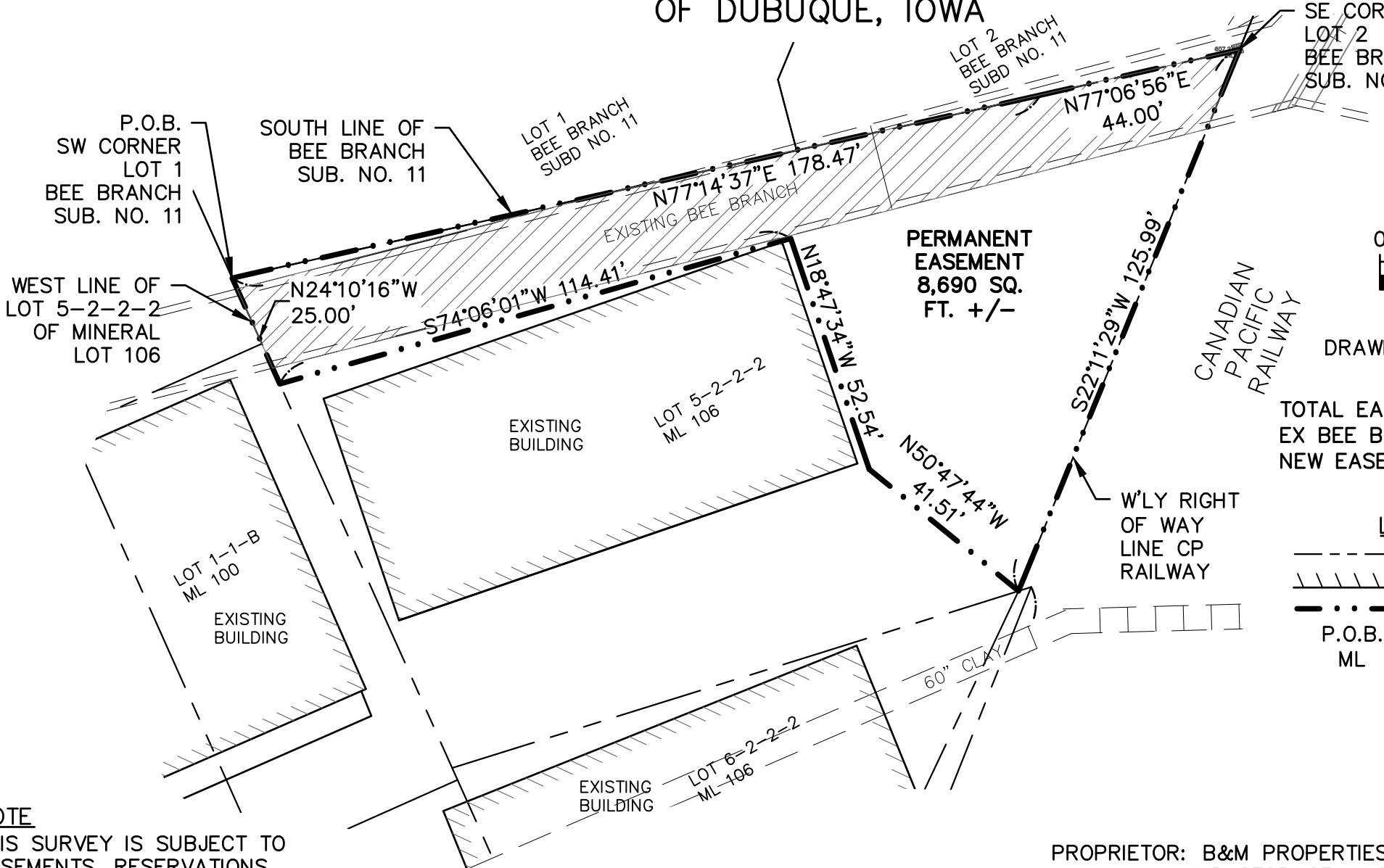


PERMANENT EASEMENT EXHIBIT A

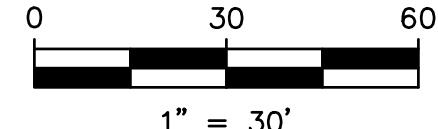
PERMANENT EASEMENT ACROSS PART OF LOT 5-2-2-2 OF MINERAL LOT 106 IN THE CITY OF DUBUQUE, IOWA

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



NORTH

GRAPHIC SCALE



DRAWING MAY HAVE BEEN REDUCED

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

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



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.

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

