pt NW-NW → 15-105-12
52.15.21.058882

OFFICE OF COUNTY RECORDER
Olmsted County, Minnesota

I hereby certify that this document was filed in this office on 5/22/2013 at 11:00 AM and was duly recorded as document number **A- 1321127**

W MARK KRUPSKI - Co Recorder, by_____ Deputy

Well Certifcate:____ Received ____ Not Required

Abstr. - yes _____ no _____

Received from/return to:

OLMSTED COUNTY PUBLIC WORKS
ATT DALE PRESTEGARD
2122 CAMPUS DR SE
ROCHESTER MN 55904

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION LaVonne Benike, a single person, Vendor of a Contract for Deed dated May 1, 2012 recorded in the Office of the County Recorder as document A-1287413 on May 10, 2012, AND Gerald Benike and Sharon Benike, husband and wife, as Vendees of a Contract for Deed dated May 1, 2012 recorded in the Office of the County Recorder as document A-1287413 on May 10, 2012, 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 ATTACHED 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.

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.

Said Highway Easement provides public road right of way for CSAH 7.

5-22-2013
MS
Olmsted Pw
Att Dale Presteg

LaVonne Benike

STATE OF MINNESOTA)
)ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this 22nd day of May 2013, by LaVonne Benike, a single person, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DALE PRESTEGARD
Notary Public
Minnesota
My Commission Expires January 31, 2015

Signature of Person Taking Acknowledgment

Gerald Benike

Sharon Benike

STATE OF MINNESOTA)
)ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this 22nd day of May 2013, by Gerald Benike and Sharon Benike, husband and wife, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DALE PRESTEGARD
Notary Public
Minnesota
My Commission Expires January 31, 2015

Signature of Person Taking Acknowledgment

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

Exhibit A

A highway easement across the Northwest Quarter of the Northwest Quarter of Section 15, Township 105 North, Range 12 West, Olmsted County, Minnesota. Said easement being a strip of land 50.00 feet in width lying southeasterly of, parallel and adjacent to the following described line:
Commencing at the southwest corner of the Northwest Quarter of said Section 15; thence on an assumed bearing of North 00 degrees 52 minutes 50 seconds West, along the west line of said Northwest Quarter, 1396.71 feet to the point of beginning of the line to be described; thence northeasterly a distance of 413.06 feet along a curve concave to the southeast and not tangent with the last described line, said curve has a radius of 868.62 feet, a central angle of 27 degrees 14 minutes 46 seconds, and the chord of said curve bears North 31 degrees 51 minutes 18 seconds East; thence North 45 degrees 28 minutes 41 seconds East, tangent to said curve, 788.92 feet; thence northeasterly a distance of 205.00 feet along a tangential curve concave to the northwest, radius of 2864.80 feet, central angle of 04 degrees 06 minutes 00 seconds, thence North 41 degrees 22 minutes 41 seconds, tangent to said curve, 24.65 feet, thence northeasterly a distance of 25.40 feet along a tangential curve concave to the northwest, radius of 510.00 feet, central angle of 02 degrees 51 minutes 13 seconds, and said line there terminating.

Together with a highway easement across said Northwest Quarter of the Northwest Quarter. Said easement being a strip of land 100.00 feet in width lying southeasterly of, parallel and adjacent to the following described line:
Beginning at the terminus of the last above described line; thence continuing 50.52 feet along the last described tangential curve concave to the northwest, radius of 510.00 feet, central angle of 05 degrees 40 minutes 33 seconds; thence North 32 degrees 50 minutes 55 seconds East, tangent to said curve, 38.07 feet more or less to the southwesterly right of way line of U.S. Trunk Highway No. 52.

Excepting therefrom that part of the above described easements lying within the following described tract:
Beginning at the southwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 19 minutes 32 seconds East along the south line of said Northwest Quarter of the Northwest Quarter 533.58 feet; thence North 00 degrees 53 minutes 09 seconds West 742.62 feet to the centerline of County State Aid Highway Number 7; thence southwesterly along said centerline to the west line of said Northwest Quarter of the Northwest Quarter; thence southerly along said west line to the point of beginning.

The side line of said easements are to be prolonged or shortened to terminate on the southwesterly right of way line of U.S. Trunk Highway No. 52

Subject to easements or restrictions of record.