Document No. **A1592724**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 09-11-2023 at 2:52 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

HIGHWAY EASEMENT-SWENSON

**"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

OWNER(S):,Gary A. Swenson and Judith A. Swenson, husband and wife as joint tenants, Grantor(s), hereby conveys and warrants 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 that part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

> Commencing at the southwest corner of the Southeast Quarter of said Section 20; thence North 89 degrees 35 minutes 19 seconds East, assumed bearing, along the south line of said Southeast Quarter, 18.77 feet for the point of beginning; thence North 00 degrees 24 minutes 41 seconds West, perpendicular to said south line, 50.00 feet; thence North 47 degrees 16 minutes 03 seconds East, 100.75 feet; thence North 89 degrees 35 minutes 19 seconds East, parallel with said south line, 17.00 feet; thence South 57 degrees 28 minutes 15 seconds East, 124.75 feet, thence South 00 degrees 24 minutes 41 seconds East, perpendicular to said south line, 50.00 feet to said south line; thence South 89 degrees 35 minutes 19 seconds West, along said south line, 196.19 feet to the point of beginning.

Containing 0.39 acres, more or less.

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 is for the purpose of providing permanent public road right of way for County Road No. 117.

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

No chg

PWSC
4-11-23
MS

Grantor(s):

Gary A. Swenson

Judith A. Swenson

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 7th day of SEPTEMBER, 2023, by Gary A. Swenson and Judith A. Swenson, husband and wife as joint tenants, Grantor(s).

NOTARIAL STAMP OR SEAL

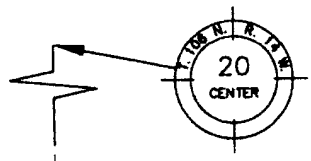
RYAN R. SCHOENFELDER
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2027

Notary Public

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

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 20, T106N, R14W, OLMSTED COUNTY, MN





SCALE: 1"=50 FEET

GARY A. SWENSON
JUDITH A. SWENSON
P.I.D.# 64.20.43.052800

SW 1/4
SE 1/4

EXISTING RIGHT OF WAY: 0.30 ACRES
NEW RIGHT OF WAY: 0.09 ACRES
TOTAL RIGHT OF WAY: 0.39 ACRES

N89°35'19"E
17.00

NEW RIGHT OF WAY LINE

50 FT. GAS EASEMENT
PER DOC. NO. 1451731

N47°16'03"E 100.75

S57°28'15"E 124.75

EXISTING RIGHT OF WAY

HIGHWAY EASEMENT
PER DOC. NO. 694232

HIGHWAY EASEMENT
PER DOC. NO. 983694

HIGHWAY EASEMENT
PER DOC. NO. 694232

50

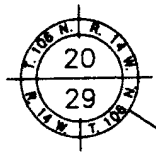
75

N00°24'41"W
50.00

S00°24'41"E
50.00

COUNTY ROAD NO. 117

N89°35'19"E
2429.92



50

S89°35'19"W 196.19

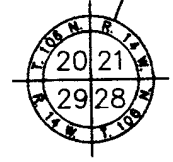
(40TH ST SW)

33

N89°35'19"E
18.77

HIGHWAY EASEMENT
PER DOC. NO. 983695

75



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 117 RW Swenson Exhibit

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

\\co.olmsted.mn.us\data\ERPW\PW\Surveying\Right of Way Roads\County Roads\CR 117\Easements\Swenson_Sec 20-106-14\CR 117 RW Swenson Exhibit.dwg