Document No. **A1584460**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 04-18-2023 at 1:17 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

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

FOR VALUABLE CONSIDERATION, Een Johnson and Jennifer Johnson, a married couple, as joint tenants, 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 the West One-Half of the Northeast Quarter of Section 34, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

> Commencing at the northwest corner of the Northeast Quarter of said Section 34; thence South 00 degrees 33 minutes 20 seconds East, assumed bearing, along the west line of said Northeast Quarter, 1023.64 feet; thence North 88 degrees 39 minutes 11 seconds East, 50.00 feet to a point on the east line of the West 50.00 feet of said Northeast Quarter, for the point of beginning; thence South 00 degrees 33 minutes 20 seconds East, along said east line, 495.09 feet; thence North 09 degrees 24 minutes 51 seconds East, 375.45 feet; thence North 00 degrees 33 minutes 20 seconds West, 20.00 feet; thence North 23 degrees 38 minutes 19 seconds West, 114.78 feet to a line which bears North 88 degrees 39 minutes 11 seconds East from the point of beginning; thence South 88 degrees 39 minutes 11 seconds West, along said line, 20.00 feet to the point of beginning.

Containing 0.41 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.

Said easement for the purpose of providing permanent public road right of way for County State Aid Road 3.

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

PWSC
4-18-23
MS

Grantor(s):

Een Johnson

Jennifer Johnson

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 17th day of April, 2023, by Een Johnson and Jennifer Johnson, a married couple, as joint tenants, Grantor(s).

NOTARIAL STAMP OR SEAL

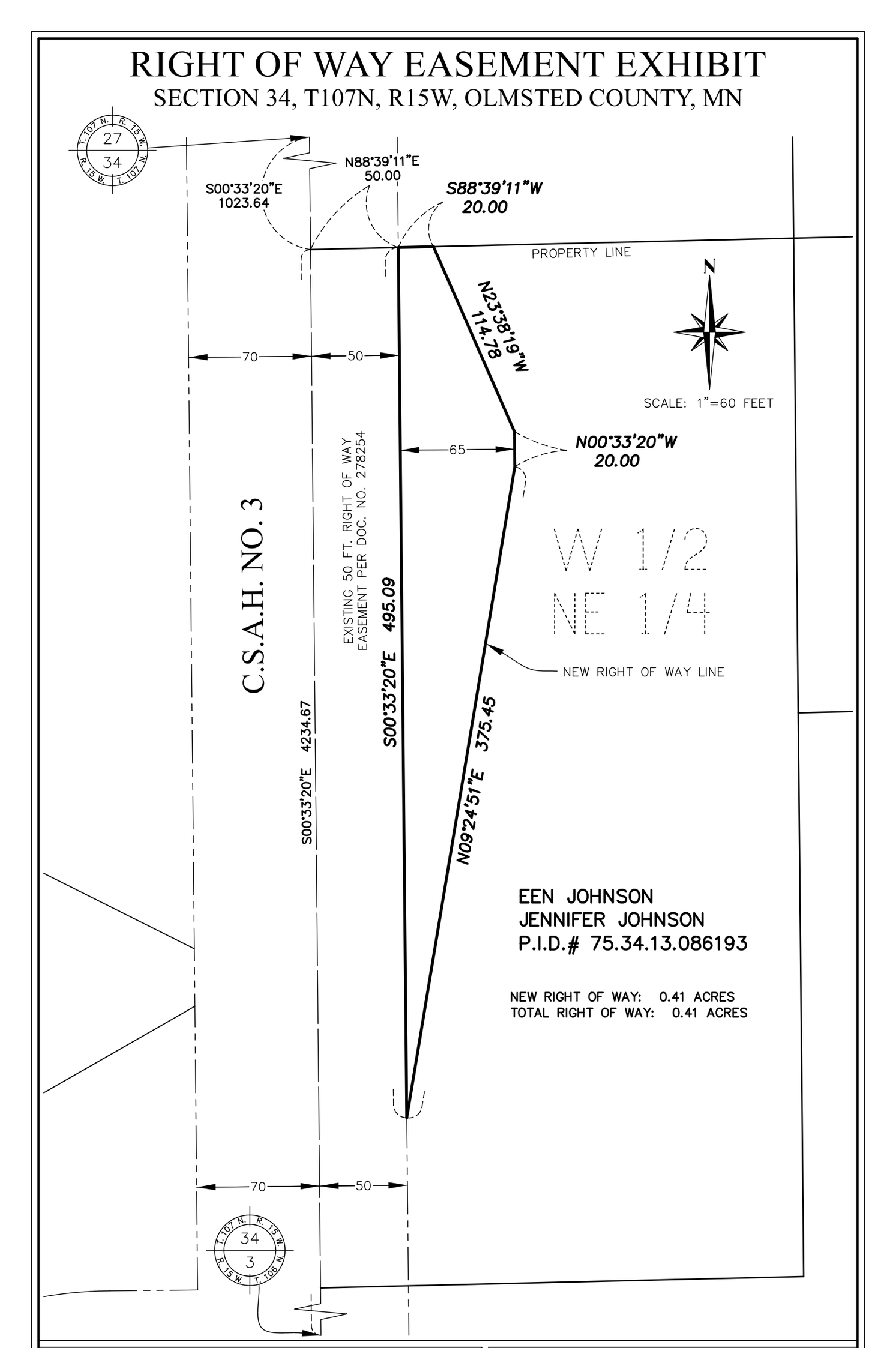
JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

Notary Public

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

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 34, T107N, R15W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey: January 4, 2023

Drawn by: EPAnderson File No.: CSAH 3 Johnson Exhibit

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

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