CR137

pt SE-SW } 12-105-12
pt SW-SE
067888

pt NW-NE } 13-105-12
pt NE-NW
52.13.11.066591

Doc No. A- 1417917
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --February 13, 2017 3:59 PM
W. MARK KRUPSKI - Co. Recorder by deputy: ms
Well Certificate: _____ Abstract: _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT ; DALE PRESTEGARD
ROCHESTER, MN 55904

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Robert A. Rabe & Diana G. Rabe, husband and wife, as Joint Tenants, 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:

The southerly 50 feet of the following described tract of land:

That part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 12 and that part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, all in Township 105 North, Range 12 West, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 38 minutes 13 seconds East, along the south line of said Southwest Quarter of the Southeast Quarter, 435.15 feet to the point of beginning; thence North 07 degrees 18 minutes 56 seconds West 42.02 feet; thence North 28 degrees 39 minutes 28 seconds West 51.70 feet; thence North 52 degrees 18 minutes 55 seconds West 71.39 feet; thence North 70 degrees 28 minutes 00 seconds West 76.60 feet; thence North 89 degrees 44 minutes 57 seconds West 273.77 feet; thence North 84 degrees 55 minutes 33 seconds West 738.81 feet; thence South 68 degrees 09 minutes 28 seconds West 287.66 feet; thence South 16 degrees 34 minutes 07 seconds East 395.05 feet to the centerline of County Road 137; thence South 78 degrees 46 minutes 28 seconds East, along said centerline, 116.23 feet; thence southeasterly 303.06 feet, along said centerline and along a tangential curve, concave to the northeast, said curve has a radius of 1500.00 feet, a central angle of 11 degrees 34 minutes 33 seconds, and the chord of said curve bears South 84 degrees 33 minutes 44 seconds East 302.54 feet;

2-13-17
Dale Prestegard

thence North 89 degrees 38 minutes 59 seconds East, along said centerline and tangent to said curve, 83.49 feet; thence northeasterly 236.65 feet, along said centerline and along a tangential curve, concave to the northwest, said curve has a radius of 1000.00 feet, a central angle of 13 degrees 33 minutes 34 seconds, and the chord of said curve bears North 82 degrees 52 minutes 12 seconds East 236.10 feet; thence North 76 degrees 05 minutes 25 seconds East, along said centerline and tangent to said curve, 288.22 feet; thence northeasterly 306.40 feet, along said centerline and along a tangential curve, concave to the southeast, said curve has a radius of 2250.00 feet, a central angle of 07 degrees 48 minutes 09 seconds, and the chord of said curve bears North 79 degrees 59 minutes 30 seconds East 306.17 feet; thence North 83 degrees 53 minutes 34 seconds East, along said centerline and tangent to said curve, 29.18 feet; thence North 07 degrees 18 minutes 56 seconds West 160.02 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.

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 Road 137.

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

EXECUTED as of this 9 day of February, 2017.

GRANTOR(S)

Robert A. Rabe

Robert A. Rabe

Diana G. Rabe

Diana G. Rabe

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me on this 9 day of February, ~~2016~~ 2017, by Robert A. Rabe and Diana G. Rabe, husband and wife, as Joint Tenants, Grantor(s).

NOTARIAL STAMP OR SEAL

JOSHUA M CARR
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/19

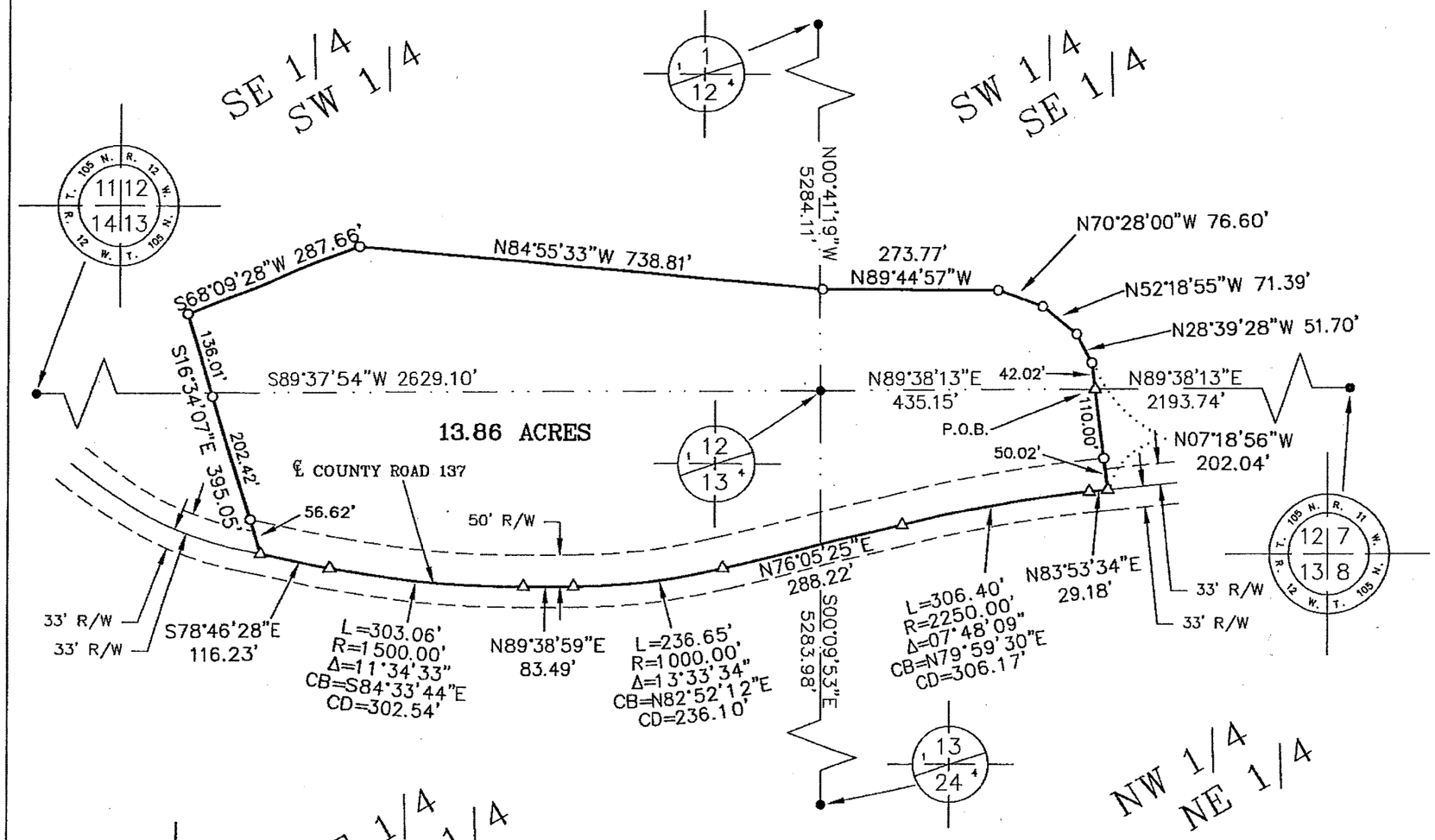
Notary Public

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

5212 - 8207 5213 - 8208

CERTIFICATE OF SURVEY

SECTIONS 12 & 13
T. 105 N., R. 12 W.



- ○ IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENT
- △ COMPUTED POINT

SW ¼ + SE ¼ 12 - 105 - 12
NE ¼ + NW ¼ 13 - 105 - 12

LAND DESCRIPTION:
That part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 12 and that part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, all in Township 105 North, Range 12 West, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89°38'13" East, along the south line of said Southwest Quarter of the Southeast Quarter, 435.15 feet to the point of beginning; thence North 07°18'56 West 42.02 feet; thence North 28°39'28" West 51.70 feet; thence North 52°18'55" West 71.39 feet; thence North 70°28'00" West 76.60 feet; thence North 89°44'57" West 273.77 feet; thence North 84°55'33" West 738.81 feet; thence South 68°09'28" West 287.66 feet; thence South 16°34'07" East 395.05 feet to the centerline of County Road 137; thence South 78°46'28" East, along said centerline, 116.23 feet; thence southeasterly 303.06 feet, along said centerline and along a tangential curve, concave to the northeast, said curve has a radius of 1500.00 feet, a central angle of 11°34'33", and the chord of said curve bears South 84°33'44" East 302.54 feet; thence North 89°38'59" East, along said centerline and tangent to said curve, 83.49 feet; thence northeasterly 236.65 feet, along said centerline and along a tangential curve, concave to the northwest, said curve has a radius of 1000.00 feet, a central angle of 13°33'34", and the chord of said curve bears North 82°52'12" East 236.10 feet; thence North 76°05'25" East, along said centerline and tangent to said curve, 288.22 feet; thence northeasterly 306.40 feet, along said centerline and along a tangential curve, concave to the southeast, said curve has a radius of 2250.00 feet, a central angle of 07°48'09", and the chord of said curve bears North 79°59'30" East 306.17 feet; thence North 83°53'34 East, along said centerline and tangent to said curve, 29.18 feet; thence North 07°18'56" West 160.02 feet to the point of beginning.

The above described parcel contains 13.86 acres and is subject to any easements, covenants, and restrictions of record.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G Griffin

DATE 11/28/16 REG. NO. 21940

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DATE OF SURVEY: 11-16-16
Prepared For:
Paul Rabe
3089 Rose Heights Dr. SE
Rochester, MN 55904

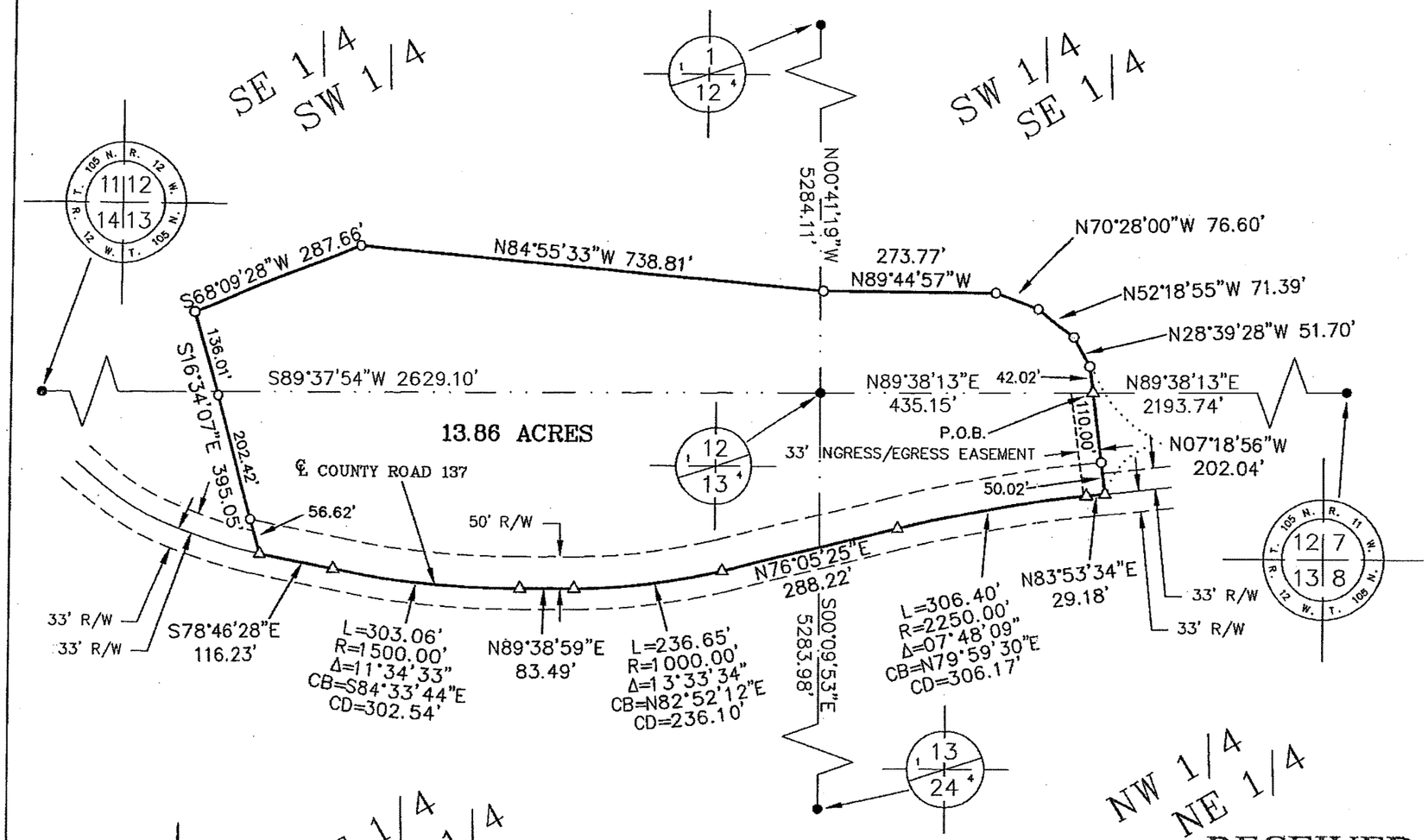
SHEET 1 OF 1 FILE NO:16-249

5212 - 8207 5213 - 8208

5212-8288

CERTIFICATE OF SURVEY

SECTIONS 12 & 13
T. 105 N., R. 12 W.



○ IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET

● FOUND MONUMENT

△ COMPUTED POINT

RECEIVED
MAR 13 2017
County Surveyor Copy

LAND DESCRIPTION:
That part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 12 and that part of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, all in Township 105 North, Range 12 West, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89°38'13" East, along the south line of said Southwest Quarter of the Southeast Quarter, 435.15 feet to the point of beginning; thence North 07°18'56 West 42.02 feet; thence North 28°39'28" West 51.70 feet; thence North 52°18'55" West 71.39 feet; thence North 70°28'00" West 76.60 feet; thence North 89°44'57" West 273.77 feet; thence North 84°55'33" West 738.81 feet; thence South 68°09'28" West 287.66 feet; thence South 16°34'07" East 395.05 feet to the centerline of County Road 137; thence South 78°46'28" East, along said centerline, 116.23 feet; thence southeasterly 303.06 feet, along said centerline and along a tangential curve, concave to the northeast, said curve has a radius of 1500.00 feet, a central angle of 11°34'33", and the chord of said curve bears South 84°33'44" East 302.54 feet; thence North 89°38'59" East, along said centerline and tangent to said curve, 83.49 feet; thence northeasterly 236.65 feet, along said centerline and along a tangential curve, concave to the northwest, said curve has a radius of 1000.00 feet, a central angle of 13°33'34", and the chord of said curve bears North 82°52'12" East 236.10 feet; thence North 76°05'25" East, along said centerline and tangent to said curve, 288.22 feet; thence northeasterly 306.40 feet, along said centerline and along a tangential curve, concave to the southeast, said curve has a radius of 2250.00 feet, a central angle of 07°48'09", and the chord of said curve bears North 79°59'30" East 306.17 feet; thence North 83°53'34 East, along said centerline and tangent to said curve, 29.18 feet; thence North 07°18'56" West 160.02 feet to the point of beginning.

The above described parcel contains 13.86 acres and is subject to any easements, covenants, and restrictions of record.

EASEMENT DESCRIPTION:
A perpetual easement for ingress and egress over, under, and across that part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 105 North, Range 12 West, Olmsted County, Minnesota, described as being a strip of land 33.00 feet in width, lying 33.00 feet westerly of, parallel, adjacent, and contiguous to the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89°38'13" East, along the north line of said Northwest Quarter of the Northeast Quarter, 435.15 feet to the point of beginning of the line to be described; thence South 07°18'56" East 202.04 feet to the centerline of County Road 137 and there terminating.

The northerly end of said easement shall be prolonged or shortened to begin on the north line of said Northwest Quarter of the Northeast Quarter. The southerly end of said easement shall be prolonged or shortened to terminate on the centerline of said County Road 137.

SW 1/4 12 105-12 NW 1/4 13 105-12
SE 1/4 12 105-12 NE 1/4 13 105-12

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G Griffin
DATE 1/4/17 REG. NO. 21940

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