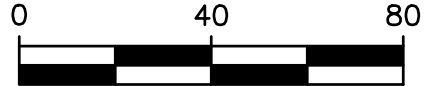


PERMANENT EASEMENT EXHIBIT A

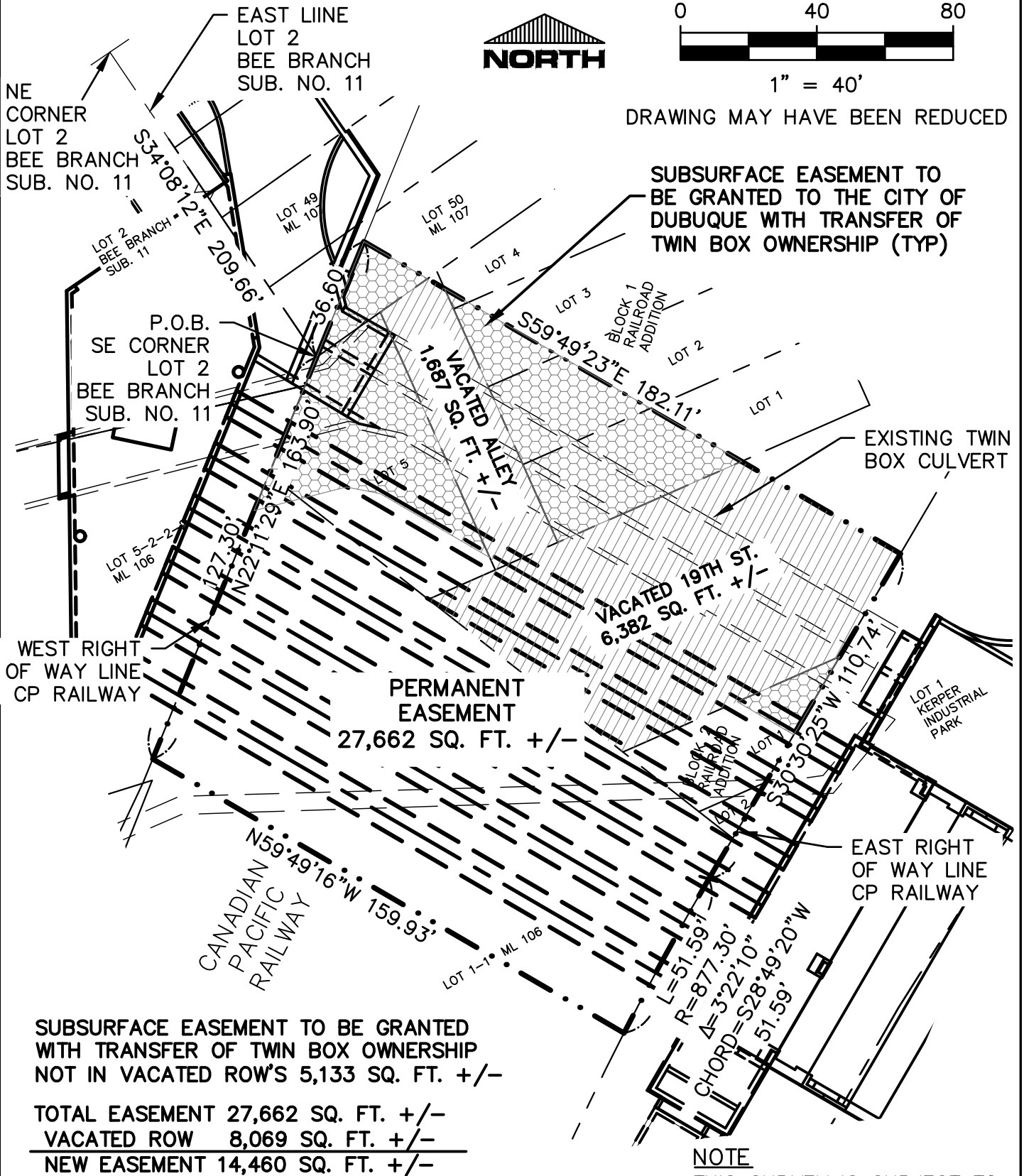
PERMANENT EASEMENT UNDER AND THROUGH PART OF LOT 1-1 OF MINERAL LOT 106, PART OF LOT 50 OF MINERAL LOT 107, PART OF LOTS 1 THRU 4 AND LOT 5 OF BLOCK 1, PART OF LOTS 1 & 2 OF BLOCK 2, PART OF VACATED ALLEY IN BLOCK 1, AND PART OF VACATED 19TH STREET ALL IN RAILROAD ADDITION, IN THE CITY OF DUBUQUE, IOWA

GRAPHIC SCALE



1" = 40'

DRAWING MAY HAVE BEEN REDUCED



SUBSURFACE EASEMENT TO BE GRANTED WITH TRANSFER OF TWIN BOX OWNERSHIP 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.

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		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			

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

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

IIW, P.C.



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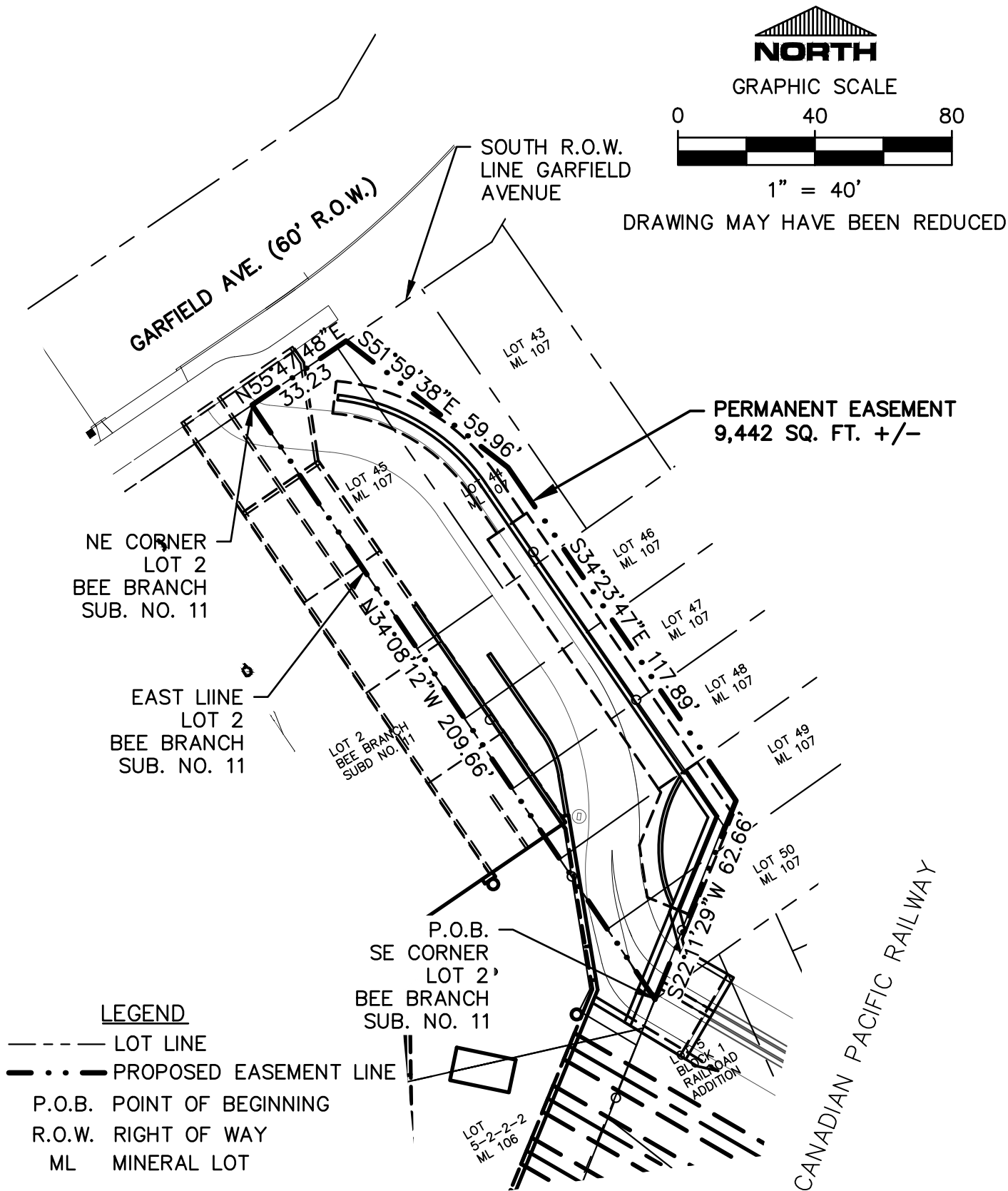
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DRAWN	JJB	PLAT NO.	1-IA-18
CHECKED	SAF	PROJ. NO.	06169-02
DATE	5-30-18	SHEET	2 of 2
P: \06\169\169-02\DRAWINGS\SUR\06169 CP-RR			

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

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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 EASEMENTS FINAL		

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

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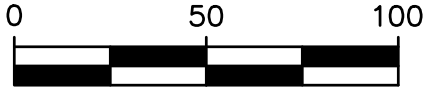
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DRAWN	JJB	PLAT NO.	1-1A-18
CHECKED	SAF	PROJ. NO.	06169-02
DATE	5-30-18	SHEET	2 of 2
P: \06\169\169-02\DRAWINGS\SUR\06169 CP-RR			
EASEMENTS FINAL			

TEMPORARY EASEMENT EXHIBIT D

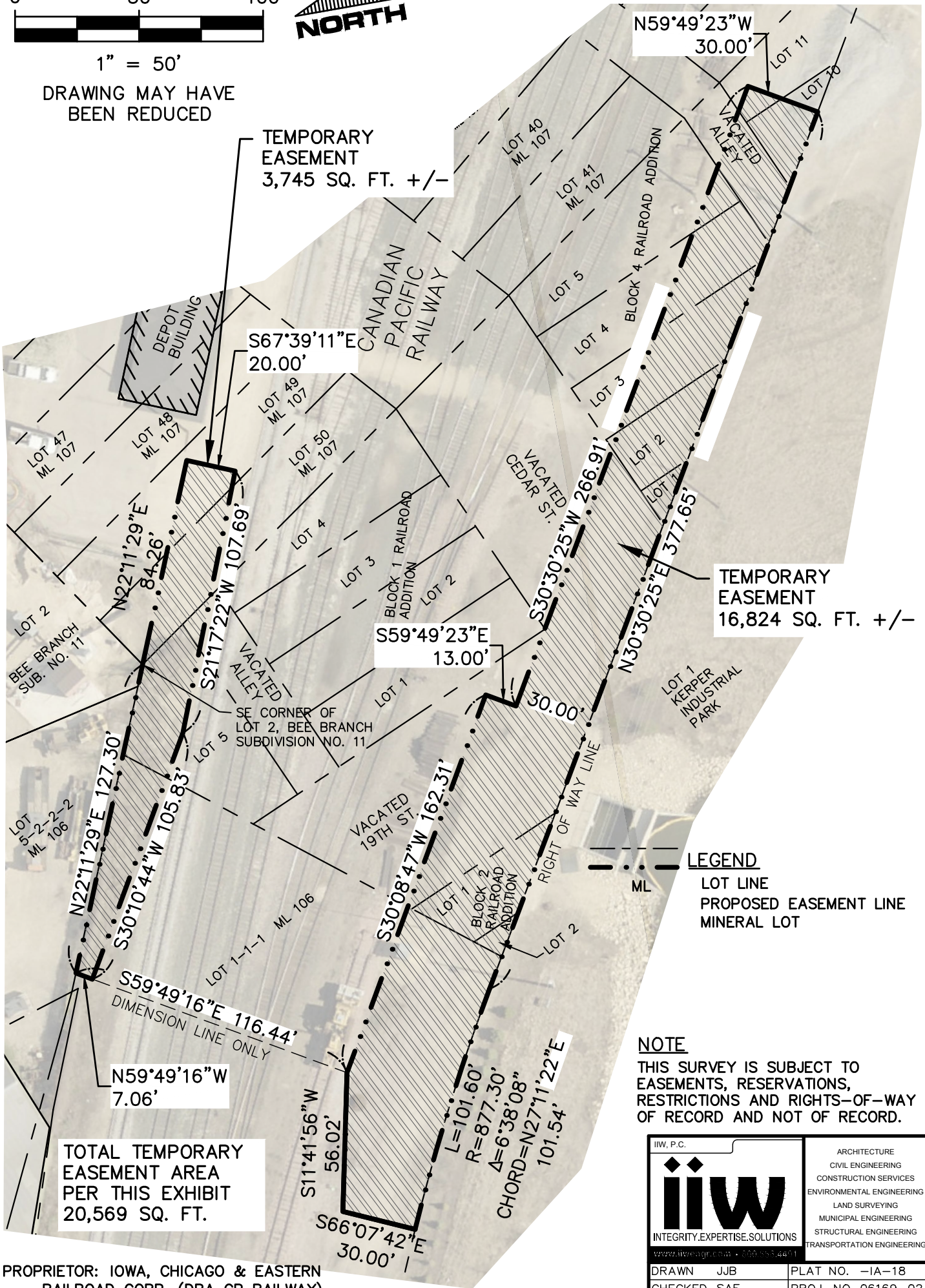
TEMPORARY EASEMENTS ACROSS PART OF LOTS 49 AND 50 OF MINERAL LOT 107, PART OF VACATED 19TH AND CEDAR STREETS, PART OF LOT 5 AND PART OF VACATED ALLEY EAST OF LOT 5 IN BLOCK 1 RAILROAD ADDITION, PART OF LOTS 1 AND 2 IN BLOCK 2 RAILROAD ADDITION, PART OF LOTS 1 THRU 5, 10 & 11, AND PART OF VACATED ALLEY 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



TOTAL TEMPORARY EASEMENT AREA PER THIS EXHIBIT 20,569 SQ. FT.

LEGEND
LOT LINE
PROPOSED EASEMENT LINE
MINERAL LOT

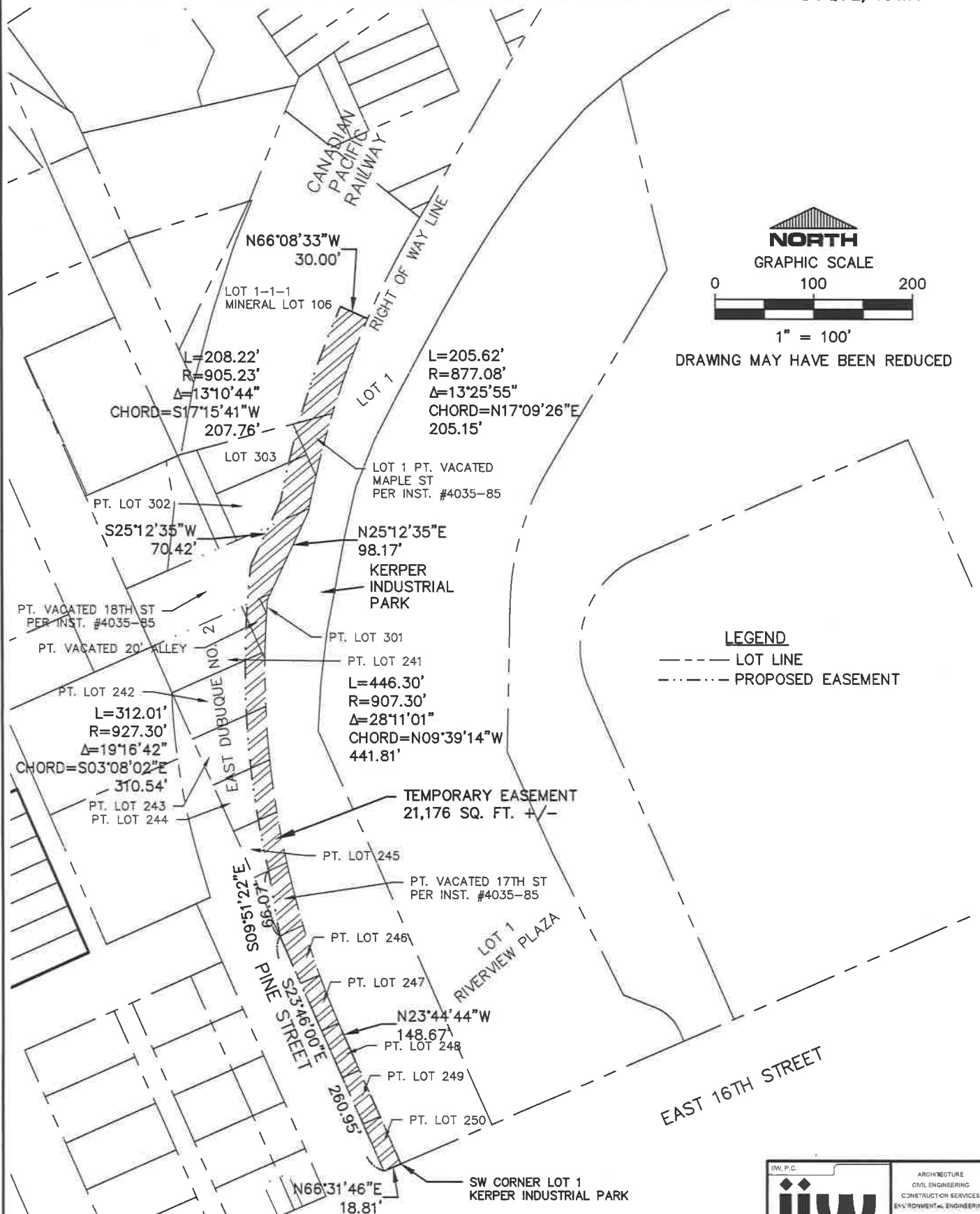
NOTE
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DATE	5-30-18	SHEET	1 of 1
P:\06\169\169-02\DRAWINGS\SUR\06169 CP-RR TRACK AREA EASEMENTS			

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



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

NOTE

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