Document No. **A1641228**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 03-13-2026 at 10:53 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - PULHAM / 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

AS A CONDITION FOR A METES AND BOUNDS SUBDIVISION:, Scott K. Pulham and Katrina Pulham, 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 23.

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

RWSC
3/13/24

Grantor(s):

Scott K. Pulham

Katrina Pulham

STATE OF MINNESOTA)

) ss.

COUNTY OF OLMSTED)

The instrument was acknowledged before me this 11th day of MARCH, 2026, Scott K. Pulham and Katrina Pulham, as joint tenants, 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

Exhibit A

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

CSAH 23 DESCRIPTION

A permanent easement for public road right of way purposes over, under and across that part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 18; thence North 89 degrees 40 minutes 04 seconds East, assumed bearing, along the south line of said Southeast Quarter, 1318.83 feet to the southwest corner of said Southeast Quarter of the Southeast Quarter for the point of beginning; thence North 00 degrees 50 minutes 36 seconds West, along the west line of said Southeast Quarter of the Southeast Quarter, 60.00 feet; thence North 89 degrees 40 minutes 04 seconds East, parallel with said south line, 504.19 feet, thence easterly 326.56 feet along a tangential curve, concave to the south, having a radius of 878.51 feet, and a central angle of 21 degrees 17 minutes 54 seconds to said south line; thence South 89 degrees 40 minutes 04 seconds West, not tangent to said curve and along said south line, 822.75 feet to said southwest corner of the Southeast Quarter of the Southeast Quarter and the point of beginning.

Containing 0.99 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 18, T106N, R12W, OLMSTED COUNTY, MN

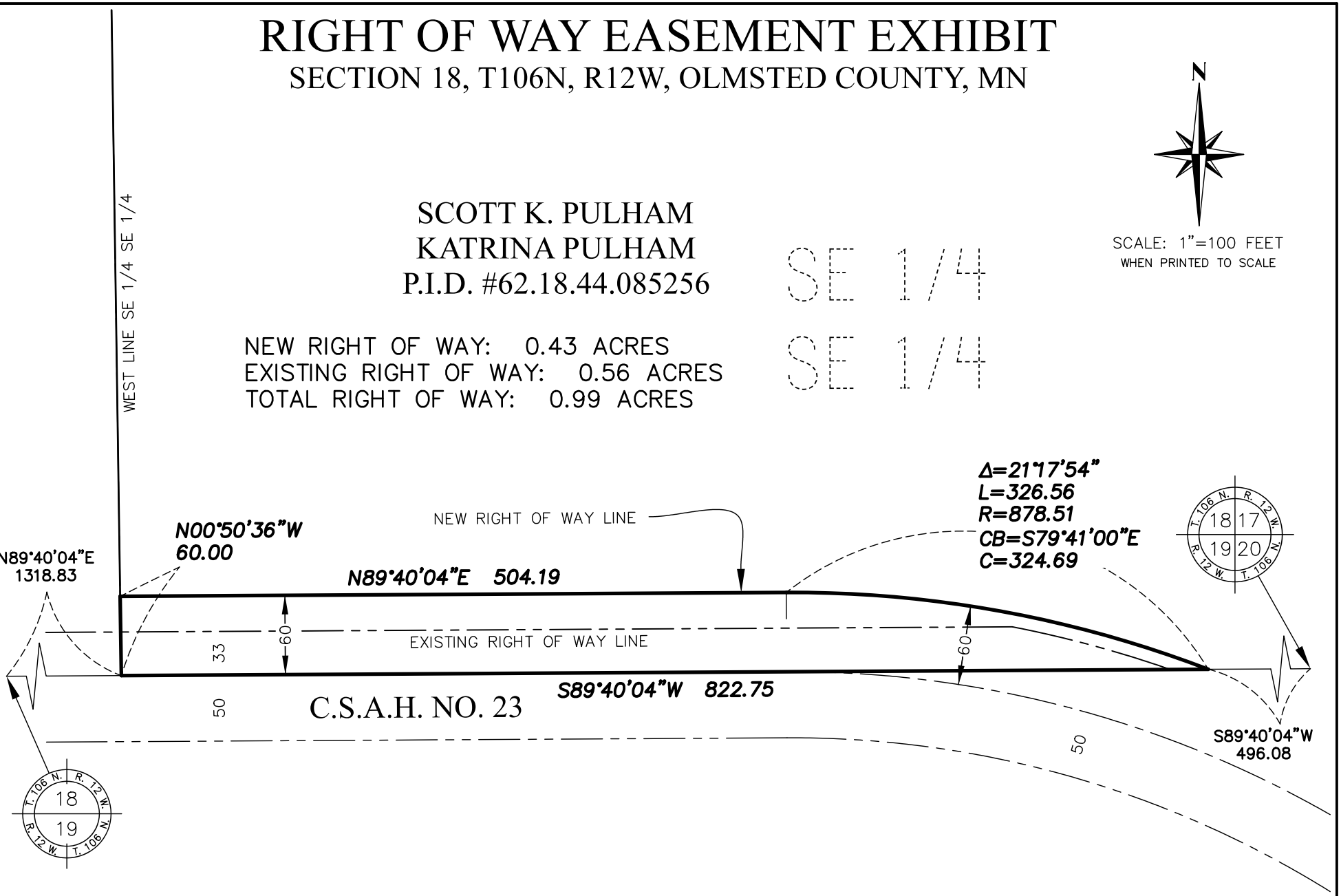
SCOTT K. PULHAM
KATRINA PULHAM
P.I.D. #62.18.44.085256

NEW RIGHT OF WAY: 0.43 ACRES
EXISTING RIGHT OF WAY: 0.56 ACRES
TOTAL RIGHT OF WAY: 0.99 ACRES

SE 1/4
SE 1/4

N

SCALE: 1"=100 FEET
WHEN PRINTED TO SCALE



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CSAH 23 Pulham 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 23\Easements\Pulham_Sec 18-106-12\CSAH 23 Pulham Exhibit 2026.dwg