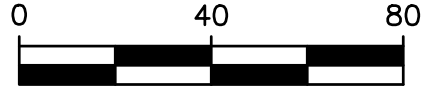


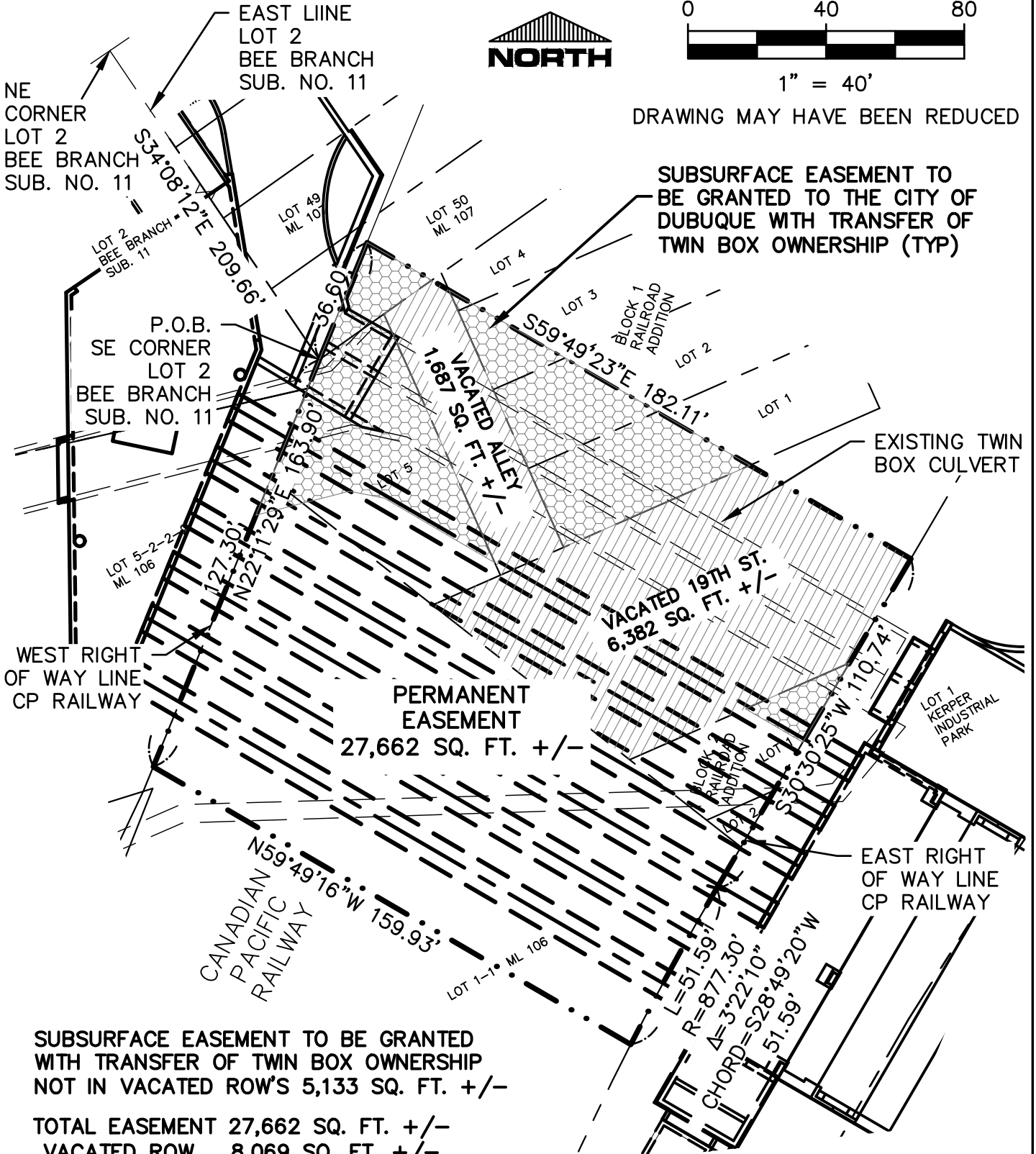
# PERMANENT EASEMENT EXHIBIT A

PERMANENT EASEMENT UNDER AND THROUGH PART OF LOT 1-1 OF MINERAL LOT 106, PART OF LOT 50 OF MINERAL LOT 107, PART OF LOTS 1 THRU 4 AND LOT 5 OF BLOCK 1, PART OF LOTS 1 & 2 OF BLOCK 2, PART OF VACATED ALLEY IN BLOCK 1, AND PART OF VACATED 19TH STREET ALL IN RAILROAD ADDITION, IN THE CITY OF DUBUQUE, IOWA

GRAPHIC SCALE



DRAWING MAY HAVE BEEN REDUCED



SUBSURFACE EASEMENT TO BE GRANTED WITH TRANSFER OF TWIN BOX OWNERSHIP NOT IN VACATED ROW'S 5,133 SQ. FT. +/-

TOTAL EASEMENT 27,662 SQ. FT. +/-  
 VACATED ROW 8,069 SQ. FT. +/-  
 NEW EASEMENT 14,460 SQ. FT. +/-

**LEGEND**

- EASEMENT EXCEPTION AREAS AS RETAINED BY CITY PER DOC. # 4035-85
- LOT LINE
- PROPOSED EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ML MINERAL LOT

**NOTE**

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

PROPRIETOR: IOWA, CHICAGO & EASTERN RAILROAD CORP. (DBA CP RAILWAY)  
 PREPARED FOR: CITY OF DUBUQUE  
 DATE PREPARED: JAN. 24, 2018, REV. MAY 30, 2018

 IIW INTEGRITY.EXPERTISE.SOLUTIONS <small>WWW.IIW-GRP.COM • 563.556.4491</small>	ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING
	DRAWN JJB      PLAT NO. 1-IA-18 CHECKED SAF      PROJ. NO. 06169-02 DATE 5-30-18      SHEET 1 of 2 P:\06\169\169-02\DRAWINGS\SUR\06169 CP-RR

# PERMANENT EASEMENT EXHIBIT A

PERMANENT EASEMENT UNDER AND THROUGH PART OF LOT 1-1 OF MINERAL LOT 106, PART OF LOT 50 OF MINERAL LOT 107, PART OF LOTS 1 THRU 4 AND LOT 5 OF BLOCK 1, PART OF LOTS 1 & 2 OF BLOCK 2, PART OF VACATED ALLEY IN BLOCK 1, AND PART OF VACATED 19TH STREET ALL IN RAILROAD ADDITION, IN THE CITY OF DUBUQUE, IOWA

## LEGAL DESCRIPTION

A permanent easement located under and through part of Lot 1-1 of Mineral Lot 106, part of Lot 50 of Mineral Lot 107, part of Lots 1, 2, 3, 4, and 5 of Block 1, part of Lots 1 and 2 of Block 2, part of Vacated Alley in Block 1, and part of Vacated 19th Street all in Railroad Addition, in the City of Dubuque, Iowa, more particularly described as follows;

Commencing at the Northeast Corner of Lot 2 of Bee Branch Subdivision No. 11;

Thence South 34 degrees 08 minutes 12 seconds East, 209.66 feet along the east line of said Lot 2 to the Southeast Corner of said Lot 2 and the Point of Beginning;

Thence North 22 degrees 11 minutes 29 seconds East, 36.60 feet;

Thence South 59 degrees 49 minutes 23 seconds East, 182.11 feet to the East Right of Way line of the Canadian Pacific Railway;

Thence South 30 degrees 30 minutes 25 seconds West, 110.74 feet along said East Right of Way line;

Thence continuing Southwesterly along said East Right of Way Line a distance of 51.59 feet along the arc of a circular curve concave to the Southeast, having a radius of 877.30 feet, a central angle of 3 degrees 22 minutes 10 seconds, and whose cord bears South 28 degrees 49 minutes 20 seconds West, 51.59 feet;

Thence North 59 degrees 49 minutes 16 seconds West, 159.93 feet to the West Right of Way line of the Canadian Pacific Railway;

Thence North 22 degrees 11 minutes 29 seconds East, 127.30 feet along said West Right of Way line to the Point of Beginning.

Containing 27,662 feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

PROPRIETOR: IOWA, CHICAGO & EASTERN RAILROAD  
CORP. (DBA CP RAILWAY)  
PREPARED FOR: CITY OF DUBUQUE  
DATE PREPARED: JAN. 24, 2018, REV. 5-30-18

 <p>IIW, P.C. INTEGRITY.EXPERTISE.SOLUTIONS www.iiw-ia.com • 563.556.4491</p>		ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING
DRAWN	JJB	PLAT NO. 1-IA-18
CHECKED	SAF	PROJ. NO. 06169-02
DATE	5-30-18	SHEET 2 of 2
P:\06\169\169-02\DRAWINGS\SUR\06169 CP-RR		