



Doc ID: 032459320004 Type: GEN
Kind: EASEMENT
Recorded: 04/16/2025 at 10:54:03 AM
Fee Amt: \$22.00 Page 1 of 4
Johnson County Iowa
Kim Painter County Recorder
BK **6643** PG **770-773**



Prepared by: Kevin D. Olson, Coralville City Attorney, PO Box 5640, Coralville, Iowa 52241 (319) 351-2277
Return to: City of Coralville, Iowa, 1512 7th Street, Coralville, Iowa 52241

TRAIL EASEMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between APPLEWOOD CONDOMINIUMS ASSOCIATION, an Iowa nonprofit corporation (the “**Owner**,” which expression shall include its successors in interest and assigns), and the CITY OF CORALVILLE, IOWA (referred to herein as the “**City**,” which expression shall include its successors in interest and assigns).

IT IS HEREBY AGREED AS FOLLOWS:

For the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, the Owner hereby grants and conveys to the City an easement for the purposes of replacement, reconstruction, maintenance and public use of a trail as the City shall from time to time elect for conveying pedestrian ingress and egress throughout the Applewood Condominium Project, and also a right-of-way with right of ingress and egress thereto over and across the areas depicted on Exhibit “A” attached hereto (the “Trail Easement”), which specifically includes 5 feet on either side of the constructed trail depicted on said Exhibit “A.”

The Owner further grants to the City the following rights in connection with the above:

1. The right of grading said easement areas for the full width thereof, and the right to extend the cuts and fills for such grading into and on said land along and outside of said easement areas, to such extent as the City may find reasonably necessary.
2. The right from time to time to trim, cut down and clear away all trees and brush on said easement areas, and to trim, cut down and clear any trees on either side of said easement areas which now or hereafter in the opinion of the City may be a hazard to said areas, or may interfere with the exercise of the City's rights hereunder in any manner.

The City shall indemnify the Owner against any loss and damage which shall be caused by the negligent exercise of any said ingress or egress, reconstruction, maintenance by the City, or its agents or employees in the course of their employment, and the general public.

The Owner reserves a right to use said easement areas for purposes which will not interfere with the City's full enjoyment of its rights hereby granted; provided that the Owner and lot owners shall not erect or construct any building, fence or other structures; plant any trees, drill or operate any well; or construct any reservoirs or other obstructions on said easement areas; or diminish or substantially add to the ground cover upon said easement areas.

The Owner hereby covenants with the City that it is lawfully seized and possessed of the real estate above described, and that it has good and lawful right to convey it or any part thereof.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto and all covenants shall be deemed to apply to and run with the land and with the title to the land.

CITY OF CORALVILLE:

By: Meghann Foster
Meghann Foster, Mayor

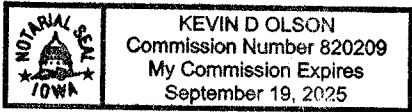
ATTEST:

By: Thorsten J. Johnson
Thorsten J. Johnson, City Clerk

STATE OF IOWA, COUNTY OF JOHNSON, ss:

This instrument was acknowledged before me on this 8 day of April, 2025, by Meghann Foster and Thorsten J. Johnson, as Mayor and City Clerk respectively of the City of Coralville, Iowa.

Kevin D. Olson
Notary Public



APPLEWOOD CONDOMINIUMS
ASSOCIATION:

By: Betty Bream
Betty Bream, President
Print name and title

By: Jeanne M Gleason
Jeanne M Gleason, Vice Pres.
Print name and title

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 19th day of March, 2025, by
Betty Bream and Jeanne Gleason as President
and Vice President of Applewood Condominiums Association.

Lindsay A
Notary Public in and for said State

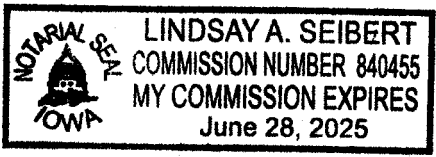


EXHIBIT "A"

