Document No. **A1587550**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 06-13-2023 at 10:35 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: ms

HIGHWAY EASEMENT -ELLRINGER

**"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, Thomas L. Ellringer, a single person, 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 Attached **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 Road 107.

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

Grantor(s):

Thomas L. Ellringer

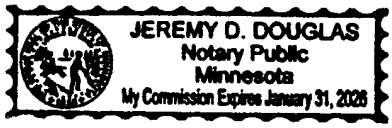
STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 9th day of June, 2023, by Thomas L. Ellringer, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL



Notary Public

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

EXHIBIT A

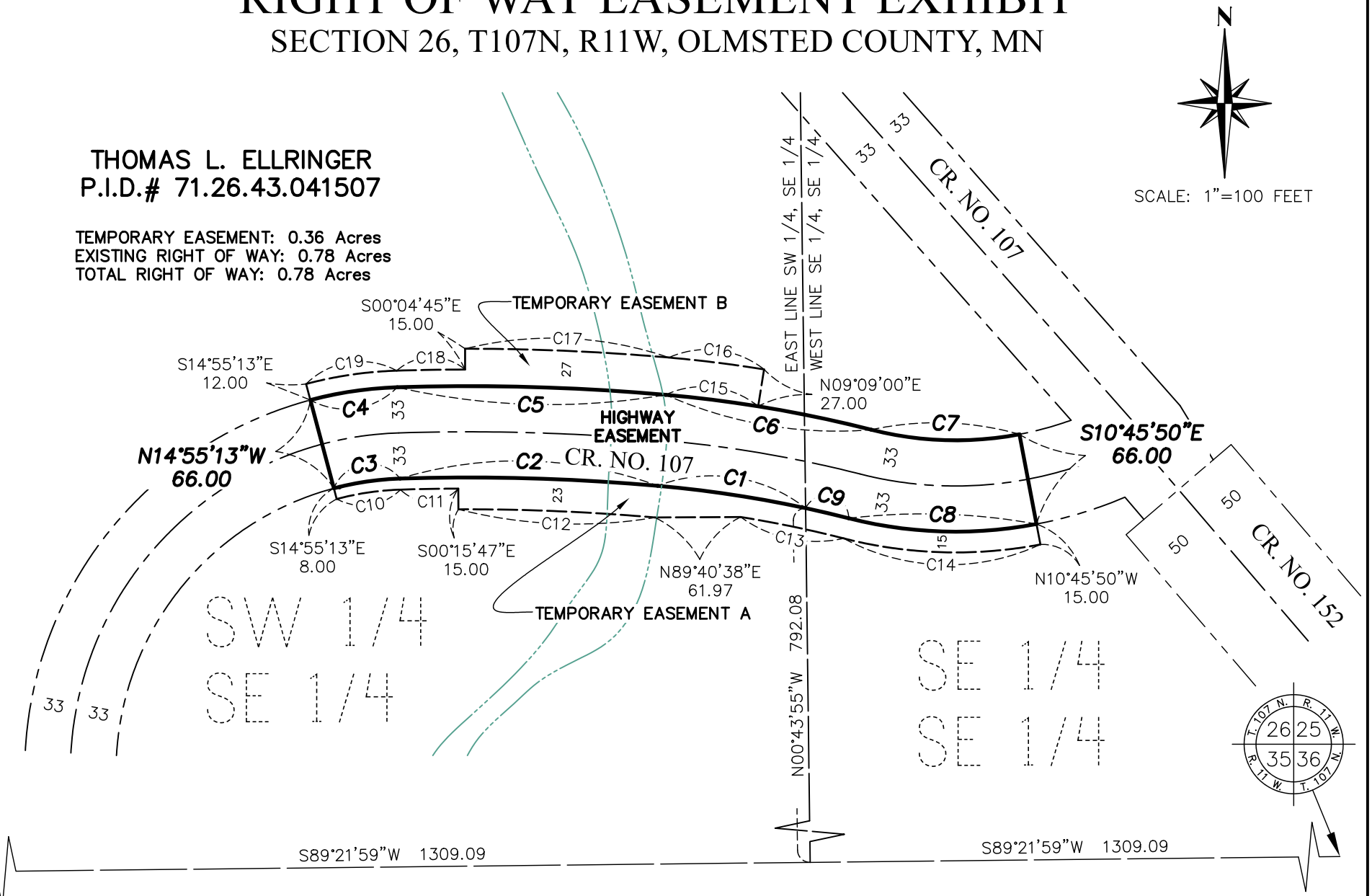
A permanent easement for public road right of way purposes over, under and across that part of the South Half of the Southeast Quarter of Section 26, Township 107 North, Range 11 West, Olmsted County, Minnesota, described as follows:

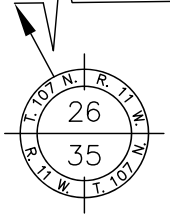
Commencing at the southeast corner of the Southeast Quarter of said Section 26; thence South 89 degrees 21 minutes 59 seconds West, assumed bearing, along the south line of said Southeast Quarter, 1309.09 feet to the southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 43 minutes 55 seconds West, along the west line of said Southeast Quarter of the Southeast Quarter, 792.08 feet for the point of beginning; thence westerly 108.21 feet along a nontangential curve, concave to the south, having a radius of 867.00 feet, a central angle of 07 degrees 09 minutes 04 seconds, and the chord of said curve bears North 81 degrees 24 minutes 43 seconds West; thence westerly 186.30 feet along a compound curve, concave to the south, having a radius of 1567.00 feet, and a central angle of 06 degrees 48 minutes 43 seconds; thence westerly 48.55 feet along a compound curve, concave to the south, having a radius of 212.00 feet, and a central angle of 13 degrees 07 minutes 16 seconds; thence North 14 degrees 55 minutes 13 seconds West, not tangent to last described compound curve, 66.00 feet; thence easterly 63.66 feet along a nontangential curve, concave to the south, having a radius of 278.00 feet, a central angle of 13 degrees 07 minutes 16 seconds, and the chord of said curve bears North 81 degrees 38 minutes 25 seconds East; thence easterly 194.15 feet along a compound curve, concave to the south, having a radius of 1633.00 feet, and a central angle of 06 degrees 48 minutes 43 seconds; thence easterly 150.93 feet along a compound curve, concave to the south, having a radius of 933.00 feet, and a central angle of 09 degrees 16 minutes 08 seconds; thence easterly 107.97 feet along a reverse curve, concave to the north, having a radius of 247.00 feet, and a central angle of 25 degrees 02 minutes 43 seconds; thence South 10 degrees 45 minutes 50 seconds East, not tangent to said reverse curve, 66.00 feet; thence westerly 136.82 feet along a nontangential curve, concave to the north, having a radius of 313.00 feet, central angle of 25 degrees 02 minutes 43 seconds, and the chord of said curve bears North 88 degrees 14 minutes 28 seconds West; thence westerly 32.05 feet along a reverse curve, concave to the south, having a radius of 867.00 feet, and a central angle of 02 degrees 07 minutes 04 seconds, to said west line, and the point of beginning.

Containing 0.78 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 26, T107N, R11W, OLMSTED COUNTY, MN





SHEET 1 OF 2

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: P438 CR 107 Easement

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

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RIGHT OF WAY EASEMENT EXHIBIT

SECTION 26, T107N, R11W, OLMSTED COUNTY, MN

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD
C1	07°09'04"	867.00	108.21	N81°24'43"W	108.14
C2	06°48'43"	1567.00	186.30	N88°23'36"W	186.19
C3	13°07'16"	212.00	48.55	S81°38'25"W	48.44
C4	13°07'16"	278.00	63.66	N81°38'25"E	63.52
C5	06°48'43"	1633.00	194.15	S88°23'36"E	194.03
C6	09°16'08"	933.00	150.93	S80°21'11"E	150.77
C7	25°02'43"	247.00	107.97	S88°14'28"E	107.11
C8	25°02'43"	313.00	136.82	N88°14'28"W	135.73
C9	02°07'04"	867.00	32.05	N76°46'38"W	32.04
C10	13°07'16"	204.00	46.72	N81°38'25"E	46.62
C11	01°32'10"	1559.00	41.80	N88°58'08"E	41.80
C12	05°16'33"	1544.00	142.17	S87°37'31"E	142.12
C13	05°06'56"	852.00	76.07	S78°16'35"E	76.05
C14	25°02'43"	328.00	143.38	S88°14'28"E	142.24
C15	04°08'15"	933.00	67.37	S82°55'07"E	67.36
C16	04°08'15"	960.00	69.32	N82°55'07"W	69.31
C17	05°05'31"	1660.00	147.52	N87°32'00"W	147.47
C18	01°43'12"	1645.00	49.38	S89°03'39"W	49.38
C19	13°07'16"	290.00	66.41	S81°38'25"W	66.27

Survey For: OLMSTED COUNTY PUBLIC WORKS

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