Document No. **A1633820**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 10-24-2025 at 12:43 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: dw

HIGHWAY EASEMENT - CLEMENS

**"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, Betty Jo Clemens, a single person, 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:

A permanent easement for public road right of way purposes over, under and across that part of Lot 10, Block 2, BACH ESTATES THIRD, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

> Beginning at the southwesterly corner of said Lot 10; thence North 00 degrees 42 minutes 34 seconds East, assumed bearing, along the west line of said Lot 10, 54.10 feet to the southwesterly corner of Lot 9, Block 2 of said BACH ESTATES THIRD; thence North 45 degrees 32 minutes 49 seconds East, along the north line of said Lot 10, 25.53 feet; thence South 09 degrees 24 minutes 56 seconds East, 68.26 feet to the south line of said Lot 10; thence South 81 degrees 14 minutes 42 seconds West, along said south line, 30.41 feet to the point of beginning.

Containing 1525 sq. ft., more or less.

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. 3.

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

10/23/2025
DW

Jeremy
D

Grantor(s):

Betty Jo Clemens

Betty Jo Clemens

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 24th day of OCTOBER, 2025, by Betty Jo Clemens, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

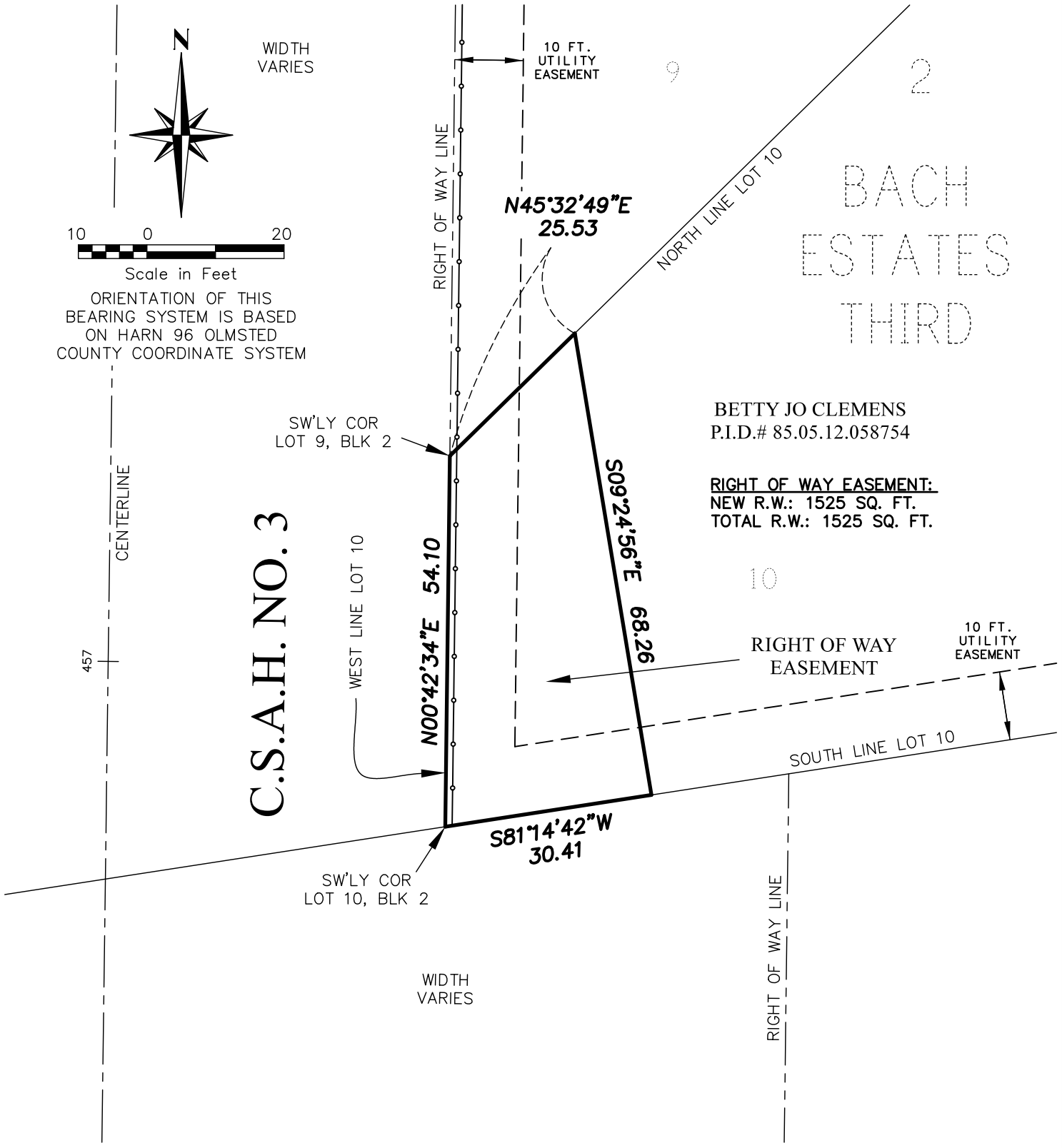
JEREMY DAVID DOUGLAS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2030

Notary Public

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

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 5, T108N, R15W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: P437 CLEMENS EXHIBIT

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

\\co.olmsted.mn.us\data\ERPW\PW\Surveying\JOBS\P437-CSAH 3 Bridge 7212\Drawings\Clemens Exhibit\P437 Clemens Exhibit.dwg