Document No. **A1578334**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 12-07-2022 at 4:05 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 Pages: 4

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, Leonard T. Moon Farms, Inc. a corporation 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:

See Exhibit "A"

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. 14.

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

Leonard T. Moon Farms, Inc.

By: Linda Moon
Linda Moon

Its: Chief Executive Officer

STATE OF ~~MINNESOTA~~ UTAH)

) ss.

COUNTY OF Salt Lake)

The instrument was acknowledged before me this 1 day of December, 2021, by Linda Moon, the Chief Executive Officer of Leonard T. Moon Farms, Inc., a Minnesota Corporation under the laws of Minnesota on behalf of the Coporation, Grantor(s).

NOTARIAL STAMP OR SEAL

PARKER WOOD
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 716070
COMM. EXP. 01/08/2025

Notary Public

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

Exhibit "A"

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTIONS

(CSAH 14-Leonard T. Moon Farms, Inc. property)

Easement A

A permanent easement for public road right of way purposes over, under and across that part of the Southwest Quarter of Section 34, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of Section 34; thence North 01 degrees 02 minutes 31 seconds West, assumed bearing, along the west line of said Southwest Quarter, 1348.20 feet, to the centerline of C.S.A.H. No. 14, and the point of beginning; thence South 85 degrees 39 minutes 08 seconds East, along said centerline, 249.78 feet to the northwest corner of a tract described in Limited Warranty Deed Document No. A1343925; thence South 01 degrees 59 minutes 31 seconds East, along the west line of said tract, 65.40 feet, to a line that is parallel with and distant 65.00 feet southerly, as measured perpendicularly, to said centerline; thence North 85 degrees 39 minutes 08 seconds West, along said parallel line, 250.87 feet to said west line of the Southwest Quarter; thence North 01 degrees 02 minutes 31 seconds West, along said west line of the Southwest Quarter, 65.29 feet, to said centerline, and the point of beginning.

Containing 0.37 acres, more or less.

Easement B

A permanent easement for public road right of way purposes over, under and across that part of the Southwest Quarter of Section 34, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

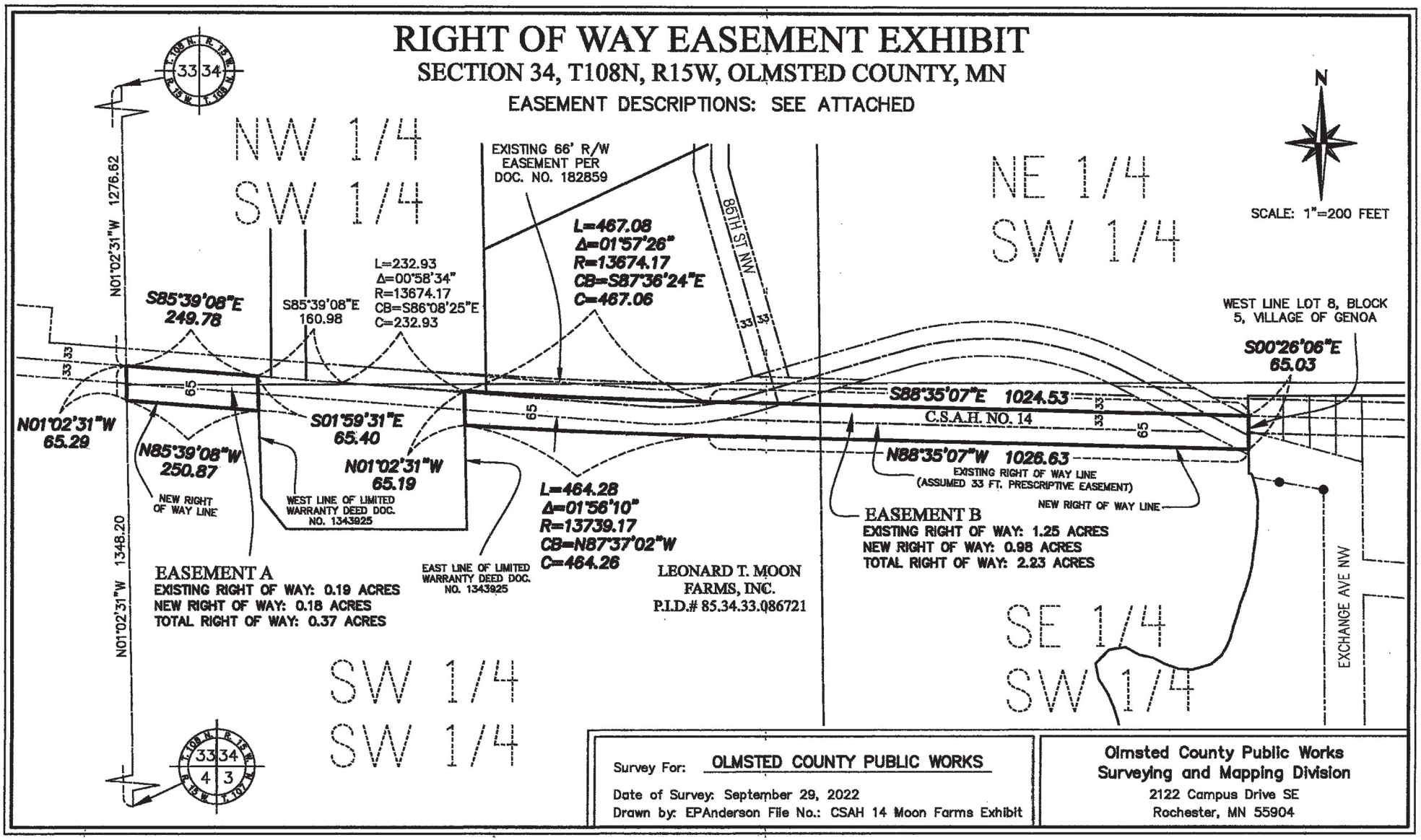
Commencing at the southwest corner of said Southwest Quarter of Section 34; thence North 01 degrees 02 minutes 31 seconds West, assumed bearing, along the west line of said Southwest Quarter, 1348.20 feet, to the centerline of C.S.A.H. No. 14; thence South 85 degrees 39 minutes 08 seconds East, along said centerline, 410.76 feet; thence easterly 232.93 feet along said centerline on a tangential curve concave to the north, having a radius of 13674.17 feet, and a central angle of 00 degrees 58 minutes 34 seconds, to the northeast corner of a tract described in Limited Warranty Deed Document No. A1343925, and the point of beginning; thence continue easterly 467.08 feet along said centerline and along said tangential curve concave to the north, having a radius of 13674.17 feet, and a central angle of 01 degrees 57 minutes 26 seconds; thence South 88 degrees 35 minutes 07 seconds East, along said centerline, tangent to said curve, 1024.53 feet, to the west line of Lot 8, Block 5, VILLAGE OF GENOA, according to the recorded plat thereof; thence South 00 degrees 26 minutes 06 seconds East, along said west line and its southerly extension, 65.03 feet, to a line that is parallel with and distant 65.00 feet southerly, as measured perpendicularly, to said centerline; thence North 88 degrees 35 minutes 07 seconds West, along said parallel line, 1026.63 feet; thence westerly 464.28 feet on a tangential curve concave to the north, having a radius of 13739.17 feet, and a central angle of 01 degrees 56 minutes 10 seconds, to the east line of said tract described in Limited Warranty Deed Document No. A1343925; thence North 01 degrees 02 minutes 31 seconds West, not tangent to said curve, along said east line, 65.19 feet to said centerline, also being said northeast corner of a tract described in Limited Warranty Deed Document No. A1343925, and the point of beginning.

Containing 2.23 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 34, T108N, R15W, OLMSTED COUNTY, MN

EASEMENT DESCRIPTIONS: SEE ATTACHED



EASEMENT A

EXISTING RIGHT OF WAY: 0.19 ACRES
NEW RIGHT OF WAY: 0.18 ACRES
TOTAL RIGHT OF WAY: 0.37 ACRES

EASEMENT B

EXISTING RIGHT OF WAY: 1.25 ACRES
NEW RIGHT OF WAY: 0.98 ACRES
TOTAL RIGHT OF WAY: 2.23 ACRES

LEONARD T. MOON FARMS, INC.
P.I.D.# 85.34.33.086721

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: September 29, 2022
Drawn by: EPAnderson File No.: CSAH 14 Moon Farms Exhibit

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