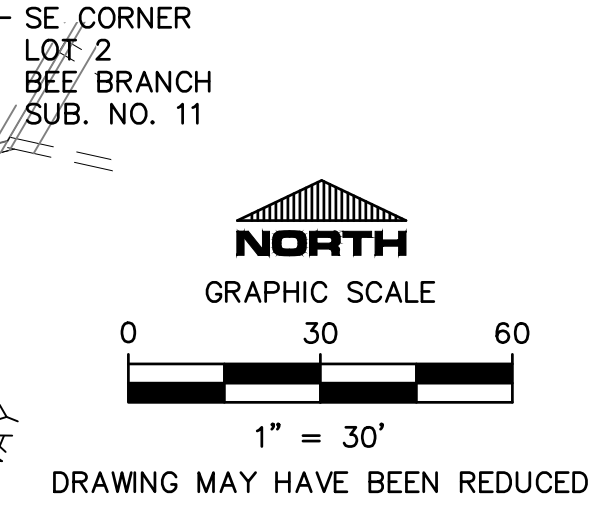
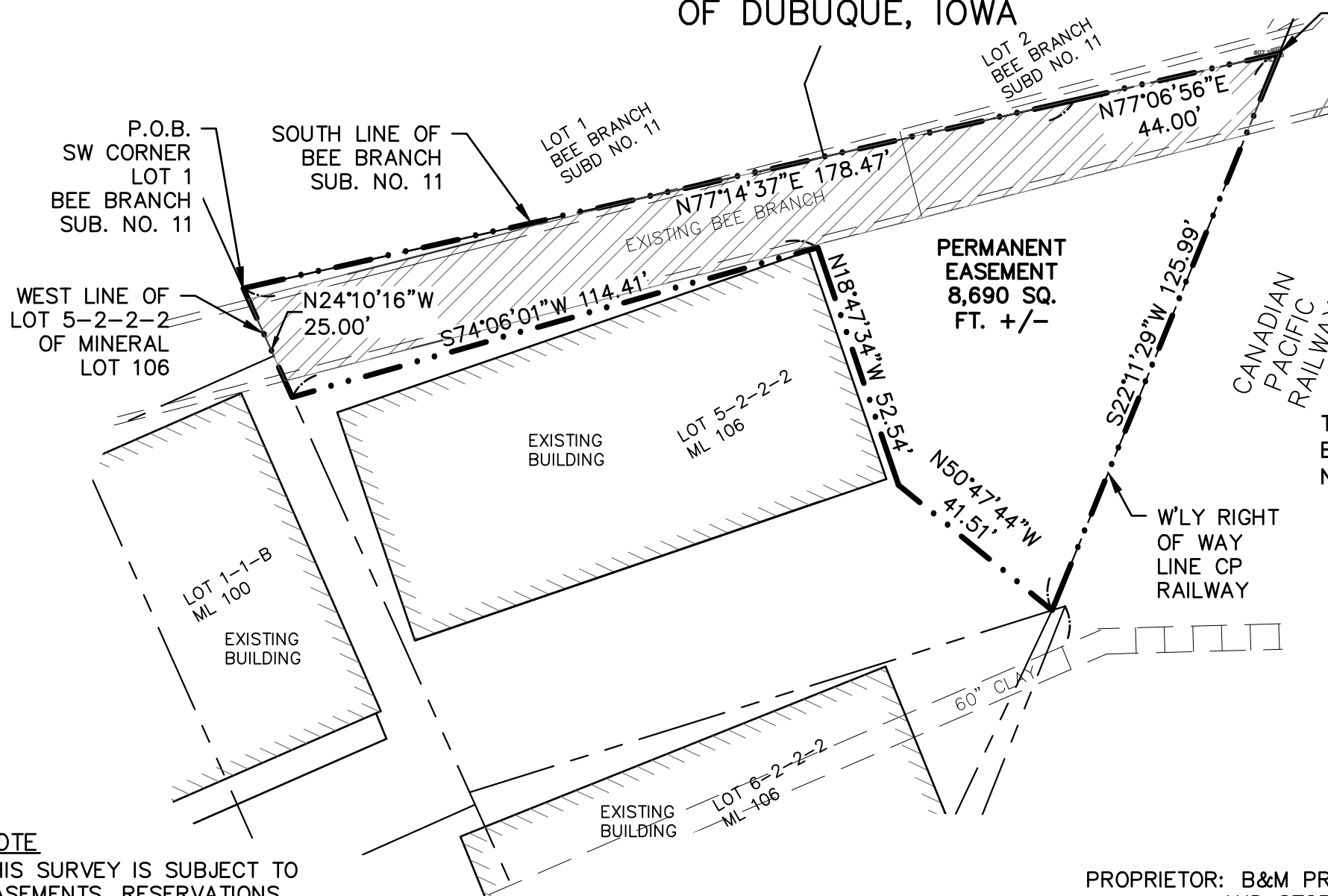


PERMANENT EASEMENT EXHIBIT A

PERMANENT EASEMENT ACROSS PART OF LOT 5-2-2-2 OF MINERAL LOT 106 IN THE CITY OF DUBUQUE, IOWA

PREPARED BY: IIW, P.C. 4155 PENNSYLVANIA AVE DUBUQUE, IOWA (563) 556-2464



TOTAL EASEMENT 8,690 SQ. FT. +/-
 EX BEE BRANCH 3,752 SQ. FT. +/-
 NEW EASEMENT 4,938 SQ. FT. +/-

- LEGEND**
- LOT LINE
 - ////// BUILDING LINE
 - . . - . . PROPOSED EASEMENT LINE
 - P.O.B. POINT OF BEGINNING
 - ML MINERAL LOT

NOTE
 THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

PROPRIETOR: B&M PROPERTIES AND STORAGE, LLC
 PREPARED FOR: CITY OF DUBUQUE
 DATE PREPARED: JANUARY 24, 2018

 iiw INTEGRITY.EXPERTISE.SOLUTIONS www.iiwengr.com • 563.556.4471	ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING
	DRAWN SAF PLAT NO. 1-IA-18 CHECKED CLG PROJ. NO. 06169 DATE 1-17-18 SHEET 1 of 2 P:\06\169\169-02\DRAWINGS\SUR\06169 B&M PROPERTIES PERM EASET

PERMANENT EASEMENT EXHIBIT A

PERMANENT EASEMENT ACROSS PART OF LOT 5-2-2-2 OF MINERAL LOT 106 IN THE CITY OF DUBUQUE, IOWA

LEGAL DESCRIPTION

A permanent easement located across part of 5-2-2-2 of Mineral Lot 106 in the City of Dubuque, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 of Bee Branch Subdivision No. 11;

Thence North 77 degrees 14 minutes 37 seconds East along the south line of said Bee Branch Subdivision No. 11, 178.47 feet;

Thence North 77 degrees 06 minutes 56 seconds East continuing along said south line, 44.00 feet to the west right of way line of the Canadian Pacific Railway and Southeast Corner of Lot 2 of Bee Branch Subdivision No. 11;

Thence South 22 degrees 11 minutes 29 seconds West along said west right of way line, 125.99 feet;

Thence North 50 degrees 47 minutes 44 seconds West, 41.51 feet;

Thence North 18 degrees 47 minutes 34 seconds West, 52.54 feet;

Thence South 74 degrees 06 minutes 01 second West, 114.41 feet to the west line of Lot 5-2-2-2 of Mineral Lot 106;

Thence North 24 degrees 10 minutes 16 seconds West along said west line, 25.00 feet to the Point of Beginning.

Containing 8,690 square feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

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4155 PENNSYLVANIA AVE		DUBUQUE, IOWA 52002
DRAWN	JJB	PLAT NO. 1-IA-18
CHECKED	CLG	PROJ. NO. 06169
DATE	1-17-18	SHEET 2 of 2
P:\06\169\169-02\DRAWINGS\SUR\06169 B&M PROPERTIES PERM EASEM		

PROPRIETOR: B&M PROPERTIES AND STORAGE, LLC
PREPARED FOR: CITY OF DUBUQUE
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