Document No. **A1643755**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
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MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT

**"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, John L. Madden and Barbara J. Madden, Trustees of the J & B Madden Living Trust dated September 16, 2025, Michael Urban, a single person, Timothy Urban and Annette Urban, married to each other, Alan Polzin, a single person, Kirk Aske and Cathy Aske, married to each other, Kari Urban, a single person, Kala McCann, a single person, Dale Urban and Kimberly Urban, married to each other, and Leonard Urban, a single person, 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 Road 110.

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

PWSC SA
4/27/26
2 of 2

Exhibit A

PERMANENT RIGHT OF WAY EASEMENT DESCRIPTION

(CR 110-Madden property)

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 15, Township 105 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southeast Quarter of said Section 15; thence South 89 degrees 03 minutes 10 seconds West, assumed bearing, along the south line of said Southeast Quarter, 479.21 feet; thence North 02 degrees 32 minutes 00 seconds West, 50.02 feet; thence North 89 degrees 03 minutes 10 seconds East, parallel with said south line, 481.22 feet to the east line of said Southeast Quarter; thence South 00 degrees 13 minutes 35 seconds East, along said east line, 50.00 feet to said southeast corner of the Southeast Quarter and the point of beginning. (PID 51.15.44.032400)

TOGETHER WITH:

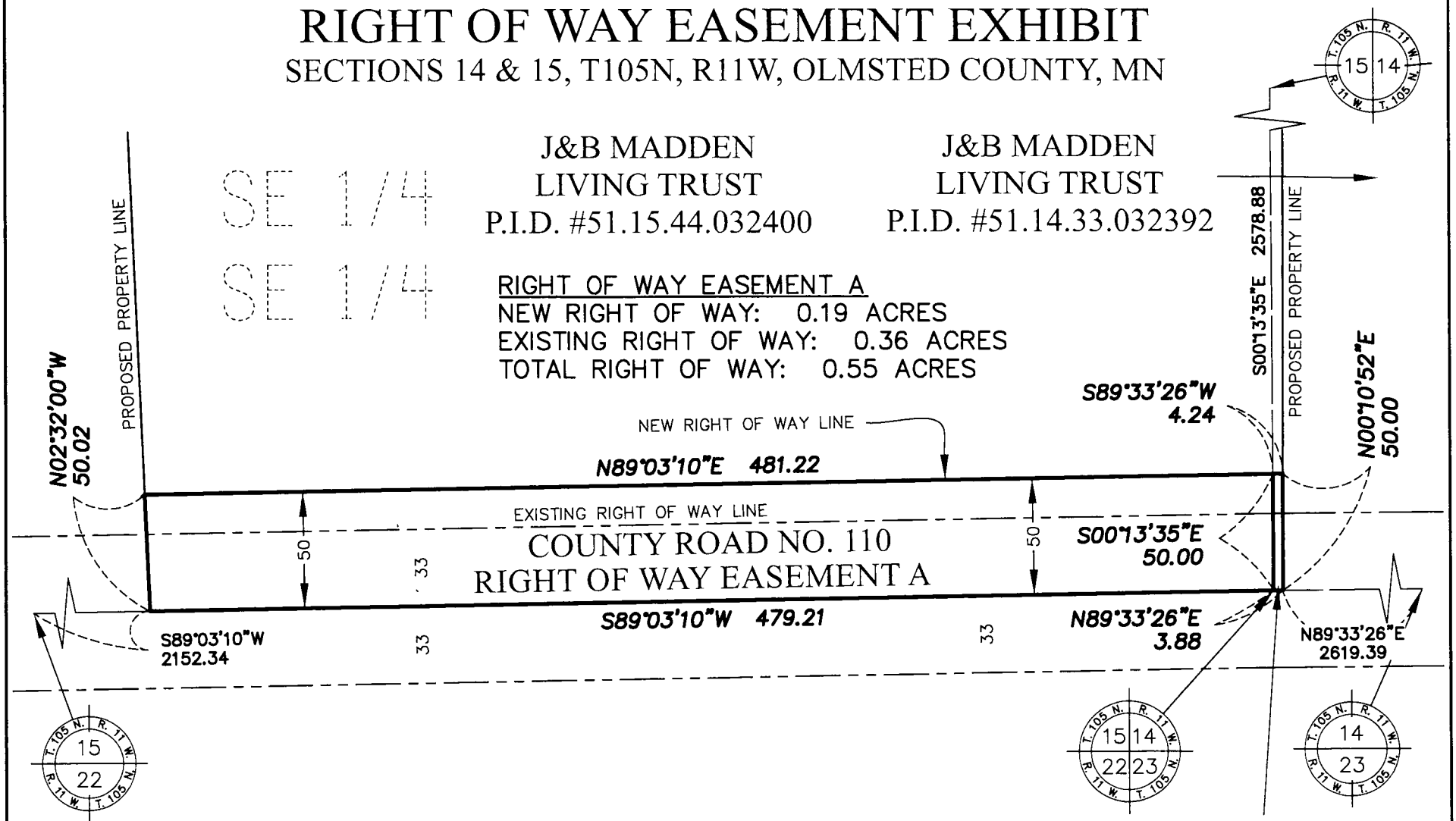
A permanent easement for public road right of way purposes over, under and across that part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 105 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 14; thence North 89 degrees 33 minutes 26 seconds East, assumed bearing, along the south line of said Southwest Quarter, 3.88 feet; thence North 00 degrees 10 minutes 52 seconds East, 50.00 feet; thence South 89 degrees 33 minutes 26 seconds West, parallel with said south line, 4.24 feet to the west line of said Southwest Quarter; thence South 00 degrees 13 minutes 35 seconds East, along said west line, 50.00 feet to said southwest corner of the Southwest Quarter and the point of beginning. (PID 51.14.33.032392)

Containing 0.56 acres, more or less.

RIGHT OF WAY EASEMENT EXHIBIT

SECTIONS 14 & 15, T105N, R11W, OLMSTED COUNTY, MN



RIGHT OF WAY EASEMENT A
NEW RIGHT OF WAY: 0.19 ACRES
EXISTING RIGHT OF WAY: 0.36 ACRES
TOTAL RIGHT OF WAY: 0.55 ACRES

RIGHT OF WAY EASEMENT B
NEW RIGHT OF WAY: 0.002 ACRES
EXISTING RIGHT OF WAY: 0.003 ACRES
TOTAL RIGHT OF WAY: 0.005 ACRES

RIGHT OF WAY EASEMENT B

N

SCALE: 1"=60 FEET
WHEN PRINTED TO SCALE

Survey For: OLMSTED COUNTY PUBLIC WORKS

Date of Survey:

Drawn by: EPAnderson File No.: CR 110 Madden Exhibit 2026

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

Grantor(s):

John L Madden, Trustee

John L. Madden, Trustee

Barbara J Madden, Trustee

Barbara J. Madden, Trustee

STATE OF MN)

) ss.

COUNTY OF Wabasha)

This instrument was acknowledged before me on this 24 day of April, 2026, by John L. Madden and Barbara J. Madden, Trustees of the J & B Madden Living Trust dated September 16, 2025, Grantor (s).

NOTARIAL STAMP OR SEAL

BRAD F JECH
Notary Public
State of Minnesota
My Commission Expires 01/31/2029

(Signature of Notarial Officer)
NOTARY PUBLIC

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

Grantor(s):

Michael J. Urban

Michael Urban

STATE OF Minnesota

) ss.

COUNTY OF Fillmore

The instrument was acknowledged before me this 24th day of April, 2026, by Michael Urban, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

LEE M. NOVOTNY
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Notary Public

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

Grantor(s):

Alan Polzin

STATE OF Minnesota
) ss.
COUNTY OF Fillmore

The instrument was acknowledged before me this 24th day of April, 2026, by Alan Polzin, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

LYNN MARIE BUDAHN
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Notary Public

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

Grantor(s):

Timothy Urban

Annette Urban

STATE OF Minnesota

) ss.

COUNTY OF Fillmore

The instrument was acknowledged before me this 17th day of April, 2026, by Timothy Urban and Annette Urban, married to each other, Grantor(s).

NOTARIAL STAMP OR SEAL

LYNN MARIE BUDAHN
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Notary Public

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

Grantor(s):

Kirk Aske

Cathy Aske

STATE OF Minnesota

) ss.

COUNTY OF Fillmore

The instrument was acknowledged before me this 24th day of April, 2026, by Kirk Aske and Cathy Aske, married to each other, Grantor(s).

NOTARIAL STAMP OR SEAL

LYNN MARIE BUDAHN
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Notary Public

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

Grantor(s):

Kari Urban

STATE OF Minnesota)
) ss.
COUNTY OF Fillmore)

The instrument was acknowledged before me this 24th day of April, 2026, by Kari Urban, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

LYNN MARIE BUDAHN
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Notary Public

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

Grantor(s):

Kala McCann

STATE OF MN)

) ss.

COUNTY OF Wabasha)

The instrument was acknowledged before me this 23 day of April, 2026, by Kala McCann, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

BRAD F JECH
Notary Public
State of Minnesota
My Commission Expires 01/31/2029

Notary Public

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

Grantor(s):

Dale Urban

Kimberly Urban

STATE OF MN)

) ss.

COUNTY OF Wabasha)

The instrument was acknowledged before me this 24 day of April, 2026, by Dale Urban and Kimberly Urban, married to each other, Grantor(s).

NOTARIAL STAMP OR SEAL

BRAD F JECH
Notary Public
State of Minnesota
My Commission Expires 01/31/2029

Notary Public

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

Grantor(s):

Leonard Urban

STATE OF MN)

) ss.

COUNTY OF Wabasha)

The instrument was acknowledged before me this 24 day of April, 2026, by Leonard Urban, a single person, Grantor(s).

NOTARIAL STAMP OR SEAL

BRAD F JECH
Notary Public
State of Minnesota
My Commission Expires 01/31/2029

Notary Public

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