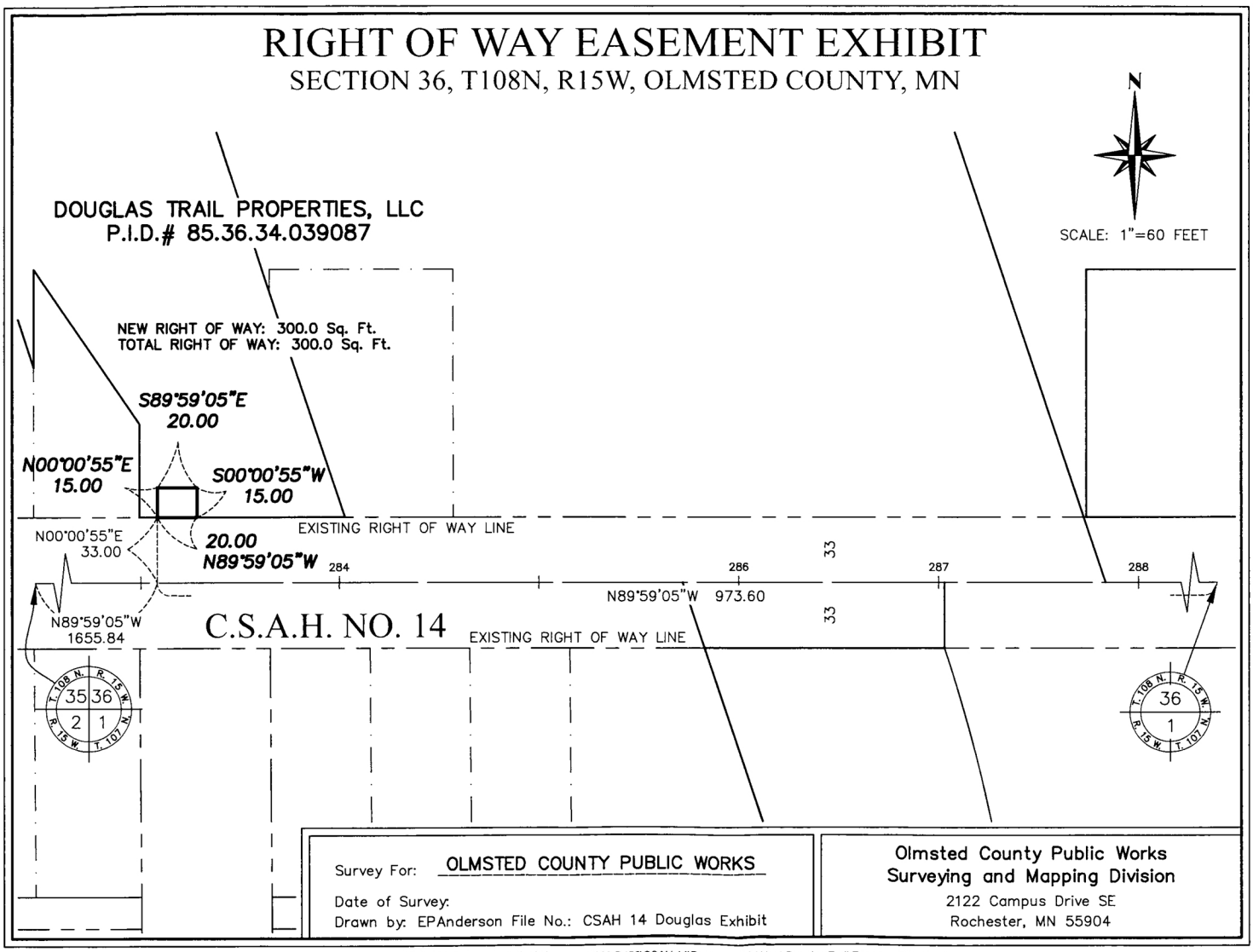
A permanent easement for public road right of way purposes over, under and across that part of the Southeast Quarter of the Southwest Quarter of Section 36, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter of Section 36; thence North 89 degrees 59 minutes 05 seconds West, assumed bearing, along the south line of said Southwest Quarter, 973.60 feet; thence North 00 degrees 00 minutes 55 seconds East, along a line perpendicular to said south line, 33.00 feet to the north line of the South 33.00 feet of said Southwest Quarter, for the point of beginning; thence continue North 00 degrees 00 minutes 55 seconds East, along said perpendicular line, 15.00 feet; thence South 89 degrees 59 minutes 05 seconds East, parallel with said south line, 20.00 feet; thence South 00 degrees 00 minutes 55 seconds West, along a line perpendicular to said south line, 15.00 feet, to said north line; thence North 89 degrees 59 minutes 05 seconds West, along said north line, 20.00 feet to the point of beginning.

Containing 300.0 square feet, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 36, T108N, R15W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 14 Douglas Exhibit

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

\\co.olmsted.mn.us\data\ERPW\PW\Surveying\JOBS\Overlays 2023 P455\CSAH 14\Drawings\CSAH 14 Douglas Trail Easement Exhibit.dwg