Document No. **A1583151**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 03-22-2023 at 10:59 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

HIGHWAY EASEMENT-NOLTE

**"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, Jeffrey O. Nolte and Jeffrey O. Nolte as Power of Attorney for Lois A. Nolte, both single, GRANTOR (S), hereby convey(s) and warrant(s) 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 attached Exhibit A

GRANTORS do 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.

GRANTORS do 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 public road right of way for County State Aid Highway 20.

pwsc
3.22-23
2-2
ms
No chg

Jeffrey O. Nolte

Jeffrey O. Nolte as P.O.A. for Lois A. Nolte

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

This instrument was acknowledged before me on this 21st day of March, 2023, by Jeffrey O. Nolte and Jeffrey O. Nolte as Power of Attorney for Lois A. Nolte, both single, Grantor (s).

NOTARIAL STAMP OR SEAL

JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

(Signature of Notarial Officer)
NOTARY PUBLIC

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

EXHIBIT A

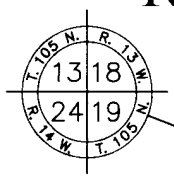
That part of the Northwest Quarter of the Northwest Quarter of Section 19, Township 105 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence on an assumed bearing of North 00 degrees 12 minutes 33 seconds West, along the west line of said Northwest Quarter, 624.37 feet; thence northerly 685.71 feet on a tangential curve concave to the east, having a radius of 3274.04 feet, and a central angle of 12 degrees 00 minutes 00 seconds; thence North 11 degrees 47 minutes 27 seconds East, tangent to said curve, 325.56 feet; thence northerly 328.04 feet on a tangential curve concave to the west, having a radius of 1206.23 feet, and a central angle of 15 degrees 34 minutes 55 seconds to the point of beginning; thence northerly 277.22 feet along the previously described tangential curve extended, concave to the west, having a radius of 1206.23 feet, and a central angle of 13 degrees 10 minutes 05 seconds; thence North 16 degrees 57 minutes 33 seconds West, tangent to said curve, 143.51 feet; thence northerly 265.67 feet on a tangential curve concave to the east, having a radius of 2138.27 feet, and a central angle of 07 degrees 07 minutes 07 seconds, to the north line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 51 minutes 35 seconds East, not tangent to said curve, along said north line, 50.74 feet; thence southerly 250.93 feet on a non-tangential curve concave to the east, having a radius of 2088.27 feet, a central angle of 06 degrees 53 minutes 02 seconds, and a chord which bears South 13 degrees 31 minutes 02 seconds East; thence South 16 degrees 57 minutes 33 seconds East, tangent to said curve, 143.51 feet; thence southerly 89.11 feet on a tangential curve concave to the west, having a radius of 1256.23 feet, and a central angle of 04 degrees 03 minutes 51 seconds; thence South 12 degrees 53 minutes 42 seconds East, tangent to said curve, 230.66 feet to a line which bears South 71 degrees 29 minutes 33 seconds East from the point of beginning; thence North 71 degrees 29 minutes 33 seconds West, along said line, 76.38 feet to the point of beginning.

Containing 0.83 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

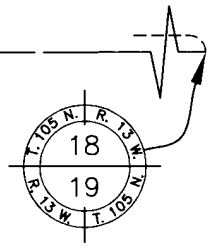
SECTION 19, T105N, R13W, OLMSTED COUNTY, MN



N89°51'35"E
12.47

N89°51'35"E
50.74

N89°51'35"E 2555.09



NEW RIGHT OF WAY: 0.31 ACRES
EXISTING RIGHT OF WAY: 0.52 ACRES
TOTAL RIGHT OF WAY: 0.83 ACRES

75
50
33

Δ=06°53'02"
R=2088.27
L=250.93
CB=S13°31'02"E
C=250.75

Δ=07°07'07"
R=2138.27
L=265.67
CB=N13°23'59"W
C=265.49

EXISTING RIGHT OF WAY LINE
(33 FT. PRESCRIPTIVE EASEMENT)

NEW RIGHT OF WAY LINE

S16°57'33"E
143.51

C.S.A.H. NO. 20

N16°57'33"W
143.51

N00°12'33"W 2617.87

75

50

55

33

75

N

SCALE: 1"=100 FEET

NW 1/4

NW 1/4

Δ=04°03'51"
R=1256.23
L=89.11
CB=S14°55'37"E
C=89.09

JEFFREY O. NOLTE
P.I.D.# 53.19.22.040963

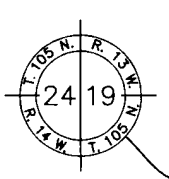
S12°53'42"E 230.66

Δ=13°10'05"
R=1206.23
L=277.22
CB=N10°22'30"W
C=276.61

PROPERTY LINE

N71°29'33"W
76.38

175



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: February 7, 2023

Drawn by: EPAnderson File No.: CSAH 20 Nolte Exhibit

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