Document No. **A1621418**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 03-31-2025 at 4:19 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - THISTLE/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, Johnson L. Thistle and Judith A. Thistle, husband and wife as joint tenants, 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. 21.

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

1 of 3
3/31/25
PWSC

NO Chg

Grantor(s):

Johnson L. Thistle

Judith A. Thistle

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 28th day of March, 2025, by Johnson L. Thistle and Judith A. Thistle, husband and wife 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

Exhibit A

PERMANENT RIGHT OF WAY EASEMENT & ACCESS CONTROL DESCRIPTIONS

(CSAH 21-Thistle property)

A permanent easement for public road right of way purposes over, under and across that part of the East Half of the Southwest Quarter of Section 24, Township 108 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Southwest Quarter of Section 24; thence South 89 degrees 35 minutes 50 seconds West, assumed bearing, along the south line of said Southwest Quarter, 1317.91 feet to the southwest corner of said East Half of the Southwest Quarter; thence North 00 degrees 23 minutes 42 seconds West, along the west line of said East Half of the Southwest Quarter, 60.00 feet; thence North 89 degrees 35 minutes 50 seconds East, parallel with said south line, 51.86 feet; thence North 83 degrees 00 minutes 55 seconds East, 130.86 feet; thence North 89 degrees 35 minutes 50 seconds East, parallel with said south line, 120.00 feet; thence South 79 degrees 05 minutes 35 seconds East, 76.49 feet; thence North 89 degrees 35 minutes 50 seconds East, parallel with said south line, 765.00 feet; thence South 00 degrees 24 minutes 10 seconds East, perpendicular to said south line, 5.00 feet; thence North 89 degrees 35 minutes 50 seconds East, parallel with said south line, 176.02 feet to the east line of said East Half of the Southwest Quarter; thence South 00 degrees 25 minutes 57 seconds East, along said east line, 55.00 feet to the point of beginning.

Together with all rights of access to and from County State Aid Highway (CSAH) 21, less and except access control openings, described as follows:

An opening in the County State Aid Highway (CSAH) 21 access control, being 40 feet in width, centered on a point located 421 feet, more or less, east of the northwest corner of the South 60 feet of said East Half of the Southwest Quarter.

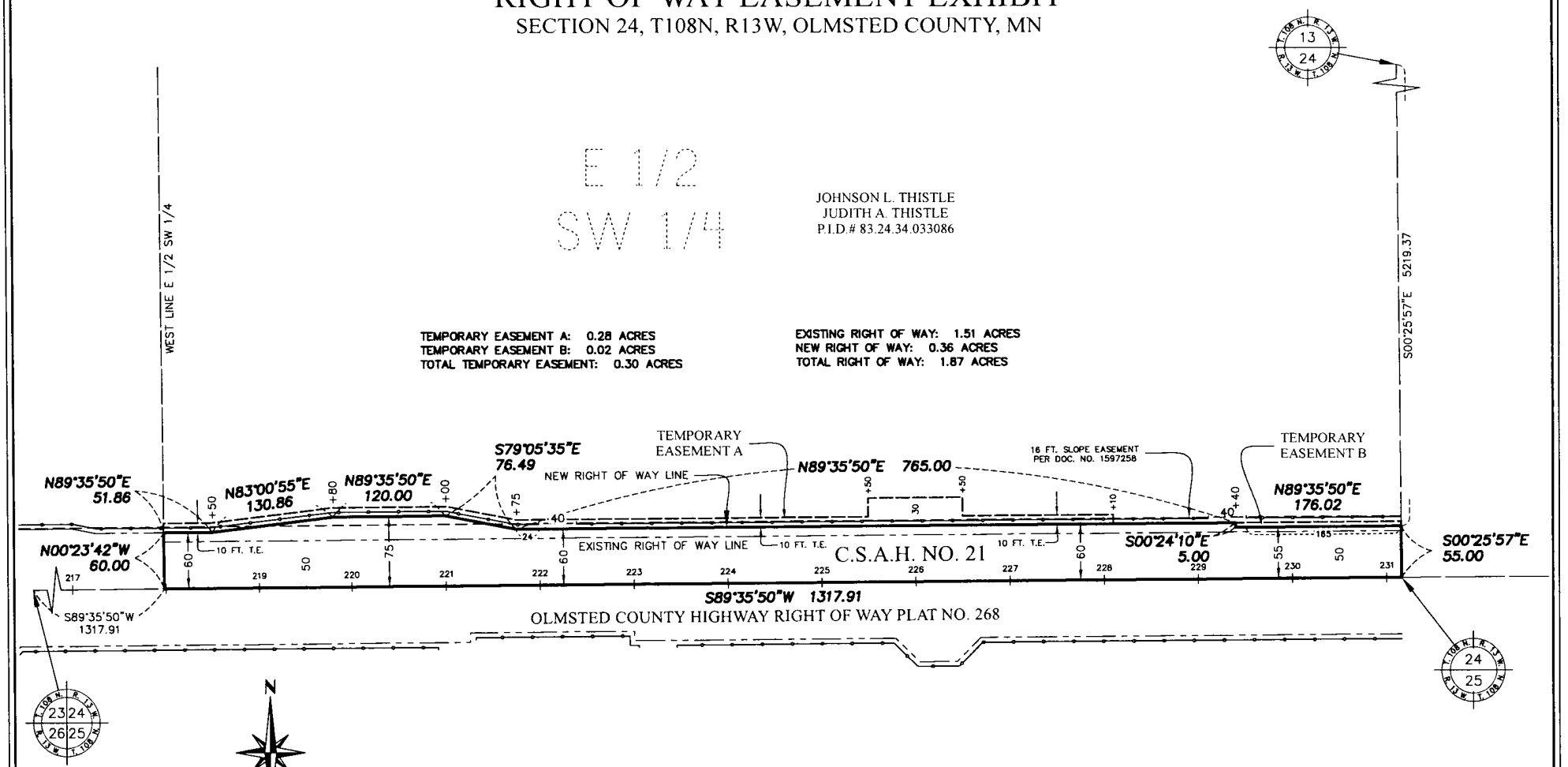
AND

An opening in the County State Aid Highway (CSAH) 21 access control, being 40 feet in width, centered on a point located 185 feet, more or less, west of the northeast corner of the South 60 feet of said East Half of the Southwest Quarter.

Said permanent easement contains 1.87 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 24, T108N, R13W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: P456 Thistle Easement

Olmsted County Public Works
Surveying and Mapping Division
1188 50th ST SE
Rochester, MN 55904

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