Doc No. A- 1573862
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --September 19, 2022 12:49 PM
MARY BLAIR-HOEFT - Co. Recorder by designee: ms
Well Certificate: _____ Abstract: _____ Fee: $46.00

pt SE-NE-) 16-107-13
13.16.14. 017190

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

HIGHWAY EASEMENT

FOR AND IN CONSIDERATION OF A METES AND BOUNDS SUBDIVISION SPLIT, Cory R. Penz and Hilary Penz, married to each other, 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 Northeast Quarter of Section 16, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Northeast Quarter of said Section 16; thence North 00 degrees 21 minutes 52 seconds West, assumed bearing, along the east line of said Northeast Quarter, 70.00 feet to the north line of the South 70.00 feet of said Northeast Quarter; thence South 89 degrees 47 minutes 27 seconds West, along said north line, 894.09 feet; thence westerly 413.46 feet along a tangential curve, concave southerly, radius of 1670.00 feet and central angle of 14 degrees 11 minutes 07 seconds; thence South 75 degrees 36 minutes 20 seconds West, tangent to said curve, 77.85 feet to the south line of said Northeast Quarter; thence North 89 degrees 47 minutes 27 seconds East, along said south line, 1379.01 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.

No chg

pwsc
9-19-22
ms

Said easement for the purpose of providing permanent public road right of way for County Road 124.

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

Grantor(s):

Cory R. Penz

Hilary Penz

STATE OF MINNESOTA)

) ss.

COUNTY OF Mower)

The instrument was acknowledged before me this 12 day of September, 2022 by Cory R. Penz and Hilary Penz, married to each other, Grantor(s).

NOTARIAL STAMP OR SEAL

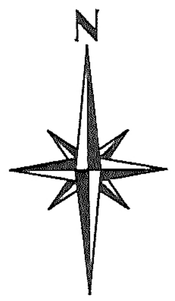
Notary Public

TRACY LYNN HAVERLY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/27

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

RIGHT OF WAY EASEMENT EXHIBIT

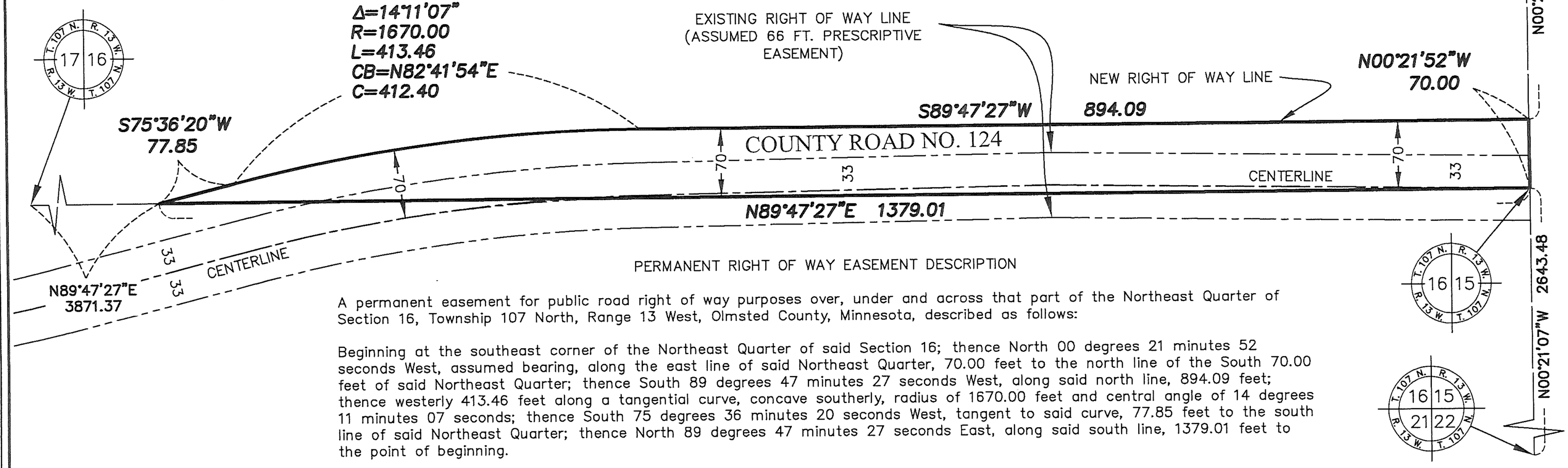
SECTION 16, T107N, R13W, OLMSTED COUNTY, MN



SCALE: 1"=120 FEET

CORY PENZ
P.I.D.# 73.16.14.077190

EXISTING RIGHT OF WAY: 0.95 ACRES
NEW RIGHT OF WAY: 1.00 ACRES
TOTAL RIGHT OF WAY: 1.95 ACRES



PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

A permanent easement for public road right of way purposes over, under and across that part of the Northeast Quarter of Section 16, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Northeast Quarter of said Section 16; thence North 00 degrees 21 minutes 52 seconds West, assumed bearing, along the east line of said Northeast Quarter, 70.00 feet to the north line of the South 70.00 feet of said Northeast Quarter; thence South 89 degrees 47 minutes 27 seconds West, along said north line, 894.09 feet; thence westerly 413.46 feet along a tangential curve, concave southerly, radius of 1670.00 feet and central angle of 14 degrees 11 minutes 07 seconds; thence South 75 degrees 36 minutes 20 seconds West, tangent to said curve, 77.85 feet to the south line of said Northeast Quarter; thence North 89 degrees 47 minutes 27 seconds East, along said south line, 1379.01 feet to the point of beginning.

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: September 2, 2022
Drawn by: EPAnderson File No.: CR 124 PENZ EXHIBIT

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

\\co.olmsted.mn.us\data\ERP\WP\Surveying\Right of Way Roads\County Roads\CR 124\Easements\Penz_Sec 16-107-13\CR 124 Penz Exhibit.dwg