Document No. **A1641939**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 03-26-2026 at 10:42 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk
Pt SW SE 35-106-15

HIGHWAY EASEMENT - VIKER/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:, Dawn M. Wehrs, as personal representative of the estate of Marvin G. Viker, 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 126.

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

PWSC
3/26/26

Grantor(s):

Dawn M. Wehrs

Dawn M. Wehrs, as personal representative

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 25th day of March, 2026, by Dawn M. Wehrs, as personal representative of the estate of Marvin G. Viker, 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

CR 126 DESCRIPTION

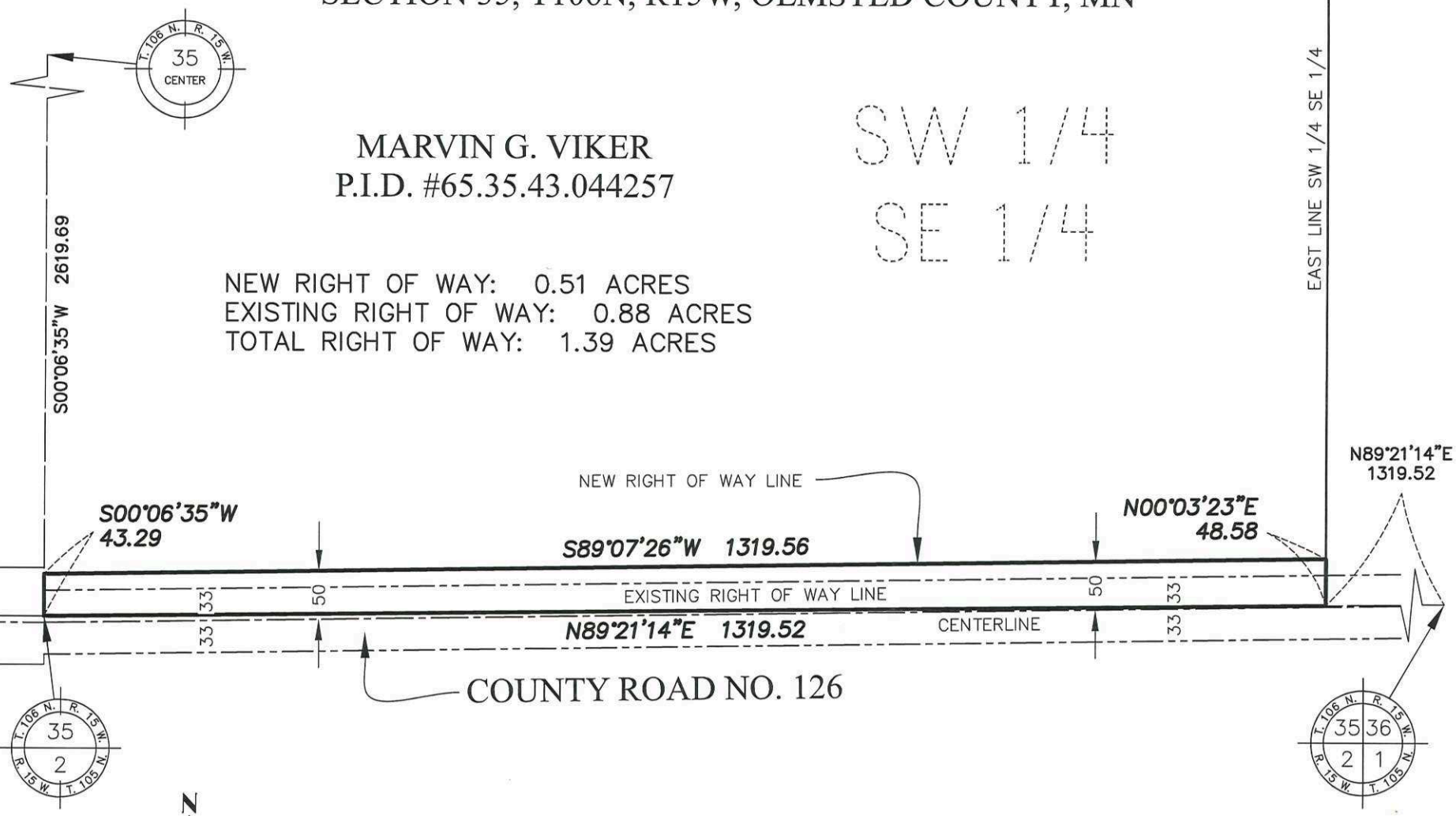
A permanent easement for public road right of way purposes over, under and across that part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 106 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section 35; thence North 89 degrees 21 minutes 14 seconds East, assumed bearing, along the south line of said Southeast Quarter, 1319.52 feet to the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 03 minutes 23 seconds East, along the east line of said Southwest Quarter of the Southeast Quarter, 48.58 feet; thence South 89 degrees 07 minutes 26 seconds West, 1319.56 feet to the west line of said Southeast Quarter; thence South 00 degrees 06 minutes 35 seconds West, along said west line, 43.29 feet to said southwest corner of the Southeast Quarter and the point of beginning.

Containing 1.39 acres, more or less..

RIGHT OF WAY EASEMENT EXHIBIT

SECTION 35, T106N, R15W, OLMSTED COUNTY, MN



Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 126 Viker Exhibit 2026

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 126\Easements\Viker_Sec 35-106-15\CR 126 Viker Exhibit 2026.dwg