



# 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;

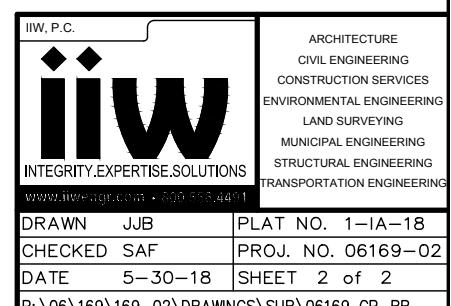
Thence continuing Southwesterly along said East Right of Way Line a distance of 51.59 feet along the arc of a circular curve concave to the Southeast, having a radius of 877.30 feet, a central angle of 3 degrees 22 minutes 10 seconds, and whose cord bears South 28 degrees 49 minutes 20 seconds West,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

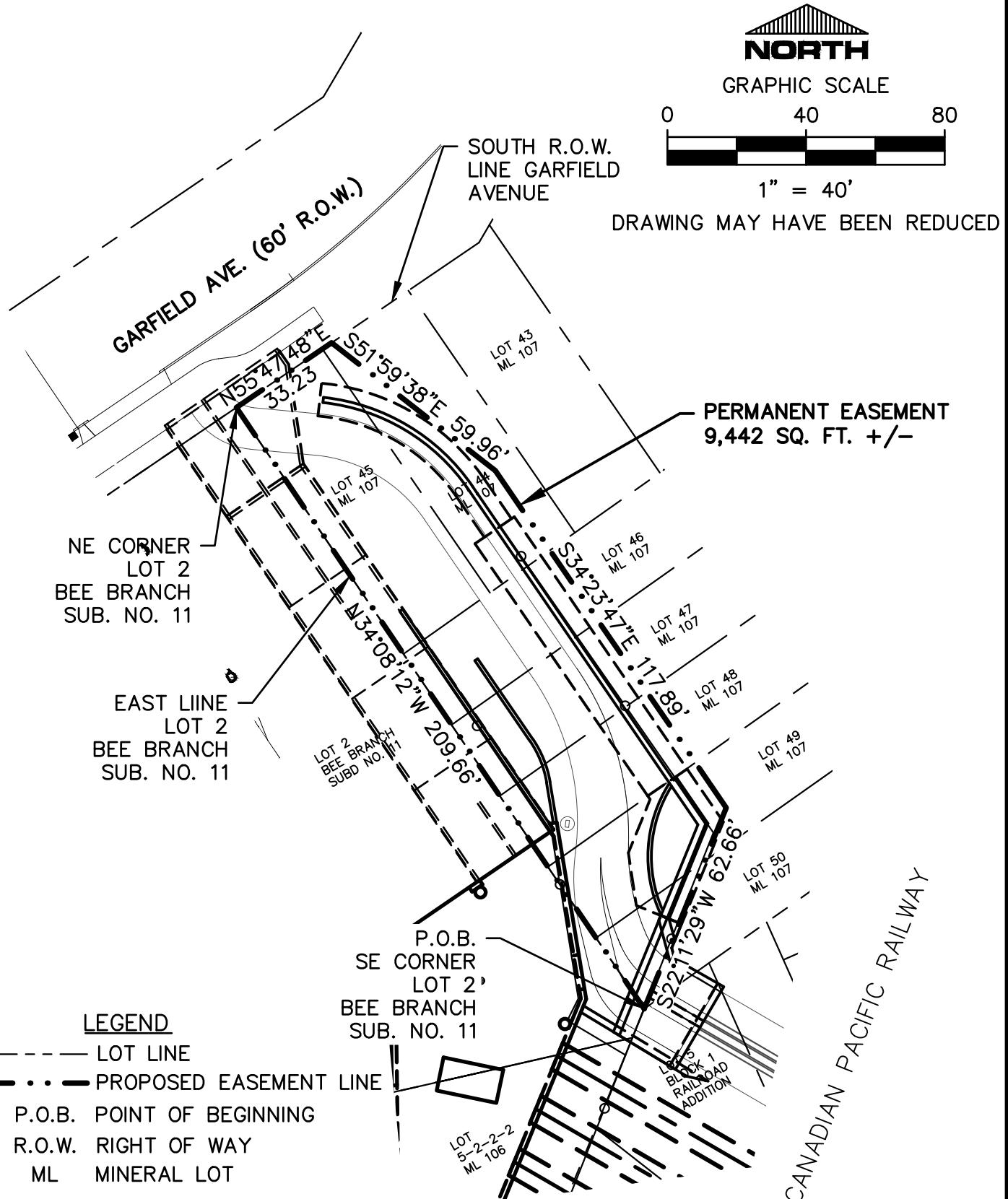
Containing 27,662 feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

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



# PERMANENT EASEMENT EXHIBIT B

## PERMANENT EASEMENT ACROSS PARTS OF LOTS 44 THRU 50 IN MINERAL LOT 107, IN THE CITY OF DUBUQUE, IOWA



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

# PERMANENT EASEMENT EXHIBIT B

## PERMANENT EASEMENT ACROSS PARTS OF LOTS 44 THRU 50 IN MINERAL LOT 107, IN THE CITY OF DUBUQUE, IOWA

### 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.

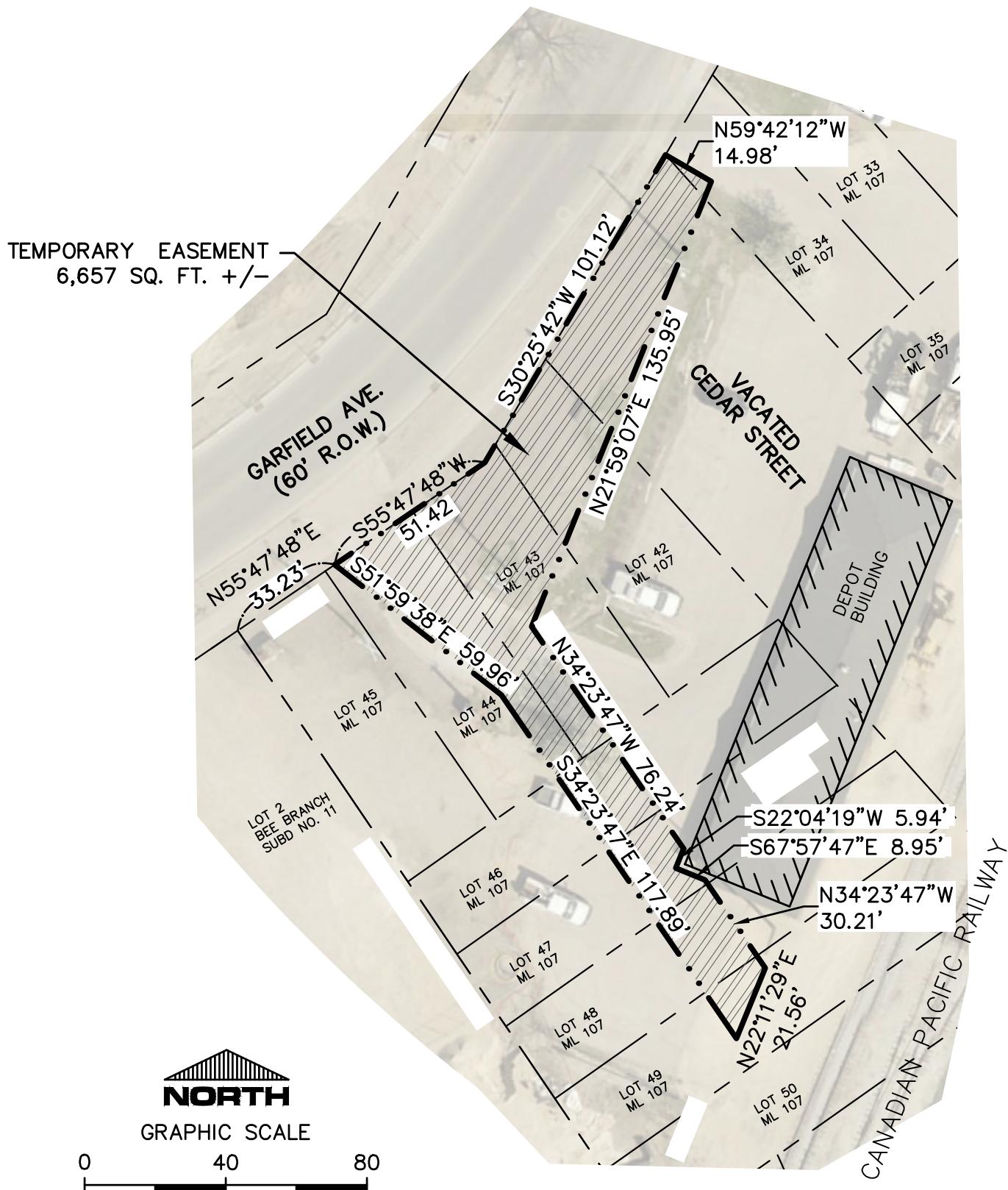
Containing 9,442 feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

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 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



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

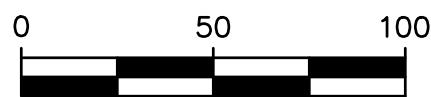
LEGEND	
---	LOT LINE
- - -	PROPOSED EASEMENT LINE
ML	MINERAL LOT

IIW, P.C.	ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING
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DRAWN JJB	PLAT NO. -IA-18
CHECKED SAF	PROJ. NO. 06169-02
DATE 5-30-18	SHEET 1 of 1
P:\06\169\169-02\DRAWINGS\SUR\06169 CP-RR	
EASEMENTS	

# 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

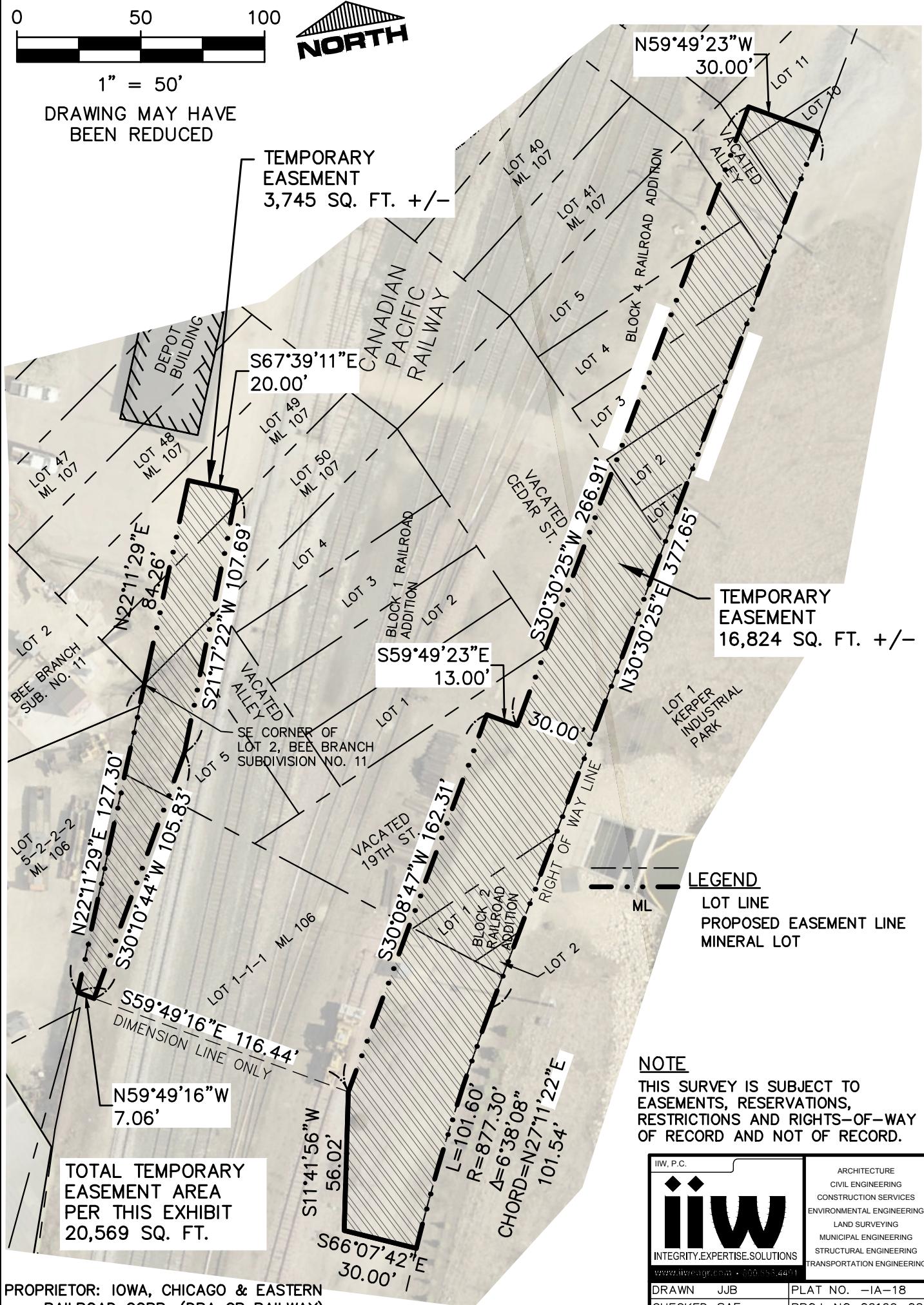
## GRAPHIC SCALE



$$1'' = 50'$$

DRAWING MAY HAVE  
BEEN REDUCED

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



## NOTE

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



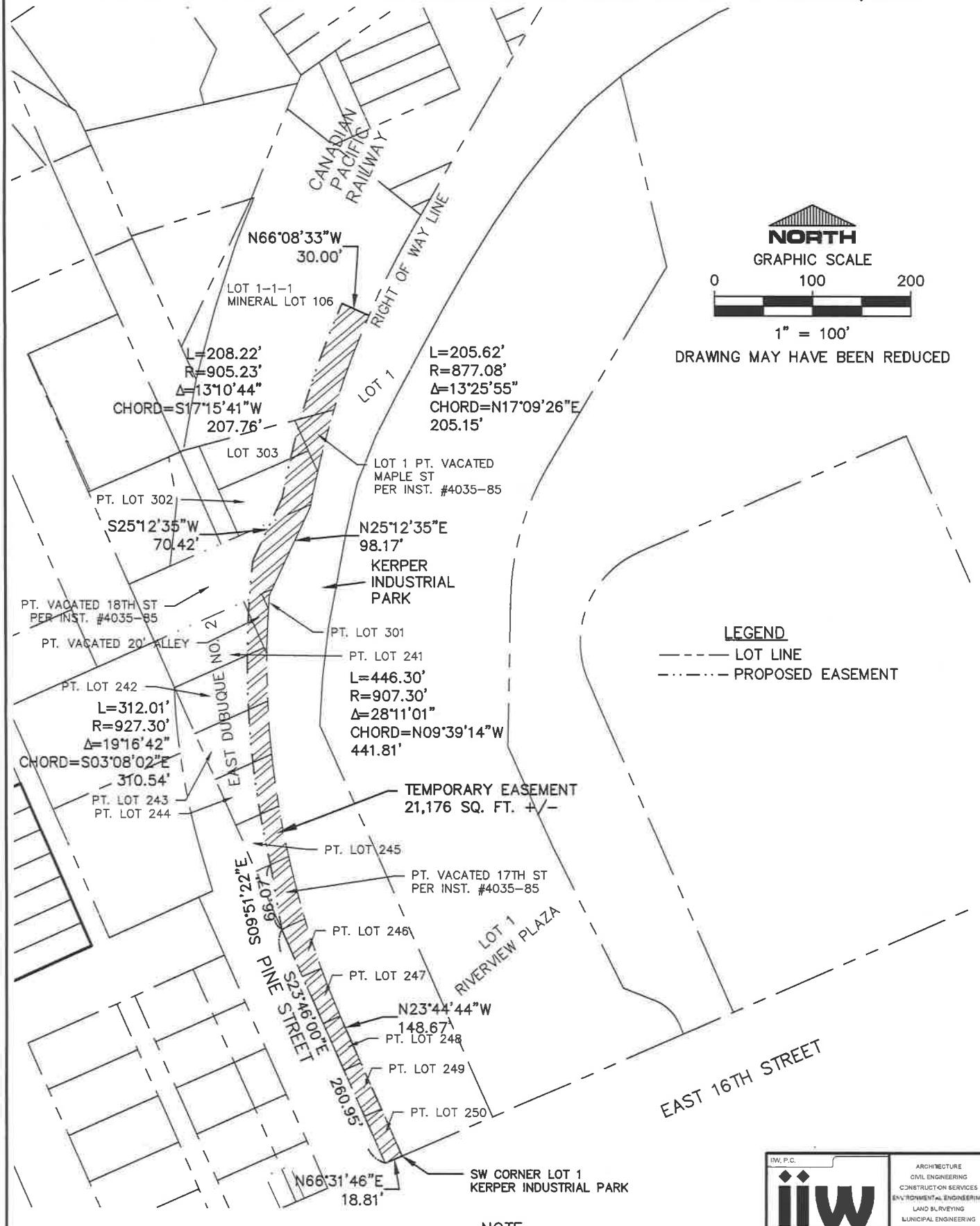
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DRAWN	JJB	PLAT NO.	-IA-18
CHECKED	SAF	PROJ. NO.	06169-02
DATE	5-30-18	SHEET	1 of 1
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INCL. AREA EASMENTS			

## 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



PROPRIETOR: IOWA, CHICAGO & EASTERN RAILROAD CORP. (DBA CP RAILWAY)  
PREPARED FOR: CITY OF DUBUQUE  
DATE PREPARED: 1-24-18

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IIW, P.C.	INTEGRITY. EXPERTISE. SOLUTIONS
DRAWN SAF	PLAT NO. -IA-18
CHECKED CLG	PROJ. NO. 06169
DATE 1-11-18	SHEET 1 of 1
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