Doc No. A- 1529848
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

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

PtNW-NW-7 28.108.15
SE.28 22082700

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

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION Alvin T Bruce and Janice E. Bruce, as joint tenants, 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 EXHIBIT A AND 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 aq

3-23-21
PWSC
Dale Prestegard
SNO

Grantor(s).

Alvin T Bruce

Alvin T Bruce

Janice E. Bruce

Janice E. Bruce

STATE OF MINNESOTA)
) ss
COUNTY OF OLMSTED)

The instrument was acknowledged before me this 16 day of March, 2021, by Alvin T. Bruce and Janice E. Bruce, 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:

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

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

Beginning 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; 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, 305 52 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

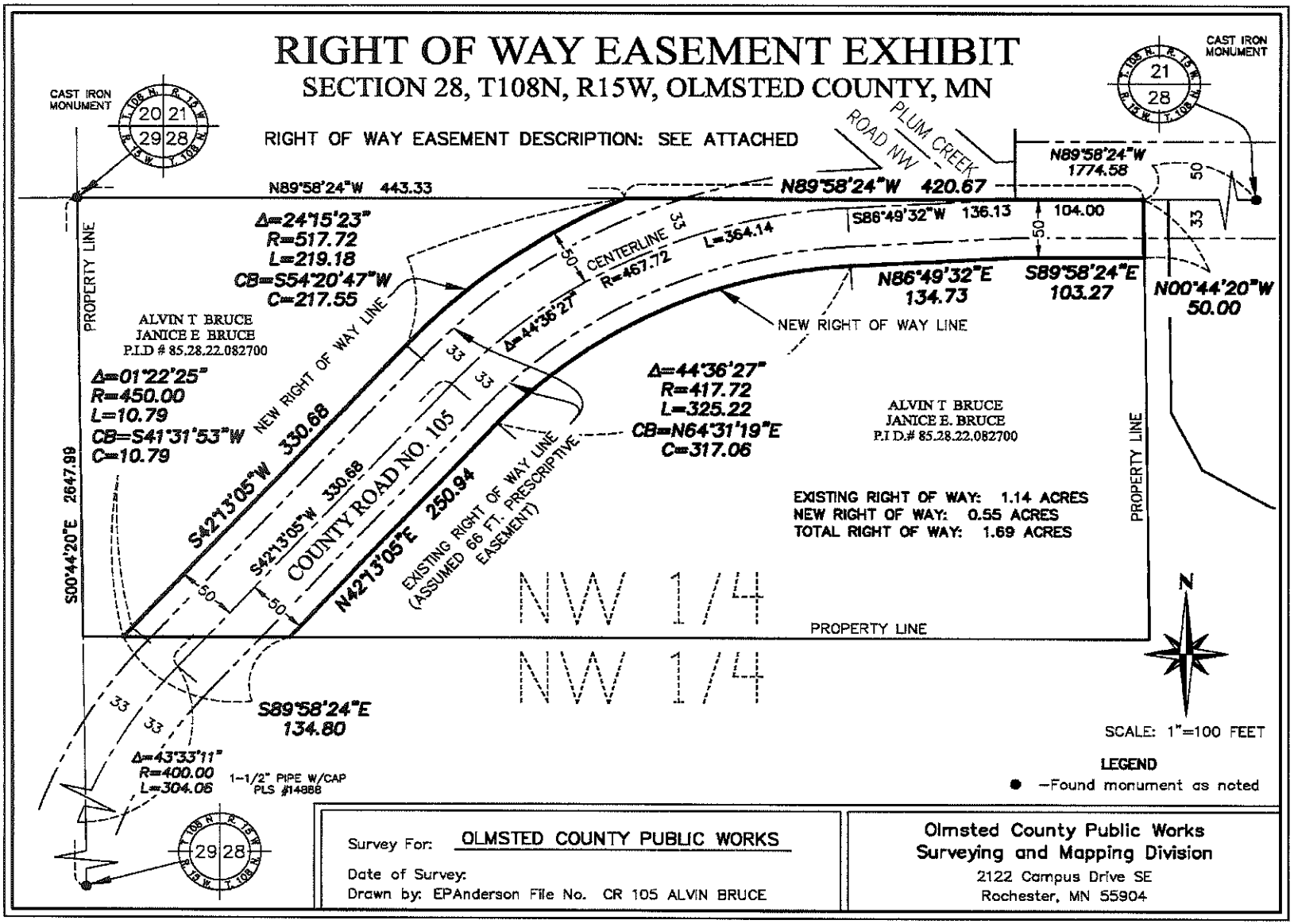
Containing 1.69 acres, more or less.

Exhibit B

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 28, T108N, R15W, OLMSTED COUNTY, MN

RIGHT OF WAY EASEMENT DESCRIPTION: SEE ATTACHED



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No. CR 105 ALVIN BRUCE

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