Doc No. A- 1573577
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --September 13, 2022 1:23 PM
MARY BLAIR-HOEFT - Co. Recorder by designee: ms
Well Certificate: _____ Abstract: _____ Fee: $46.00

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

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Eugene L. Allen and Joan M. Allen, as joint tenants, vendors and John E. Allen, a single person, vendee 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 Southwest Quarter of the Northwest Quarter of Section 32, Township 107 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 32; thence North 00 degrees 31 minutes 38 seconds West, assumed bearing, along the west line of said Northwest Quarter, 643.29 feet for the point of beginning; thence continue North 00 degrees 31 minutes 38 seconds West, along said west line, 75.00 feet; thence North 89 degrees 28 minutes 22 seconds East, 33.00 feet; thence South 22 degrees 19 minutes 43 seconds East, 26.93 feet to the east line of the West 40 feet of said Northwest Quarter; thence South 00 degrees 31 minutes 38 seconds East, along said east line, 25.00 feet; thence South 21 degrees 16 minutes 27 seconds West, 26.93 feet; thence South 89 degrees 28 minutes 22 seconds West, 33.00 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.

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 102.

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

PWSC
9-13-2022
ms

NO Cons

Grantor(s):

Eugene L. Allen

Joan M. Allen

STATE OF MINNESOTA)
) ss.
COUNTY OF Olmsted)

The instrument was acknowledged before me this 13th day of September, 2022, by Eugene L. Allen and Joan M. Allen, as joint tenants, vendor(s), Grantor(s).

NOTARIAL STAMP OR SEAL

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

Notary Public

Grantor(s):

John E. Allen

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 13th day of September, 2022, by John E. Allen, a Single Person, vendee, Grantor(s).

NOTARIAL STAMP OR SEAL

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

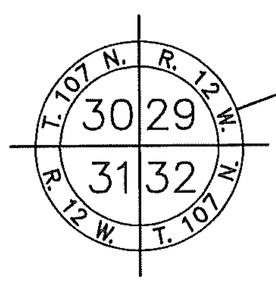
Notary Public

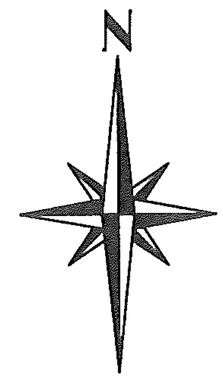
Drafted by:
Jeremy Douglas
Olmsted County Public Works
1188 50th Street SE
Rochester, MN 55904

RIGHT OF WAY EASEMENT EXHIBIT

SECTIONS 31 & 32, T107N, R12W, OLMSTED COUNTY, MN

EASEMENT DESCRIPTIONS: SEE ATTACHED





SCALE: 1"=50 FEET

SE 1/4
NE 1/4

SW 1/4
NW 1/4

33
33

S89°28'22"W
33.00

N00°31'38"W 1863.20

N00°31'38"W 1913.20

N00°31'38"W

S27°50'30"W
56.82

NEW RIGHT OF WAY LINE

COUNTY ROAD NO. 102

N89°28'22"E
33.00

S22°19'43"E
26.93

40

S00°31'38"E
25.00

NEW RIGHT OF WAY LINE

S21°16'27"W
26.93

S00°31'38"E 100.00

60

N00°31'38"W 200.00

75.00

JOHN L. MADDEN
P.I.D.# 72.31.14.061909

EXISTING RIGHT OF WAY: 0.15 ACRES
NEW RIGHT OF WAY: 0.09 ACRES
TOTAL RIGHT OF WAY: 0.24 ACRES

S89°28'22"W
33.00

JOHN E. ALLEN
P.I.D.# 72.32.23.082488

EXISTING RIGHT OF WAY: 0.06 ACRES
NEW RIGHT OF WAY: 0.01 ACRES
TOTAL RIGHT OF WAY: 0.07 ACRES

S28°53'47"E
56.82

N00°31'38"W 643.29

EXISTING RIGHT OF WAY LINE
(ASSUMED 66 FT. PRESCRIPTIVE EASEMENT)

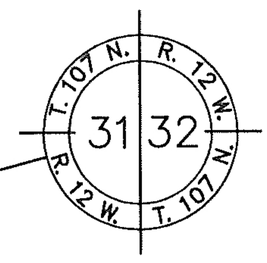
N89°28'22"E
33.00

568.29

N00°31'38"W

33
33

N00°31'38"W



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: September 8, 2022
Drawn by: EPAnderson File No.: P401 CR 102 EXHIBIT

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

K:\PW\Surveying\JOBS\P401-CR102 Box Culvert\Drawings\P401 CR 102 Allen Madden Exhibit.dwg