Document No. **A1638727**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 01-22-2026 at 3:55 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - BARNES/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 VALUABLE CONSIDERATION, Roger F. Barnes and Sharon L. Barnes, husband and wife as joint tenants, 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.

1 of 2
P
1/22/20
AWSC

No Chg

Grantor(s):

Roger F. Barnes

Roger F. Barnes

Sharon L. Barnes

Sharon L. Barnes

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 29th day of November, 2025, by Roger F. Barnes and Sharon L. Barnes, husband and wife as joint tenants, Grantor(s).

NOTARIAL STAMP OR SEAL

ANDREW LEE LARSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2028

Notary Public

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

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

(CSAH 44-Barnes property)

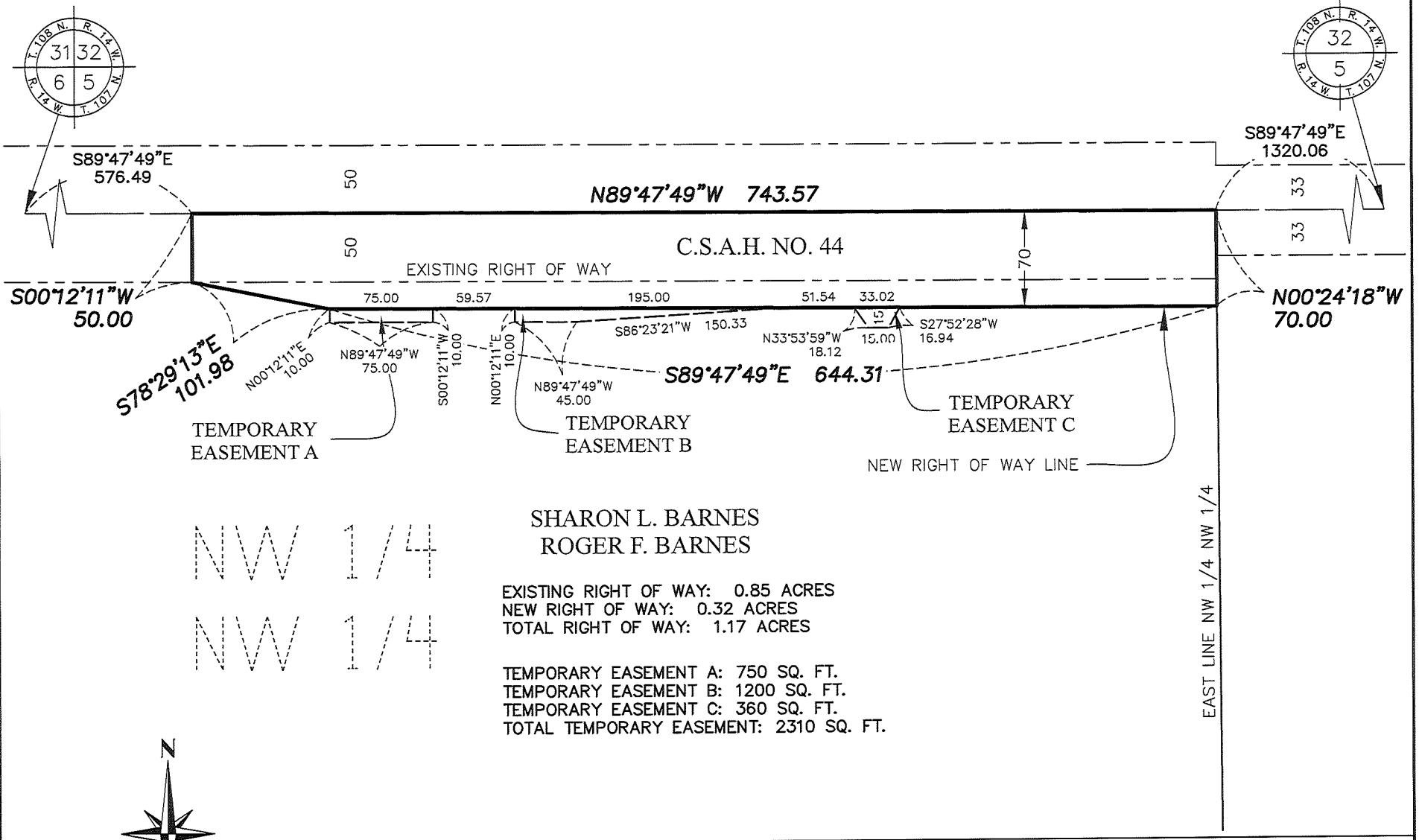
A permanent easement for public road right of way purposes over, under and across that part of the Northwest Quarter of the Northwest Quarter of Section 5, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 5; thence South 89 degrees 47 minutes 49 seconds East, assumed bearing, along the north line of said Northwest Quarter, 576.49 feet to the point of beginning; thence South 00 degrees 12 minutes 11 seconds West, perpendicular to said north line, 50.00 feet; thence South 78 degrees 29 minutes 13 seconds East, 101.98 feet; thence South 89 degrees 47 minutes 49 seconds East, parallel with said north line, 644.31 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 24 minutes 18 seconds West, along said east line, 70.00 feet to the northeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 47 minutes 49 seconds West, along said north line, 743.57 feet to the point of beginning.

Containing 1.17 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 5, T107N, R14W, OLMSTED COUNTY, MN



SHARON L. BARNES
ROGER F. BARNES

EXISTING RIGHT OF WAY: 0.85 ACRES
NEW RIGHT OF WAY: 0.32 ACRES
TOTAL RIGHT OF WAY: 1.17 ACRES

TEMPORARY EASEMENT A: 750 SQ. FT.
TEMPORARY EASEMENT B: 1200 SQ. FT.
TEMPORARY EASEMENT C: 360 SQ. FT.
TOTAL TEMPORARY EASEMENT: 2310 SQ. FT.

N

SCALE: 1"=100 FEET

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 44 Barnes 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\Barnes_Sec 5-107-14\CSAH 44 Barnes Exhibit.dwg