Document No. **A1622099**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 04-11-2025 at 10:53 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - MATHEWS/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, Terry Mathews, as Personal Representative for the Estate of Franklin C. Mathews, 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 State Aid Highway 44.

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

PWSC 4/11/25
2 of 2

Grantor(s):

Terry Mathews

Terry Mathews, Personal Representative
for the Estate of Franklin C. Mathews

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 10 day of April, 2025, by Terry Mathews, Personal Representative for the Estate of Franklin C. Mathews, Grantor(s).

NOTARIAL STAMP OR SEAL

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

Mark Theobald

Notary Public

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

Exhibit A

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

(CSAH 44-Mathews property)

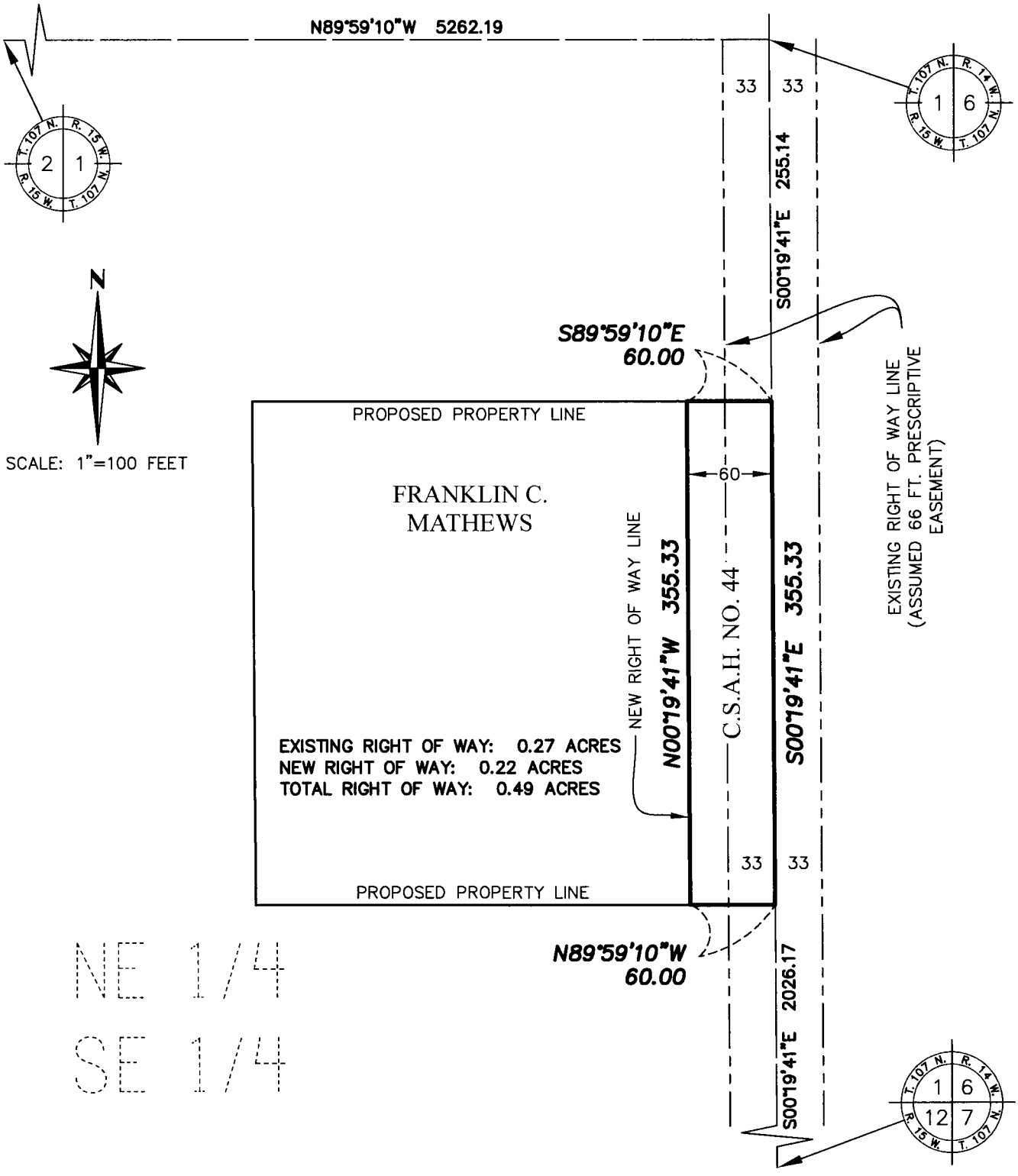
A permanent easement for public road right of way purposes over, under and across that part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

> Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 19 minutes 41 seconds East, assumed bearing, along the east line of said Northeast Quarter of the Southeast Quarter, 255.14 feet for the point of beginning; thence continue South 00 degrees 19 minutes 41 seconds East, along said east line, 355.33 feet; thence North 89 degrees 59 minutes 10 seconds West, parallel with the north line of said Northeast Quarter of the Southeast Quarter, 60.00 feet; thence North 00 degrees 19 minutes 41 seconds West, parallel with said east line, 355.33 feet to a line which bears North 89 degrees 59 minutes 10 seconds West from the point of beginning; thence South 89 degrees 59 minutes 10 seconds East, along said line, 60.00 feet to the point of beginning.

Containing 0.49 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 1, T107N, R15W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 44 Mathews Exhibit

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 State Aid Highways\CSAH 44\Easements\Mathews_Sec 1-107-15\CSAH 44 Mathews Exhibit.dwg