Doc No. A- 1574630
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --October 03, 2022 9:11 AM
MARY BLAIR-HOEFT - Co. Recorder by designee: sk
Well Certificate: _____ Abstract: _____ Fee: $46.00

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

Pebble Creek
Pt Outlot A
75.13.11.076654
Pt Outlot B
75.13.14.076655

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Pebble Creek Rochester, LLC a limited liability company under the laws of Minnesota, 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 Outlot A and Outlot B, Pebble Creek Subdivision, shown as Parcels 3 and 4 on Olmsted County Highway Right of Way Plat No. 246, as the same is on file and of record in the office of the Olmsted County Recorder.

Together with all rights of access to and from said Parcels 3 and 4 as shown by the access control symbol on said Right of Way Plat.

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 State Aid Highway No. 44.

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

PWSC
10/3/2022

Pebble Creek Rochester, LLC

By: Charles O DeWitz

Name: Charles O DeWitz

Its: Pres

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 12th day of September, 2022, by Charles DeWitz, its President of Pebble Creek Rochester, LLC, a limited liability company under the laws of Minnesota, 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