Document No. **A1577262**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 11-16-2022 at 4:01 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 Pages: 4

HIGHWAY EASEMENT-JOHNSON

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

HIGHWAY EASEMENT

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION, Howard W. Johnson and Diane M. Johnson, husband and wife, GRANTORS, 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 West Half of the Northwest Quarter of Section 29, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

> Commencing at the northwest corner of the Northwest Quarter of Section 29; thence North 89 degrees 56 minutes 19 seconds East, assumed bearing, along the north line of said West Half of the Northwest Quarter, 954.42 feet, to the northeast corner of a tract described in Warranty Deed Document No. A1254794, and the point of beginning; thence continue North 89 degrees 56 minutes 19 seconds East, along said north line, 368.06 feet, to the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 03 minutes 01 seconds West, along the east line of said West Half of the Northwest Quarter, 75.00 feet, to a line that is parallel with and distant 75.00 feet southerly, as measured perpendicularly, to said north line; thence South 89 degrees 56 minutes 19 seconds West, along said parallel line, 362.17 feet to the east line of said tract described in Warranty Deed Document No. A1254794; thence North 04 degrees 26 minutes 43 seconds West, along said east line, 75.22 feet, to said north line, and the point of beginning.
>
> Containing 0.63 acres, more or less.

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.

Grantor(s) do(es) hereby release Grantee, its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the highway easement hereby conveyed is located by reason of the location, grading, construction, inspection, maintenance, repair, improvement and use of a public highway and highway right-of-way, and uses and restrictions incident thereto, and the removal of natural growth and materials from the premises hereby conveyed.

Said easement is for the purpose of providing permanent public road right of way for Olmsted County Road 117.

No chg

11-16-22
PWSC
mrs

Howard W. Johnson

Diane M. Johnson

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

This instrument was acknowledged before me on 16th day of NOVEMBER, 2022 by Howard W. Johnson and Diane M. Johnson, husband and wife., Grantors.

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

SECTION 29, T106N, R14W, OLMSTED COUNTY, MN

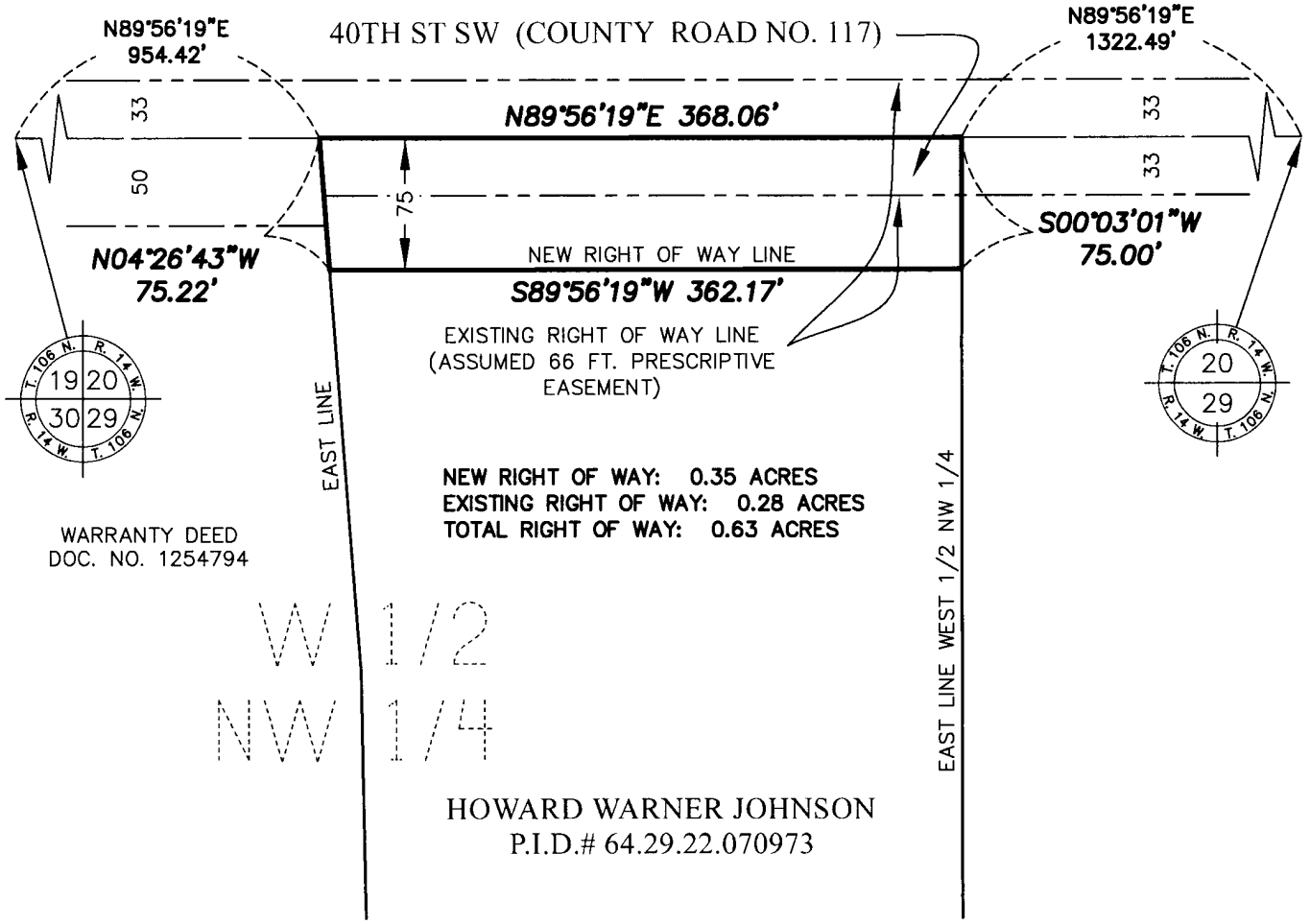
COUNTY ROAD NO. 117

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION
(COUNTY ROAD NO. 117—Johnson Property)

A permanent easement for public road right of way purposes over, under and across that part of the West Half of the Northwest Quarter of Section 29, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 29; thence North 89 degrees 56 minutes 19 seconds East, assumed bearing, along the north line of said West Half of the Northwest Quarter, 954.42 feet, to the northeast corner of a tract described in Warranty Deed Document No. A1254794, and the point of beginning; thence continue North 89 degrees 56 minutes 19 seconds East, along said north line, 368.06 feet, to the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 03 minutes 01 seconds West, along the east line of said West Half of the Northwest Quarter, 75.00 feet, to a line that is parallel with and distant 75.00 feet southerly, as measured perpendicularly, to said north line; thence South 89 degrees 56 minutes 19 seconds West, along said parallel line, 362.17 feet to the east line of said tract described in Warranty Deed Document No. A1254794; thence North 04 degrees 26 minutes 43 seconds West, along said east line, 75.22 feet, to said north line, and the point of beginning.

Containing 0.63 acres, more or less.



Survey For: OLMSTED COUNY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 117 Johnson Exhibit

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

K:\PW\Surveying\Right of Way Roads\County Roads\CR 117\Easements\Johnson_Sec 29-106-14\CR 117 Johnson Exhibit.dwg