Document No. **A1597217**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 12-07-2023 at 11:40 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

HIGHWAY EASEMENT-SCHMIT

**"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

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION:, John C. Schmit, as Trustee of the John C. Schmit and Colleen T. Schmit Living Trust, dated September 3, 2010 , 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:

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 is for the purpose of providing permanent public road right of way for County Road 107.

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

Jeremy pw
202 Bldg
12-7-2023
a-3
MS

Grantor(s):

John C. Schmit

John C. Schmit, Trustee

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 7th day of December, 2023, by John C. Schmit, as Trustee of the John C. Schmit and Colleen T. Schmit Living Trust, dated September 3, 2010, Grantor(s).

NOTARIAL STAMP OR SEAL

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

Notary Public

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

Exhibit A

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

CR NO. 107 DESCRIPTION

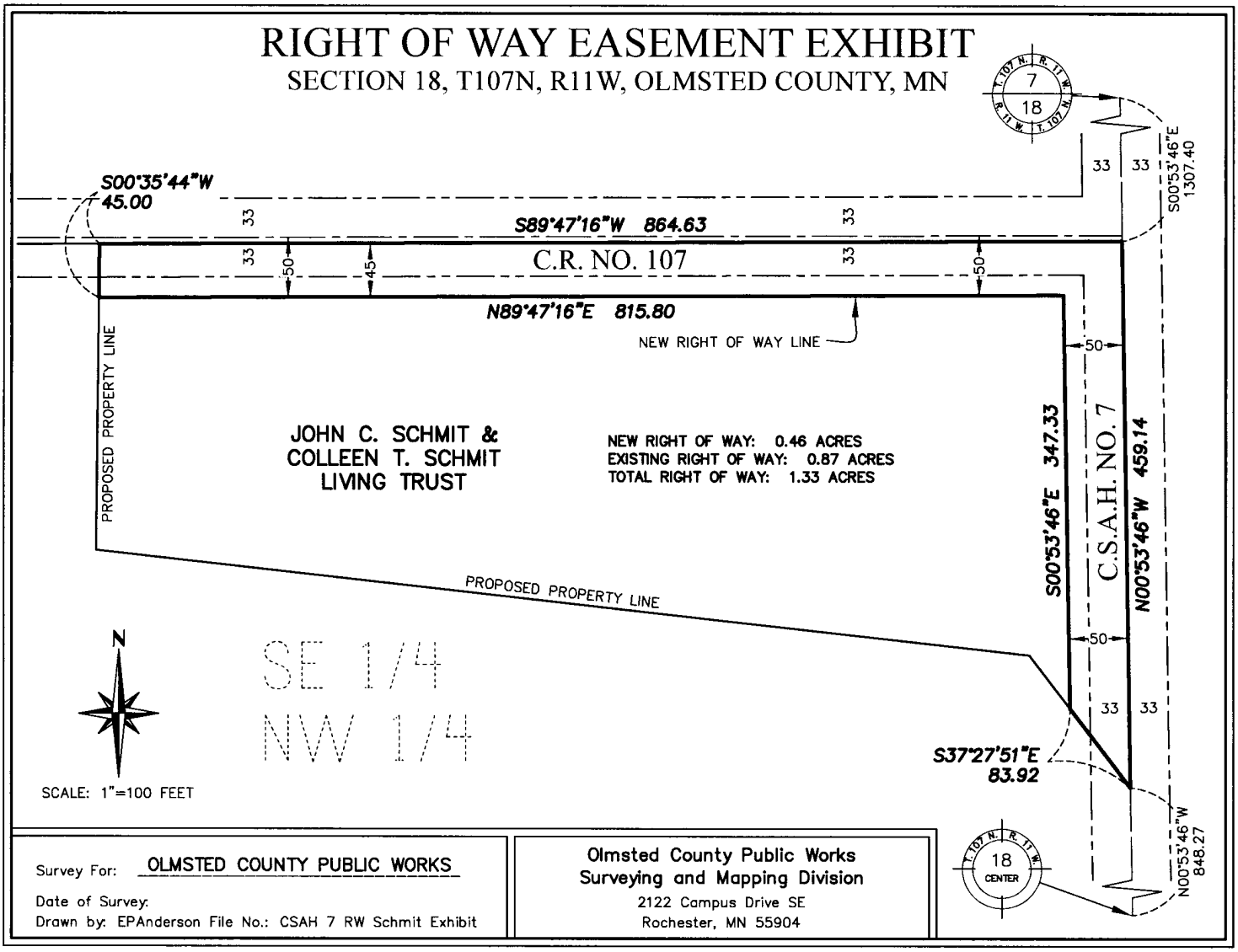
A permanent easement for public road right of way purposes over, under and across that part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 107 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 18; thence South 00 degrees 53 minutes 46 seconds East, assumed bearing, along the east line of said Northwest Quarter, 1307.40 feet to the northeast corner of said Southeast Quarter of the Northwest Quarter and the point of beginning; thence South 89 degrees 47 minutes 16 seconds West, along the north line of said Southeast Quarter of the Northwest Quarter, 864.63 feet; thence South 00 degrees 35 minutes 44 seconds West, 45.00 feet; thence North 89 degrees 47 minutes 16 seconds East, parallel with said north line, 865.80 feet to said east line; thence North 00 degrees 53 minutes 46 seconds West, along said east line, 45.00 feet to the point of beginning.

Containing 0.89 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 18, T107N, R11W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 7 RW Schmit Exhibit

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

K:\PW\Surveying\Right of Way Roads\County State Aid Highways\CSAH 7\Easements\Schmit_Sec 18-107-11\CSAH 7 RW Schmit Exhibit.dwg