Document No. **A1577852**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 11-29-2022 at 2:48 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 Pages: 4

HIGHWAY EASEMENT-WALTERS

**"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

FOR VALUABLE CONSIDERATION Gene A. Walters and Joanne A. Walters, Trustee(s) of The Trust Agreement of Gene and Joanne Walters, 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:

The North 50 feet of the following described property: That part of the Southeast Quarter of Section 19, Township 107 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of South 89 degrees 46 minutes 58 seconds West, along the north line of said Southeast Quarter, 826.52 feet to the point of beginning; thence continuing South 89 degrees 46 minutes 58 seconds West, along said north line, 907.02 feet; thence South 03 degrees 57 minutes 59 seconds East, 285.44 feet; thence North 84 degrees 39 minutes 40 seconds East, 172.28 feet; thence North 89 degrees 46 minutes 58 seconds East, 278.26 feet; thence North 73 degrees 10 minutes 11 seconds East, 204.39 feet; thence South 67 degrees 27 minutes 07 seconds East, 54.39 feet; thence South 30 degrees 36 minutes 43 seconds East, 135.81 feet; thence South 43 degrees 16 minutes 20 seconds East, 152.32 feet; thence North 02 degrees 18 minutes 39 seconds East; 56.87 feet; thence North 02 degrees 06 minutes 05 seconds West, 108.32 feet; thence North 01 degrees 04 minutes 10 seconds East, 101.66 feet; thence North 05 degrees 15 minutes 26 seconds East, 194.67 feet to the point of beginning.

Containing 1.04 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. 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.

PWSE 11-29-2022 2-2 MS

No Chg

Said easement for the purpose of providing permanent public road right of way for County Road No. 107.

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

Grantor(s):

Gene A. Walters

Gene A. Walters, Trustee

Joanne A. Walters

Joanne A. Walters, Trustee

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 29TH day of NOVEMBER, 2022, by Gene A. Walters and Joanne A. Walters, Trustee(s) of The Trust Agreement of Gene and Joanne Walters, Grantor(s).

NOTARIAL STAMP OR SEAL

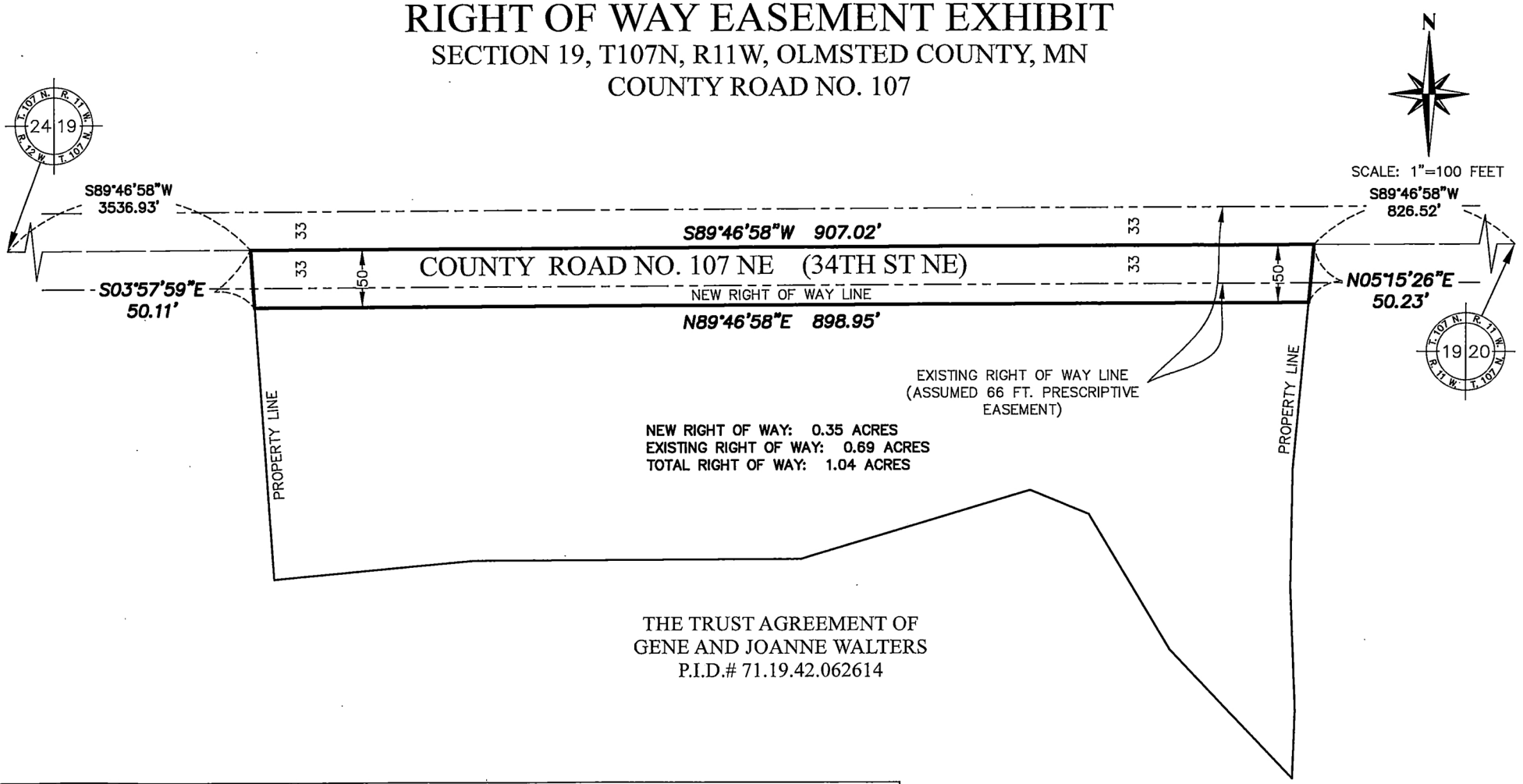
ALEXANDER D DICKE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2027

Notary Public

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

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 19, T107N, R11W, OLMSTED COUNTY, MN
COUNTY ROAD NO. 107



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: November 22, 2022

Drawn by: EPAnderson File No.: CR 107 RW Walters 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 107\Easements\Walters Sec 19-107-11\CR 107 RW Walters Exhibit.dwg