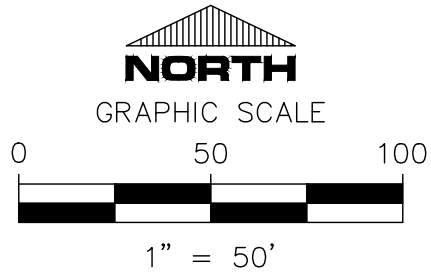


PERMANENT EASEMENT EXHIBIT A

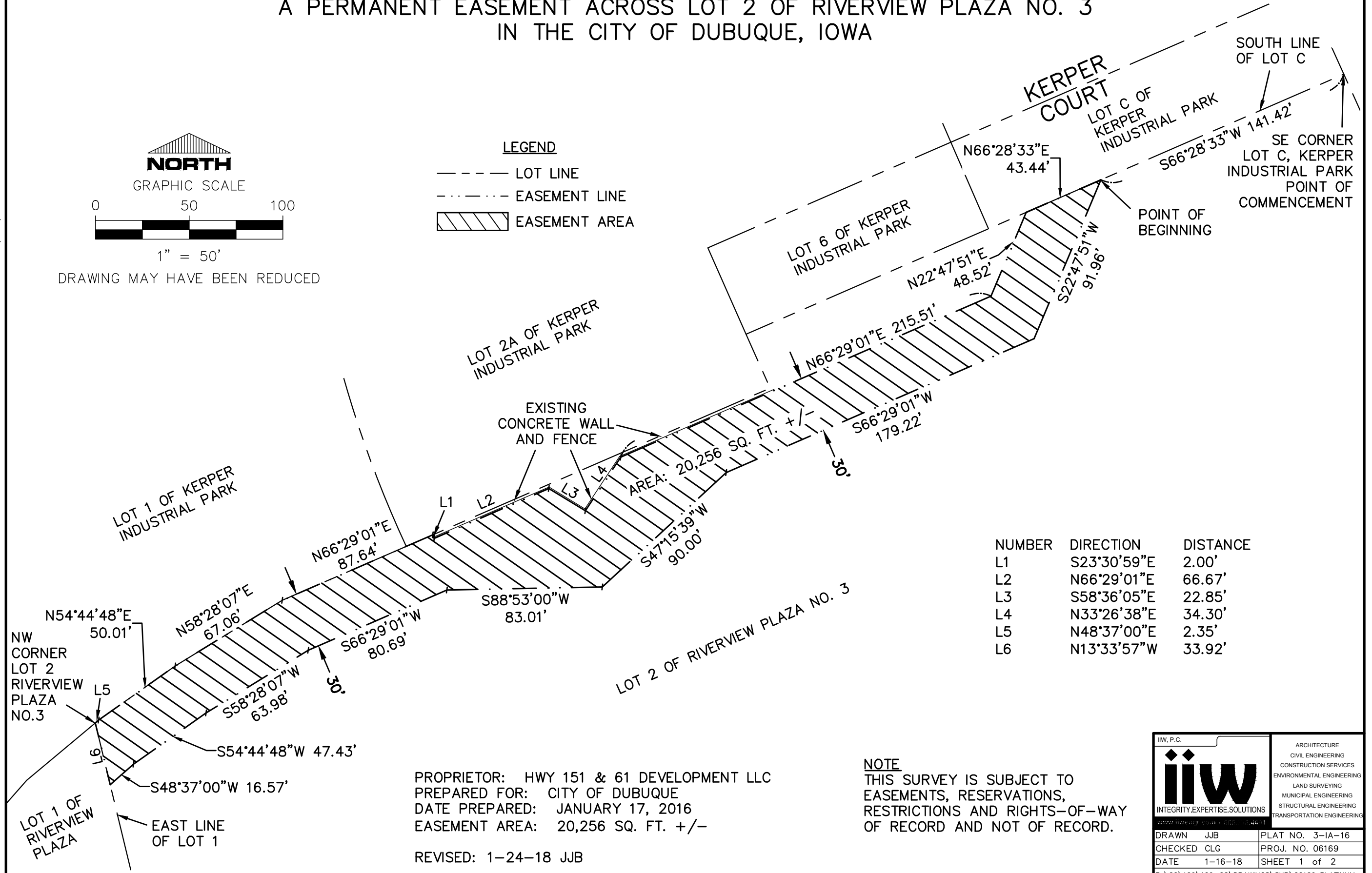
A PERMANENT EASEMENT ACROSS LOT 2 OF RIVERVIEW PLAZA NO. 3
IN THE CITY OF DUBUQUE, IOWA

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



DRAWING MAY HAVE BEEN REDUCED

- LEGEND**
- LOT LINE
 - - - - - EASEMENT LINE
 - EASEMENT AREA



NUMBER	DIRECTION	DISTANCE
L1	S23°30'59"E	2.00'
L2	N66°29'01"E	66.67'
L3	S58°36'05"E	22.85'
L4	N33°26'38"E	34.30'
L5	N48°37'00"E	2.35'
L6	N13°33'57"W	33.92'

PROPRIETOR: HWY 151 & 61 DEVELOPMENT LLC
 PREPARED FOR: CITY OF DUBUQUE
 DATE PREPARED: JANUARY 17, 2016
 EASEMENT AREA: 20,256 SQ. FT. +/-
 REVISED: 1-24-18 JJB

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

INTEGRITY.EXPERTISE.SOLUTIONS <small>www.iiv.com • 724.544.1111</small>		ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING	
		DRAWN JJB CHECKED CLG DATE 1-16-18	PLAT NO. 3-IA-16 PROJ. NO. 06169 SHEET 1 of 2
P:\06\169\169-02\DRAWINGS\SUR\06169 PLATINUM EASEMENT			

PERMANENT EASEMENT EXHIBIT A

A PERMANENT EASEMENT ACROSS LOT 2 OF RIVERVIEW PLAZA NO. 3, IN THE CITY OF DUBUQUE, IOWA

LEGAL DESCRIPTION

A permanent easement located across part of Lot 2 of Riverview Plaza No. 3 in the City of Dubuque, Iowa, more particularly described as follows;

Commencing at the Southeast Corner of Lot C of Kerper Industrial Park;

Thence South 66 degrees 28 minutes 33 seconds West along the South line of said Lot C, 141.42 feet to the Point of Beginning;

Thence South 22 degrees 47 minutes 51 seconds West, 91.96 feet;

Thence South 66 degrees 29 minutes 01 seconds West, 179.22 feet;

Thence South 47 degrees 15 minutes 39 seconds West, 90.00 feet;

Thence South 88 degrees 53 minutes 00 seconds West, 83.01 feet;

Thence South 66 degrees 29 minutes 01 seconds West, 80.69 feet;

Thence South 58 degrees 28 minutes 07 seconds West, 63.98 feet;

Thence South 54 degrees 44 minutes 48 seconds West, 47.43 feet;

Thence South 48 degrees 37 minutes 00 seconds West, 16.57 feet to the East line of Lot 1 Riverview Plaza;

Thence North 13 degrees 33 minutes 57 seconds West along the East line of said Lot 1, 33.92 feet to the Northwest Corner of Lot 2 Riverview Plaza No. 3;

Thence North 48 degrees 37 minutes 00 seconds East, 2.35 feet;

Thence North 54 degrees 44 minutes 48 seconds East, 50.01 feet;

Thence North 58 degrees 28 minutes 07 seconds East, 67.06 feet;

Thence North 66 degrees 29 minutes 01 seconds East, 87.64 feet;

Thence South 23 degrees 30 minutes 59 seconds East, 2.00 feet;

Thence North 66 degrees 29 minutes 01 seconds East, 66.67 feet;

Thence South 58 degrees 36 minutes 05 seconds East, 22.85 feet;

Thence North 33 degrees 26 minutes 38 seconds East, 34.30 feet;

Thence North 66 degrees 29 minutes 01 seconds East, 215.51 feet;

Thence North 22 degrees 47 minutes 51 seconds East, 48.52 feet to the South line of Lot C of Kerper Industrial Park;

Thence North 66 degrees 28 minutes 33 seconds East along said South line 43.44 feet to the Point of Beginning.

Containing 20,256 square feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

PROPRIETOR: HWY 151 & 61 DEVELOPMENT LLC
PREPARED FOR: CITY OF DUBUQUE
DATE PREPARED: JANUARY 17, 2016
EASEMENT AREA: 20,260 SQ. FT. +/-
REVISED: 1-24-18 JJB

 <p style="font-size: small;">www.iiw-eg.com • 603.556.4641</p>		<p style="font-size: x-small;">ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING</p>
<p style="font-size: x-small;">4155 PENNSYLVANIA AVE DUBUQUE, IOWA 52002</p>		
DRAWN	JJB	PLAT NO. 3-IA-16
CHECKED	CLG	PROJ. NO. 06169
DATE	1-16-18	SHEET 2 of 2
P: \06\169\169-02\DRAWINGS\SUR\06169 PLATINUM EASEMENT		