Document No. **A1628957**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 07-31-2025 at 4:46 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT

**"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

THIS INDENTURE, by Exclusive Home Builders & Remodelers, LLC , a limited liability company under the laws of Minnesota, 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. 143.

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

PWSC
7/30/25 SL

Grantor(s):

Exclusive Home Builders and Remodelers LLC

By:_____

Name:

Its: Owner

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 29th day of July, 2025, by Brad Nierman as Owner, of Exclusive Home Builders and Remodelers LLC a limited liability company under the laws of Minnesota, Grantor(s).

NOTARIAL STAMP OR SEAL

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

_____
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

(COUNTY ROAD NO. 143-Exclusive Home Builders & Remodelers property)

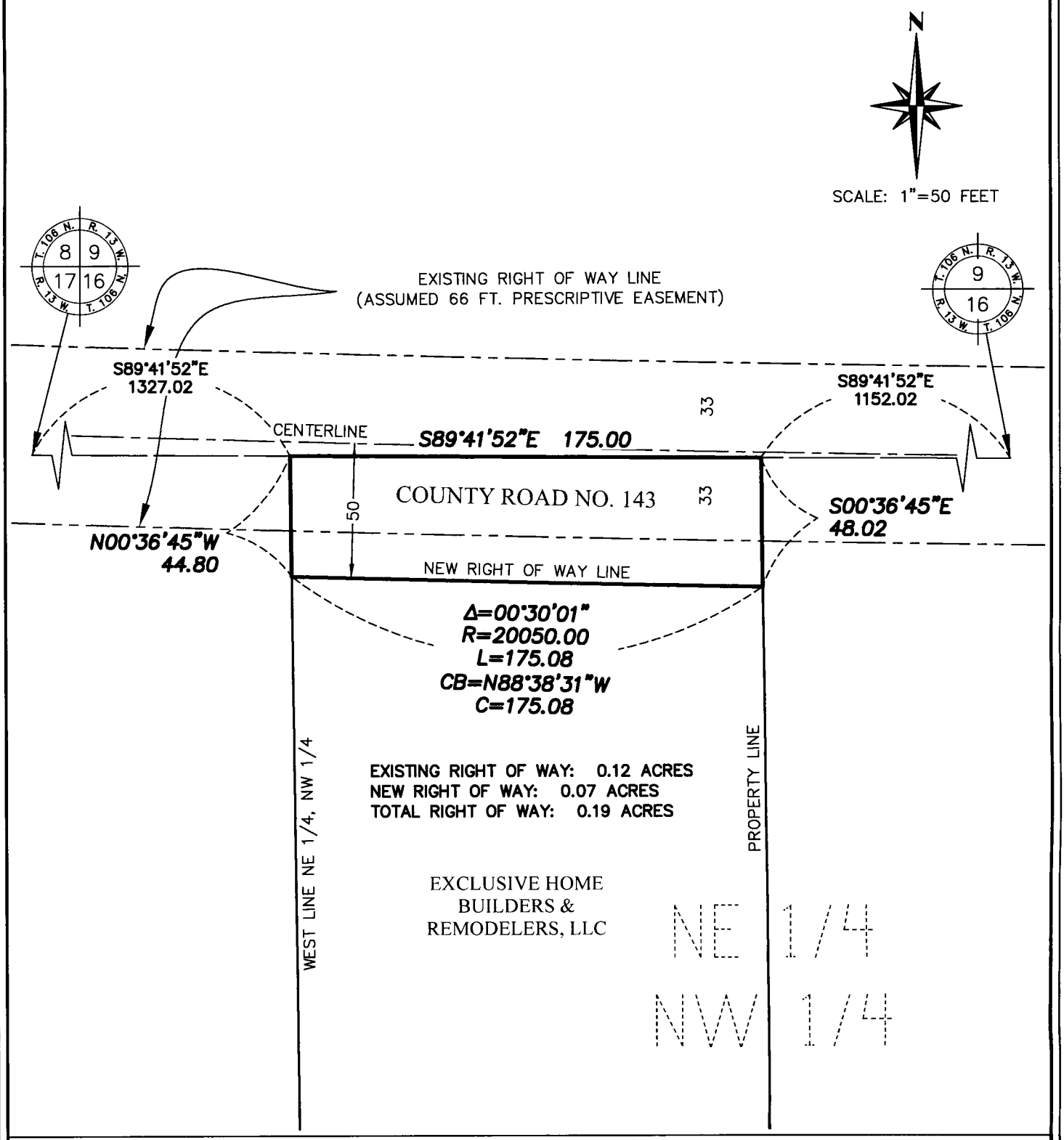
A permanent easement for public road right of way purposes over, under and across that part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 16; thence South 89 degrees 41 minutes 52 seconds East, assumed bearing, along the north line of said Northwest Quarter, 1327.02 feet to the northwest corner of said Northeast Quarter of the Northwest Quarter and the point of beginning; thence continue South 89 degrees 41 minutes 52 seconds East, along said north line, 175.00 feet; thence South 00 degrees 36 minutes 45 seconds East, parallel with the west line of said Northeast Quarter of the Northwest Quarter, 48.02 feet; thence westerly 175.08 feet on a nontangential curve, concave to the north, having a radius of 20050.00 feet, a central angle of 00 degrees 30 minutes 01 seconds, the chord of said curve bears North 88 degrees 38 minutes 31 seconds West, to said west line; thence North 00 degrees 36 minutes 45 seconds West, not tangent to said curve, along said west line, 44.80 feet to the point of beginning.

Containing 0.19 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 16, T106N, R13W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 143 RW EXCLUSIVE HOME

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 143\Easements\Exclusive Home_Sec 16-106-13\CR 143 RW Exclusive Home Exhibit.dwg