Doc No. A- 1550331
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --October 27, 2021 9:12 AM
W. MARK KRUPSKI - Co. Recorder by deputy: ms
Well Certificate: _____ Abstract: _____ Fee: $46.00

PWSC
1188 50TH ST SE
ATT : JEREMY DOUGLAS
ROCHESTER, MN 55904

pt NW SW 13-107-15
75.13.32.. 079992

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Mark A. Welch and Sara K. Welch, 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:

That part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 107 North, Range 15 West:

Beginning at Right of Way Corner B5 as depicted on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 231, according to the recorded plat thereof; thence North 00 degrees 02 minutes 49 seconds East, assumed bearing, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 13, a distance of 476.03 feet; thence South 89 degrees 53 minutes 31 seconds West, 44.66 feet; thence South 03 degrees 28 minutes 58 seconds West, 159.66 feet; thence southerly 157.02 feet along a nontangential curve, concave westerly, central angle of 18 degrees 21 minutes 37 seconds, radius of 490.00 feet, and the chord of said curve bears South 09 degrees 04 minutes 19 seconds West, 156.35 feet; thence South 18 degrees 15 minutes 08 seconds West, tangent to said curve, 129.40 feet to the north line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 231; thence South 71 degrees 44 minutes 52 seconds East, along said north line, 125.46 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.

10-27-21
PWSC

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 158.

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

Grantor(s):

Mark A. Welch

Sara K. Welch

STATE OF ~~MINNESOTA~~ Texas)

) ss.

COUNTY OF Tarrant)

The instrument was acknowledged before me this 25th day of October, 2021, by Mark A. Welch and Sara K. Welch, Grantor(s).

NOTARIAL STAMP OR SEAL

KEVIN ALARCON
Notary Public, State of Texas
Comm. Expires 01-08-2024
Notary ID 132305076

Notary Public

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