Document No. **A1604828**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
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MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - CASTLEBERG/COUNTY OF OLMSTED

**"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, David L. Castleberg II and Cora L. Castleberg, husband and wife, Grantor(s), hereby conveys and warrants 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. 7.

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

Exhibit A

A permanent easement for public road right of way purposes over, under and across that part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 105 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter of Section 14; thence North 00 degrees 23 minutes 54 seconds West, assumed bearing, along the west line of said Northwest Quarter, 498.30 feet to Right of Way Corner B11913 as depicted on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-120, according to the recorded plat thereof (the next 6 courses are along the northerly boundary line of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-120); thence southeasterly 70.93 feet along a nontangential curve, concave to the southwest, having a radius of 1961.14 feet, a central angle of 02 degrees 04 minutes 20 seconds, and the chord of said curve bears South 54 degrees 59 minutes 40 seconds East to Right of Way Corner B1; thence North 36 degrees 02 minutes 29 seconds East, not tangent to said curve, 75.00 feet to Right of Way Corner B2; thence southeasterly 68.46 feet along a nontangential curve, concave to the southwest, having a radius of 2036.14 feet, a central angle of 01 degrees 55 minutes 36 seconds, and the chord of said curve bears South 52 degrees 59 minutes 43 seconds East to Right of Way Corner B3; thence South 37 degrees 58 minutes 05 seconds West, not tangent to said curve, 75.00 feet to Right of Way Corner B4; thence southeasterly 65.00 feet along a nontangential curve, concave to the southwest, having a radius of 1961.14 feet, a central angle of 01 degrees 53 minutes 56 seconds, and the chord of said curve bears South 51 degrees 04 minutes 57 seconds East to Right of Way Corner B5; thence South 50 degrees 07 minutes 59 seconds East, tangent to said curve, 48.97 feet for the point of beginning; thence North 39 degrees 52 minutes 01 seconds East, perpendicular to last described course, 18.06 feet; thence North 02 degrees 26 minutes 45 seconds West, parallel with the west right of way line of existing highway easement as described in Highway Easement Document No. 331184, 145.49 feet; thence North 87 degrees 33 minutes 15 seconds East, perpendicular to said west right of way line, 50.00 feet to said west right of way line; thence South 02 degrees 26 minutes 45 seconds East, along said west right of way line, 215.43 feet to said northerly boundary line; thence North 50 degrees 07 minutes 59 seconds West, along said northerly boundary line, 84.05 feet to the point of beginning.

Containing 0.23 acres, more or less.

Grantor(s):

David L. Castleberg II

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 13th day of May, 2024, by David L. Castleberg II, a married person, 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

Grantor(s):

Cora L. Castleberg

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 15th day of May, 2024, by Cora L. Castleberg, a married person, Grantor(s).

NOTARIAL STAMP OR SEAL

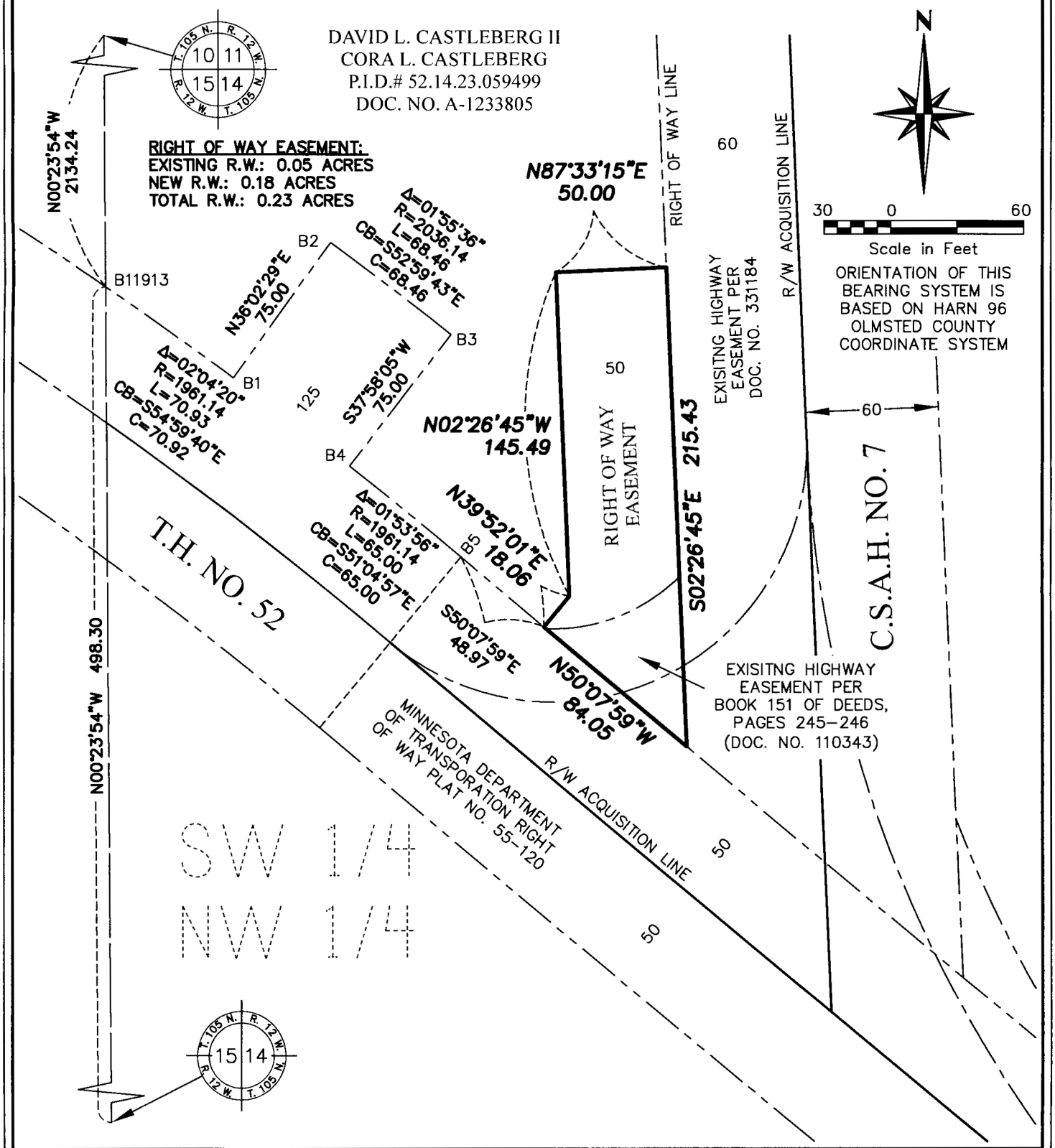
JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

Notary Public

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

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 14, T105N, R12W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: P460 Castleberg II Exhibit

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

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