Doc No. A- 1529847
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

pt NW NW > 28-105-15
pt SW NW
85 28 21.083716

I hereby certify that this document was filed in this office for record on --March 23, 2021 10.32 AM
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 Lamoyne H. Bruce and Lois M. Bruce, husband and wife, AND Michael Bruce, a single person, Grantor(s), 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:

SEE ATTACHED EXHIBITS A & B

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 Road 105.

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

No Cy

PWSC
Dale Prestega
3-23-21
MS

Grantor(s):

Lamoyne H. Bruce

Lois M. Bruce

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The instrument was acknowledged before me this 16 day of March, 2021, by Lamoyne H. Bruce and Lois M Bruce, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL

DALE PRESTEGARD
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025

SIGNATURE OF NOTARY PUBLIC

Michael Bruce

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The instrument was acknowledged before me this 16 day of March, 2021, by Michael Bruce, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

DALE PRESTEGARD
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025

SIGNATURE OF NOTARY PUBLIC

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

Exhibit A

A permanent easement for public road right of way purposes over, under and across a part of the following described property

The North Half of the Northwest Quarter and the East Half of the East Half of the Southwest Quarter of the Northwest Quarter, all in Section 28, Township 108, Range 15, Olmsted County, Minnesota, EXCEPT the following:

Beginning at the Northwest corner of the Northwest Quarter of Section 28, Township 108, Range 15, Olmsted County, Minnesota, thence east along the north line of said Northwest Quarter a distance of 864.00 feet; thence south parallel with the west line of said Northwest Quarter a distance of 380 00 feet; thence west parallel with said north line of the Northwest Quarter a distance of 864 00 feet to intersect said west line of the Northwest Quarter, thence north along said west line of the Northwest Quarter a distance of 380.00 feet to the point of beginning.

ALSO EXCEPT

That part of the Northwest Quarter of Section 28, Township 108, Range 15, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 58 minutes 50 seconds East, assumed bearing, along the North line of said Northwest Quarter, a distance of 864.00 feet to the point of beginning of the parcel being described; thence South 00 degrees 45 minutes 09 seconds East, parallel with the West line of said Northwest Quarter, a distance of 380.00 feet, thence North 89 degrees 58 minutes 50 seconds West, parallel with said North line of the Northwest Quarter, a distance of 864.00 feet to intersect said West line of the Northwest Quarter; thence South 00 degrees 45 minutes 09 seconds East, along said West line, a distance of 150.00 feet to the South line of the North 530.00 feet of said Northwest Quarter as measured along the West line thereof, thence South 89 degrees 58 minutes 50 seconds East, along said South line, a distance of 1198.03 feet; thence North 00 degrees 45 minutes 09 seconds West, parallel with said West line of the Northwest Quarter, a distance of 214.73 feet; thence North 83 degrees 39 minutes 26 seconds West, a distance of 118.37 feet; thence North 72 degrees 32 minutes 48 seconds West, a distance of 123.25 feet; thence North 59 degrees 50 minutes 03 seconds West, a distance of 63.86 feet; thence North 27 degrees 12 minutes 39 seconds West, a distance of 55 37 feet; thence North 00 degrees 45 minutes 09 seconds West, parallel with said West line of said Northwest Quarter, a distance of 184.00 feet to said North line of the Northwest Quarter; thence North 89 degrees 58 minutes 50 seconds West, along said North line, a distance of 20 00 feet to the point of beginning.

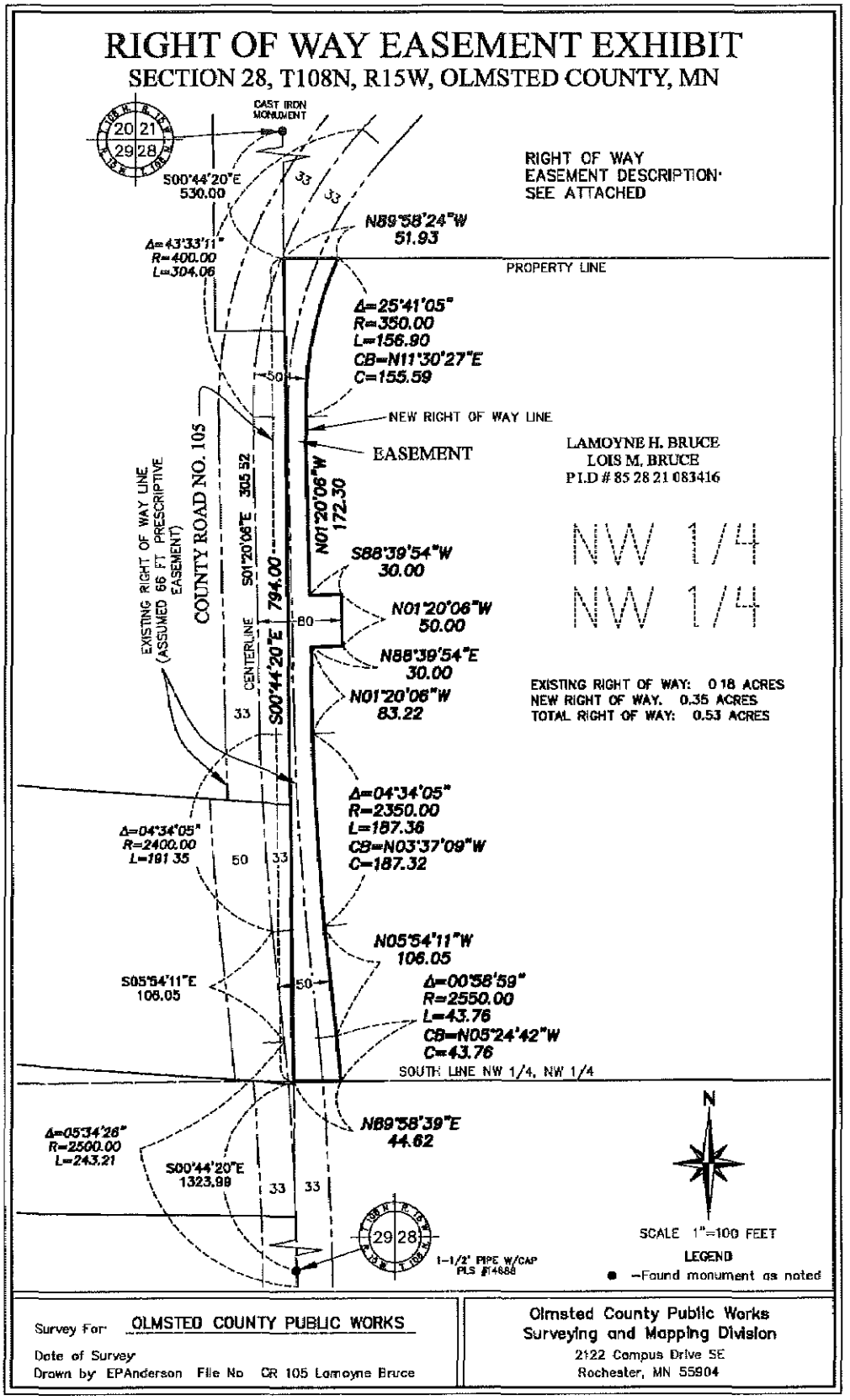
Said easement lies within a distance of 50 feet on each side of the following described centerline of County Road No. 105.

Commencing at the northeast corner of the Northwest Quarter of Section 28, Township 108 North, Range 15 West, Olmsted County, Minnesota; thence North 89

degrees 58 minutes 24 seconds West, assumed bearing, along the north line of said Northwest Quarter, 1878 58 feet; thence South 86 degrees 49 minutes 32 seconds West, 136.13 feet; thence southwesterly 364.14 feet along a tangential curve, concave southeasterly, central angle of 44 degrees 36 minutes 27 seconds and radius of 467.72 feet, thence South 42 degrees 13 minutes 05 seconds West, tangent to said curve, 330.68 feet for the point of beginning of the centerline to be described; thence southwesterly 304.06 feet along a tangential curve, concave southeasterly, central angle of 43 degrees 33 minutes 11 seconds and radius of 400 00 feet, thence South 01 degrees 20 minutes 06 seconds East, tangent to said curve, 172.30 feet (said easement changes width at this point and lies within a distance of 50 feet to the right and 80 feet to the left of the following described centerline); thence continue South 01 degrees 20 minutes 06 seconds East, 50.00 feet (said easement changes width at this point and lies within a distance of 50 feet on each side of the following described centerline), thence continue South 01 degrees 20 minutes 06 seconds East, 83.22 feet; thence southerly 191 35 feet along a tangential curve, concave easterly, central angle of 04 degrees 34 minutes 05 seconds and radius of 2400.00 feet; thence South 05 degrees 54 minutes 11 seconds East, tangent to said curve, 106.05 feet; thence southerly 243 21 feet along a tangential curve, concave westerly, central angle of 05 degrees 34 minutes 26 seconds and radius of 2500.00 feet and there terminating.

Containing 0.53 acres, more or less.

Exhibit B


RIGHT OF WAY EASEMENT EXHIBIT
SECTION 28, T108N, R15W, OLMSTED COUNTY, MN
CAST IRON MONUMENT
S00°44'20"E 530.00
N89°58'24"W 51.93
RIGHT OF WAY EASEMENT DESCRIPTION: SEE ATTACHED
PROPERTY LINE
Δ=43°33'11" R=400.00 L=304.06
Δ=25°41'05" R=350.00 L=156.90 CB=N11°30'27"E C=155.59
NEW RIGHT OF WAY LINE
EASEMENT
LAMOYNE H. BRUCE
LOIS M. BRUCE
P.I.D # 85 28 21 083416
COUNTY ROAD NO. 105
EXISTING RIGHT OF WAY LINE (ASSUMED 66 FT PRESCRIPTIVE EASEMENT)
CENTERLINE
S01°20'06"E 305.52
S00°44'20"E 794.00
N01°20'06"W 172.30
S88°39'54"W 30.00
N01°20'06"W 50.00
N88°39'54"E 30.00
N01°20'06"W 83.22
NW 1/4
NW 1/4
EXISTING RIGHT OF WAY: 0.18 ACRES
NEW RIGHT OF WAY: 0.35 ACRES
TOTAL RIGHT OF WAY: 0.53 ACRES
Δ=04°34'05" R=2350.00 L=187.36 CB=N03°37'09"W C=187.32
Δ=04°34'05" R=2400.00 L=191.35
N05°54'11"W 106.05
S05°54'11"E 106.05
Δ=00°58'59" R=2550.00 L=43.76 CB=N05°24'42"W C=43.76
SOUTH LINE NW 1/4, NW 1/4
N89°58'39"E 44.62
Δ=05°34'26" R=2500.00 L=243.21
S00°44'20"E 1323.99
1-1/2" PIPE W/CAP PLS #14888
N
SCALE 1"=100 FEET
LEGEND
● -Found monument as noted
Survey For: OLMSTED COUNTY PUBLIC WORKS
Date of Survey:
Drawn by: EPAnderson File No: CR 105 Lamoyne Bruce
Olmsted County Public Works
Surveying and Mapping Division
2122 Campus Drive SE
Rochester, MN 55904