Doc No. A- 1561357
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --March 16, 2022 9:32 AM
W. MARK KRUPSKI - Co. Recorder
Well Certificate: _____ Abstract: _____
by deputy: ms
Fee: $46.00

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

HIGHWAY EASEMENT

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION, Scott M. Lawler, a single person, GRANTOR, hereby conveys and warrants 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:

Tract A that lies northerly of a line which is 60.00 feet southerly of, as measured at right angles to and parallel with, the following described Line A:

Tract A:

That part of the East Half of the Northwest Quarter of Section 3, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of said Section 3; thence on an assumed bearing of South 00 degrees 51 minutes 33 seconds East along the east line of said Northwest Quarter a distance of 1388.07 feet to the south line of the North 100.57 feet of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 42 minutes 30 seconds West along said south line a distance of 1310.62 feet to the west line of the East Half of said Northwest Quarter; thence North 00 degrees 49 minutes 39 seconds West along said west line a distance of 782.87 feet to the south line of a tract described in Limited Warranty Deed Doc. A-1161381, on file at the County Recorder's Office, said Olmsted County; thence North 89 degrees 10 minutes 21 seconds East along the south line of said tract a distance of 408.70 feet to the east line of said tract; thence North 03 degrees 01 minute 21 seconds East along said east line a distance of 340.31 feet to the alignment line of C.S.A.H. No. 9, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 207; thence westerly 434.83 feet along said alignment line on a nontangential curve concave to the north, having a radius of 1909.86 feet, a central angle of 13 degrees 02 minutes 42 seconds and a chord which bears

3-17-22
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South 83 degrees 12 minutes 49 seconds West, to the west line of said East Half; thence North 00 degrees 49 minutes 39 seconds West along said west line a distance of 37.78 feet to the centerline of former County Road “O”; thence easterly 449.09 feet along said centerline on a nontangential curve concave to the north, having a radius of 550.00 feet, a central angle of 46 degrees 47 minutes 02 seconds and a chord which bears North 83 degrees 13 minutes 36 seconds East; thence North 59 degrees 50 minutes 05 seconds East, tangent to the last described curve, along said centerline a distance of 262.46 feet; thence easterly 248.74 feet along said centerline on a tangential curve concave to the south, having a radius of 650.00 feet and a central angle of 21 degrees 55 minutes 31 seconds, to the north line of the Northwest Quarter of said Section 3; thence North 89 degrees 47 minutes 29 seconds East, not tangent to the last described curve, along said north line a distance of 411.84 feet to the point of beginning.

Line A:

Commencing at the northeast corner of the Northwest Quarter of Section 3, Township 106 North, Range 13 West, Olmsted County, Minnesota; thence South 00 degrees 51 minutes 33 seconds East, assumed bearing, along the east line of said Northwest Quarter, 5.99 feet to the alignment line of County State Aid Highway No. 9, as depicted on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 207, for the point of beginning of the line to be described (the next 3 courses are along said alignment line); thence westerly 546.46 feet along a nontangential curve, concave southerly, having a central angle of 16 degrees 23 minutes 38 seconds, a radius of 1909.86 feet, and a chord that bears South 76 degrees 07 minutes 51 seconds West, 544.60 feet; thence South 67 degrees 56 minutes 02 seconds West, tangent to said curve, 73.40 feet; thence westerly 1150.86 feet along a tangential curve, concave northerly, having a central angle of 34 degrees 31 minutes 33 seconds and a radius of 1909.86 feet and there terminating.

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 State Aid Highway No. 9.

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

GRANTOR(S)

Scott M. Lawler

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me on this 16th day of March, 2022, by Scott M. Lawler, a single person, Grantor.

NOTARIAL STAMP OR SEAL

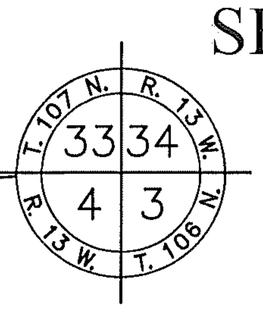
JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

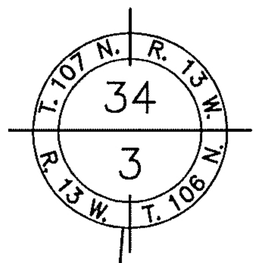
Notary Public

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

RIGHT OF WAY HIGHWAY EASEMENT

SECTION 3, T106N, R13W, OLMSTED COUNTY, MN





EASEMENT DESCRIPTION: SEE ATTACHED

NORTH LINE
TRACT A

OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT NO. 207

LINE A

C.S.A.H. NO. 9

60

60

EXISTING 50 FT. RIGHT OF WAY LINE

NEW 60 FT. RIGHT OF WAY LINE

W. LINE TRACT A

= RIGHT OF WAY EASEMENT ACQUISITION AREA

TRACT A

SCOTT M. LAWLER
P.I.D.# 63.03.21.035508

NE 1/4

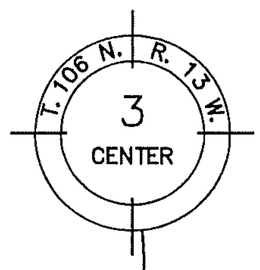
NW 1/4

EAST LINE TRACT A

WEST LINE TRACT A

N

SCALE: 1"=200 FEET



SOUTH LINE TRACT A

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: March 7, 2022
Drawn by: EPAnderson File No.: CSAH 9 Lawler Exhibit

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