Document No. **A1635167**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 11-18-2025 at 9:16 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

# HIGHWAY EASEMENT - EAGLE BROOK CHURCH/OLMSTED COUNTY

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

**Return to:**
PWSC
1188 50TH ST SE
ATT : JEREMY DOUGLAS
ROCHESTER, MN 55904

# HIGHWAY EASEMENT

FOR NO MONETARY CONSIDERATION, but in furtherance of public infrastructure improvements and for the benefit of the public, Eagle Brook Church, a Minnesota nonprofit corporation, GRANTOR (S), hereby convey(s) and warrant(s) 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. 44.

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

PWSC
11/18/25

Grantor(s):

Eagle Brook Church,

a Minnesota nonprofit corporation

By: Michelle W. Nelson

Name: Michelle W. Nelson

Its: Officer & Exec Director of Operations

STATE OF MINNESOTA)
) ss.
COUNTY OF Washington)

The instrument was acknowledged before me this 5 day of November, 2025, by Michelle Nelson as Treasurer, of Eagle Brook Church, a Minnesota nonprofit corporation, Grantor(s).

NOTARIAL STAMP OR SEAL

Shannon Marie Schmidt
Notary Public
Minnesota
My Commission Expires: January 31, 2030

(Signature of Notarial Officer)
NOTARY PUBLIC

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

## Exhibit A

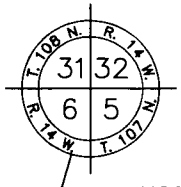
## (CSAH 44-Eagle Brook Church property)

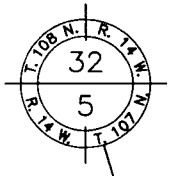
A permanent easement for public road right of way purposes over, under and across the North 125 feet of the Northeast Quarter of the Northwest Quarter of Section 5, Township 107 North, Range 14 West, Olmsted County, Minnesota.

Containing 3.79 acres, more or less.

# RIGHT OF WAY EASEMENT EXHIBIT

## SECTION 5, T107N, R14W, OLMSTED COUNTY, MN




N89°47'49"W
1320.06

33
33

N89°47'49"W 1320.06

EXISTING RIGHT OF WAY

33
33

125

C.S.A.H. NO. 44

125

N00°15'52"W
125.00

S00°24'18"E
125.01

S89°47'49"E 1319.75

NEW RIGHT OF WAY LINE

EAGLE BROOK CHURCH

EXISTING RIGHT OF WAY: 1.00 ACRES
NEW RIGHT OF WAY: 2.79 ACRES
TOTAL RIGHT OF WAY: 3.79 ACRES

WEST LINE NE 1/4 NW 1/4

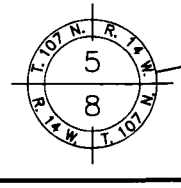
N00°15'52"W 5118.09

NE 1/4

NW 1/4

N

SCALE: 1"=150 FEET




Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 44 Eagle Brook Exhibit


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


\\co.olmsted.mn.us\data\ERP\WP\WS\surveying\Right of Way Roads\County State Aid Highways\CSAH 44\Easements\Eagle Brook Sec 5-107-14\CSAH 44 Eagle Brook Exhibit.dwg