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

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

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

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

DRAWN: SAF
CHECKED: CLG
PROJECT NO: 08169
DATE: 1-17-18
SHET 1 OF 2
P: 10/18/18 1:32 PM
ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING

DRAWING MAY HAVE BEEN REDUCED
TOTAL EASEMENT 8,690 SQ. FT. +/-
EXISTING EASEMENT 3,752 SQ. FT. +/-
NEW EASEMENT 4,938 SQ. FT. +/-
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.