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

1" = 40'

DRAWING MAY HAVE BEEN REDUCED

SUBSURFACE EASEMENT TO BE GRANTED WITH TRANSFER OF TWIN BOX OWNERSHIP (TYP)

EXISTING TWIN BOX CULVERT

WEST RIGHT OF WAY LINE CP RAILWAY

EAST LINE LOT 2 BEE BRANCH SUB. NO. 11

NE CORNER LOT 2 BEE BRANCH SUB. NO. 11

P.O.B. SE CORNER LOT 2 BEE BRANCH SUB. NO. 11

VACATED ALLEY

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. +/-

NOTE

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

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

PROPRIETOR: IOWA, CHICAGO & EASTERN RAILROAD CORP. (DBA CP RAILWAY)
PREPARED FOR: CITY OF DUBUQE
DATE PREPARED: JAN. 24, 2018, REV. MAY 30, 2018
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.
PERMANENT EASEMENT EXHIBIT B
PERMANENT EASEMENT ACROSS PARTS OF LOTS 44 THRU 50 IN MINERAL LOT 107, 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.

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

A permanent easement located across parts of Lots 44 thru 50 in Mineral Lot 107, in the City of Dubuque, Iowa, more particularly described as follows;

Beginning at the Southeast Corner of Lot 2 of Bee Branch Subdivision No. 11;

Thence North 34 degrees 08 minutes 12 seconds West, 209.66 feet along the east line of said Lot 2 to the south Right of Way line of Garfield Avenue and the Northeast Corner of said Lot 2;

Thence North 55 degrees 47 minutes 48 seconds East, 33.23 feet along said Right of Way line;

Thence South 51 degrees 59 minutes 38 seconds East, 59.96 feet;

Thence South 34 degrees 23 minutes 47 seconds East, 117.89 feet;

Thence South 22 degrees 11 minutes 29 seconds West, 62.66 feet to the Point of Beginning.

Containing 9,442 feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.
TEMPORARY EASEMENT EXHIBIT C

TEMPORARY EASEMENT ACROSS PART OF VACATED CEDAR STREET, PARTS OF LOTS 34, 42, 43, 44, 46, 47, 48, AND 49 IN MINERAL LOT 107, ALL IN THE CITY OF DUBUQUE, IOWA

GRAPHIC SCALE

1" = 40'

DRAWING MAY HAVE BEEN REDUCED

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. 5–30–18

ARCHITECTURE
CIVIL ENGINEERING
CONSTRUCTION SERVICES
ENVIRONMENTAL ENGINEERING
LAND SURVEYING
MUNICIPAL ENGINEERING
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

INTEGRITY. EXPERTISE. SOLUTIONS

IIW, P.C.
TEMPORARY EASEMENT EXHIBIT D

TEMPORARY EASEMENTS ACROSS PART OF LOTS 49 AND 50 OF MINERAL LOT 107, PART OF VACATED 19TH AND CEDAR STREETS, PART OF LOT 5 AND PART OF VACATED ALLEY EAST OF LOT 5 IN BLOCK 1 RAILROAD ADDITION, PART OF LOTS 1 AND 2 IN BLOCK 2 RAILROAD ADDITION, PART OF LOTS 1 THRU 5, 10 & 11, AND PART OF VACATED ALLEY ALL IN BLOCK 4 RAILROAD ADDITION, AND PART OF LOT 1-1-1 IN MINERAL LOT 106, ALL IN THE CITY OF DUBUQUE, IOWA.

GRAPHIC SCALE

1" = 50'

DRAWING MAY HAVE BEEN REDUCED

TEMPORARY EASEMENT
3,745 SQ. FT. +/-

S9°49'23"E 13.00'

SE CORNER OF LOT 2, 19TH BRANCH SUBDIVISION NO. 11

S9°49'23"E 30.00'

N59°49'23"23"W 30.00'

LEGEND
LOT LINE
PROPOSED EASEMENT LINE
MINERAL LOT

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

ARCHITECTURE
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
ENVIRONMENTAL ENGINEERING
LAND SURVEYING
MUNICIPAL ENGINEERING
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

DRAWN: JEB
CHECKED: SAF
PROJ. NO: 08169-02
DATE: 5-30-18
SHEET: 1 of 1
REV: 04-18

I. W. P. C.

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

TEMPORARY EASEMENT ACROSS PARTS OF LOTS 241-250 AND LOTS 301-303 AND PT OF VACATED ALLEY BETWEEN LOT 242 AND LOT 301 ALL IN EAST DUBUQUE NO. 2 ALSO PARTS OF VACATED 17TH AND 18TH STREETS EAST OF PINE STREET AND PART OF LOT 1 A VACATED PORTION OF MAPLE STREET AND PART OF LOT 1-1-1 IN MINERAL LOT 106 ALL 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.