Doc No. A- 1529849
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

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

pt SW-SW → 21-108-15
85.21.33.038756

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION David L Johnson and Suzanne K. Johnson, husband and wife, 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 THE ATTACHED EXHIBIT 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 Chg

3-23-21 PWSC Dale Prestegard ms

Grantor(s):

David L. Johnson

Suzanne K Johnson

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The instrument was acknowledged before me this 18 day of March, 2021, by David L. Johnson and Suzanne K Johnson, husband and wife, 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:

That part of the SW 1/4 Section 21, Township 108, Range 15, Olmsted County, Minnesota, described as follows: Beginning at the SW corner of said SW 1/4 Section 21, thence North 0 degrees 17 minutes 50 seconds West, along the West line of said SW 1/4 (for purposes of this description bearings are assumed), a distance of 598.96 feet, thence South 90 degrees 00 minutes 00 seconds East, parallel with the South line of said SW 1/4 of Section 21 a distance of 760.00 feet, thence South 0 degrees 17 minutes 50 seconds East, parallel with said West line of SW 1/4, 598.96 feet to said South line of SW 1/4, thence North 90 degrees 00 minutes 00 seconds West, along said South line, 760 00 feet to said 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 0.26 acres, more or less.

Exhibit B

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 21, T108N, R15W, OLMSTED COUNTY, MN

