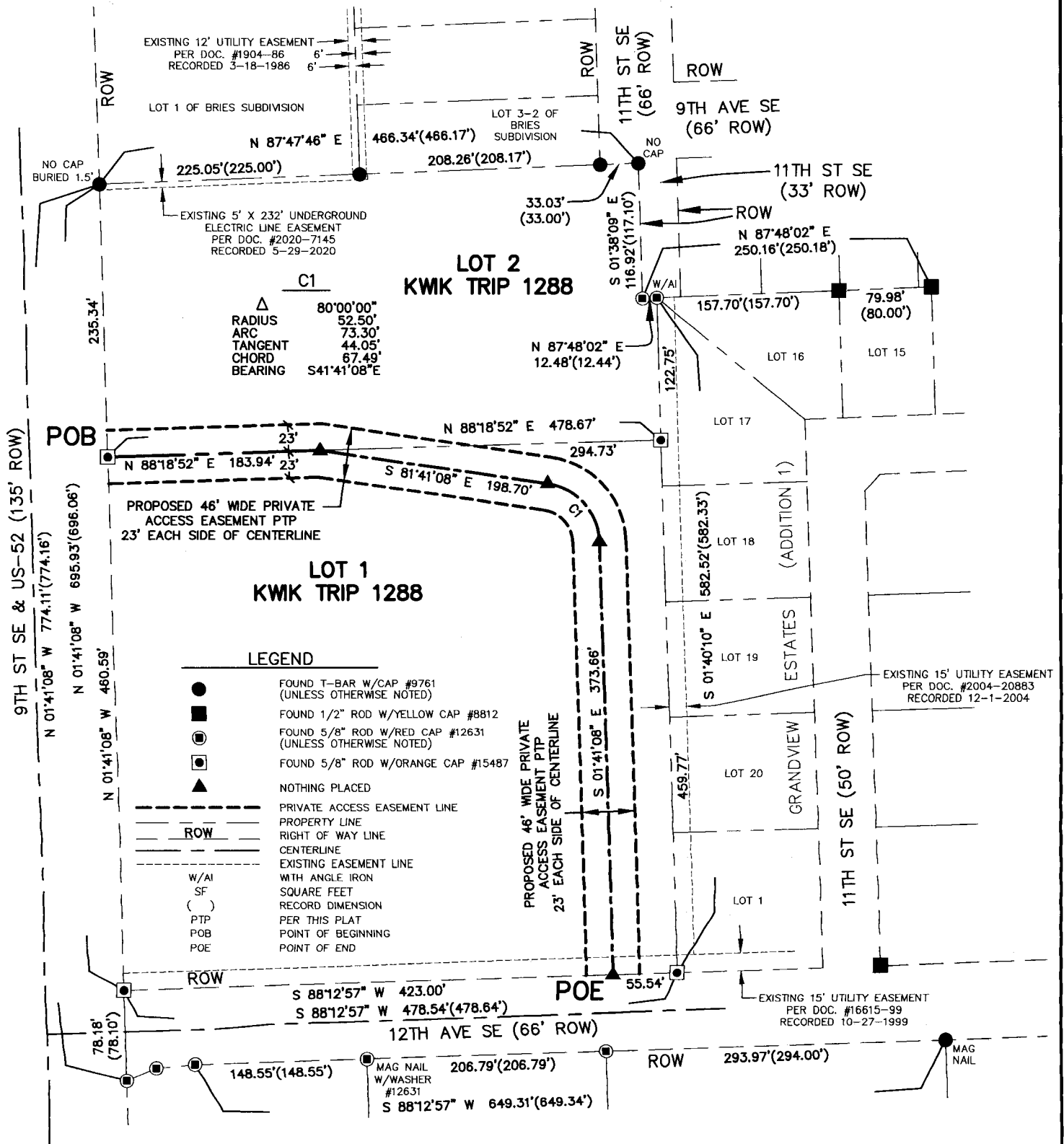


EXHIBIT "A":

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa

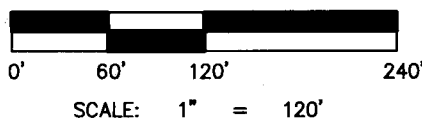
INDEX LEGEND

Location: Lot 1 & Lot 2 of KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa
SW1/4 of Section 32, T89N, R2W of the 5th P.M., Dubuque County, Iowa
Requestor: Trent Kastenschmidt, Kwik Trip
Proprietors of Lot 1 & Lot 2 of KWIK TRIP 1288:
Gerald A. Hess Revocable Trust dated February 16, 2015
915 9th St. SE, Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389



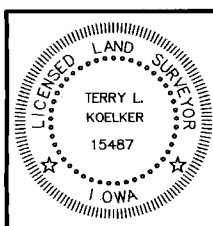
LEGEND

- FOUND T-BAR W/CAP #9761 (UNLESS OTHERWISE NOTED)
- FOUND 1/2" ROD W/YELLOW CAP #8812
- ◐ FOUND 5/8" ROD W/RED CAP #12631 (UNLESS OTHERWISE NOTED)
- ◑ FOUND 5/8" ROD W/ORANGE CAP #15487
- ▲ NOTHING PLACED
- PRIVATE ACCESS EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- W/AI WITH ANGLE IRON
- SF SQUARE FEET
- () RECORD DIMENSION
- PTP PER THIS PLAT
- POB POINT OF BEGINNING
- POE POINT OF END



NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
3. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 8/24/2023 PLOT DATE: 5/10/2024
DWG. NO. 23231-02 EASE SCALE: 1" = 120'

SHEET 1 OF 2

EXHIBIT "A":

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa.

The Easement Centerline was surveyed by me and is more particularly described as follows:

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288

Commencing at the Southwest corner of Lot 1 of Kwik Trip 1288;

Thence North $01^{\circ} 41' 08''$ West along the West line of said Lot 1 and also being the East Right-Of-Way line of 9th St. SE & US-52, a distance of 460.59 feet to the NW corner of said Lot 1, also being the Point Of Beginning of the centerline of a 46' Wide Private Access Easement;

Thence North $88^{\circ} 18' 52''$ East (bearing is based from NAD83, Zone 1401, Iowa North Coordinate System) along the North line of said Lot 1 & the centerline of said Easement, a distance of 183.94 feet;

Thence South $81^{\circ} 41' 08''$ East along the centerline of said Easement, a distance of 198.70 feet

Thence Southeasterly along the centerline of said Easement, a distance of 73.30 feet along the arc of a 52.50 foot radius curve to the right, of which the Chord distance is 67.49 feet and Chord bearing is S $41^{\circ} 41' 08''$ E;

Thence South $01^{\circ} 41' 08''$ East along the centerline of said Easement, a distance of 373.66 feet to the Point of End.