Document No. **A1621425**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 03-31-2025 at 4:41 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - SCHOENWETTER/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

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION, Timothy W. Schoenwetter and Sandra L. Schoenwetter, husband and wife as tenants in common, 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 is for the purpose of providing permanent public road right of way for County Road No. 108.

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

NO CHG

TO
3/31/25
PWSC

Grantor(s):

Timothy W. Schoenwetter

Sandra L. Schoenwetter

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 28 day of March, 2025, by Timothy W. Schoenwetter and Sandra L. Schoenwetter, husband and wife as tenants in common, Grantor(s).

NOTARIAL STAMP OR SEAL

MARK A THEOBALD
Notary Public
State of Minnesota
My Commission Expires
January 31, 2028

Notary Public

MARK A THEOBALD
Notary Public
State of Minnesota
My Commission Expires
January 31, 2028

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

EXHIBIT A

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

(COUNTY ROAD NO. 108-Schoenwetter property)

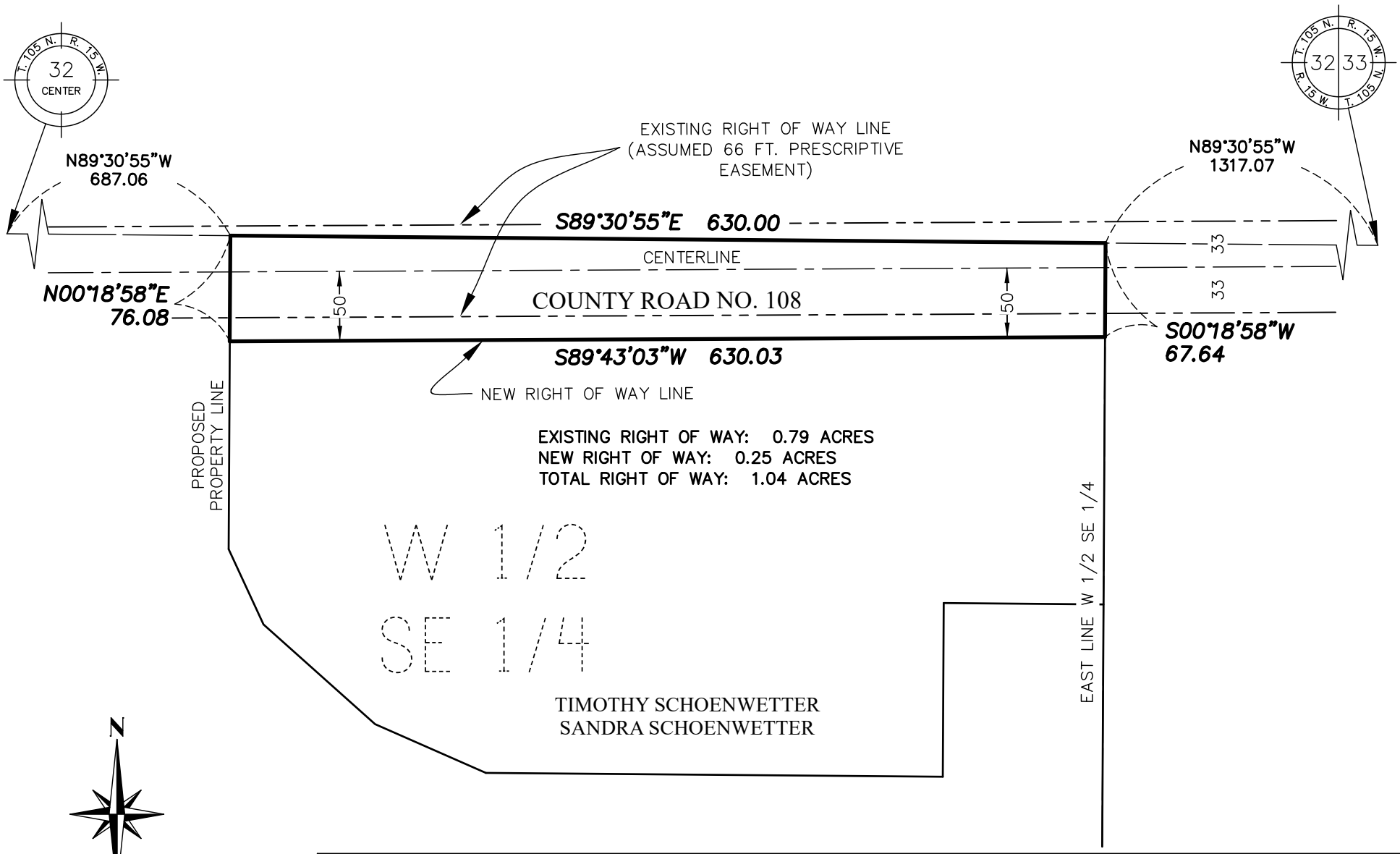
A permanent easement for public road right of way purposes over, under and across that part of the West Half of the Southeast Quarter of Section 32, Township 105 North, Range 15 West, Olmsted County, Minnesota, described as follows:

> Commencing at the northeast corner of said Southeast Quarter of Section 32; thence North 89 degrees 30 minutes 55 seconds West, assumed bearing, along the north line of said Southeast Quarter, 1317.07 feet to the northeast corner of said West Half of the Southeast Quarter and the point of beginning; thence South 00 degrees 18 minutes 58 seconds West, along the east line of said West Half of the Southeast Quarter, 67.64 feet; thence South 89 degrees 43 minutes 03 seconds West, 630.03 feet; thence North 00 degrees 18 minutes 58 seconds East, parallel with said east line, 76.08 feet to said north line; thence South 89 degrees 30 minutes 55 seconds East, along said north line, 630.00 feet to the point of beginning.

Containing 1.04 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 32, T105N, R15W, OLMSTED COUNTY, MN



SCALE: 1"=100 FEET

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 108 RW SCHOENWETTER

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

\\co.olmsted.mn.us\data\ERPW\PW\Surveying\Right of Way Roads\County Roads\CR 108\Easements\Schoenwetter_Sec 32-105-15\CR 108 RW Schoenwetter Exhibit.dwg