

BK: 2025 PG: 1467
Recorded: 6/11/2025 at 11:32:44.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Molly Tracy, Assistant City Attorney II, PO Box 65320, West Des Moines, IA 50265 (515) 440-4847
Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 (515) 222-3600

SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT OF TRUSTEE

Affidavit of James J. Nahas, Trustee of the James J. Nahas Revocable Trust dated December 14, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021

In re:

As shown on the attached Acquisition Plat marked **Exhibit "28-F1"**, and
Permanent Easement Plat marked **Exhibit "28-P1"**, and
Temporary Easement Plat marked **Exhibit "28-T1"**

I, **James J. Nahas, Trustee**, being first duly sworn and under oath state of my personal knowledge that:

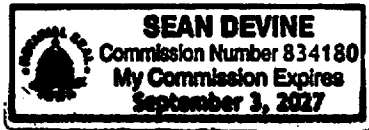
1. I am the Trustee under the James J. Nahas Revocable Trust **dated December 14, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021** to which the above-described real estate was conveyed to the trustee by Hurd Woodland, LLC, pursuant to an instrument recorded the 18th day of October, 2023 recorded in the office of the Madison County Recorder in Book 2023 and Page 2557.
2. I am presently Trustee under the Trust and I am authorized to convey in fee title and easement the above legally-described real property from the Trust, without any limitation or qualification whatsoever.
3. The trust is in existence and I am authorized to transfer the interests in the above-described real estate, free and clear of any adverse claims.
4. The Grantor of the trust is alive.


**JAMES J. NAHAS REVOCABLE TRUST dated
December 14, 2012, Amended and Restated
March 21, 2014 and Amended March 18, 2021**

By 
James J. Nahas, Trustee

STATE OF IOWA)
) SS
COUNTY OF Polk)

This record was acknowledged before me on the 10 day of June, 2025,
by James J. Nahas as Trustee of the James J. Nahas Revocable Trust dated December 14,
2012, Amended and Restated March 21, 2014 and Amended March 18, 2021.




NOTARY PUBLIC

Index Legend	
City:	West Des Moines
County:	Madison County
Parcel ID:	031010288003000
Description:	SE SE Section 02, T77N, R26W
Proprietor:	James J. Nahas Revocable Trust and Debra A. Nahas Revocable Trust
Surveyor:	Jody Budde
Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393

ACQUISITION PLAT

EXHIBIT 28-F1

FEE TITLE BEING CONVEYED TO THE CITY OF WEST DES MOINES
WOODLAND AVENUE - VETERANS PARKWAY TO SW KERRY STREET
CITY PROJECT NO. 0510-021-2024

PROPERTY OWNER:

JAMES J. NAHAS REVOCABLE TRUST
DEBRA A. NAHAS REVOCABLE TRUST
1089 WOODLAND AVE
CUMMING, IA 50061
BOOK 2023, PAGE 2557

LEGAL DESCRIPTION:

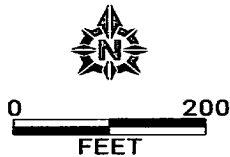
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 00° 41' 59" EAST, 946.63 FEET ALONG THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 89° 11' 55" WEST, 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE NORTH 00° 41' 59" WEST, 9 43.62 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 83° 58' 38" EAST, 33.14 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31,189 SQUARE FEET OR 0.72 ACRES MORE OR LESS, INCLUDING 31,189 SQUARE FEET OR 0.72 ACRES OF EXISTING ROADWAY EASEMENT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

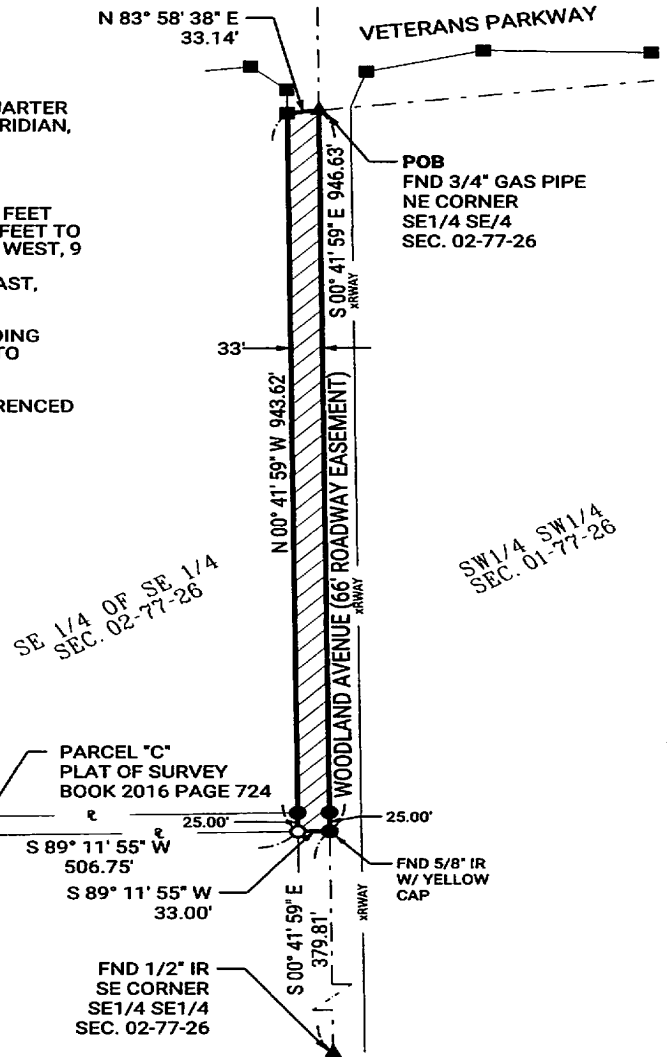
AREA BREAKDOWN		
DESCRIPTION	AREA (SQ FT)	AREA (ACRES)
FEE TITLE ACQUISITION	31,189	0.72
EXISTING ROADWAY EASEMENT	31,189	0.72
FEE TITLE W/OUT ROADWAY EASEMENT	0	0.00



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/ORANGE CAP#23252 (UNLESS NOTED)
- FOUND 1/2" REROD W/RED CAP#17532 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- R.R. RAILROAD
- I.P. IRON PIPE
- - - SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P - PROPERTY LINE
- ▨ PROPOSED FEE TITLE ACQUISITION



PARCEL "C"
PLAT OF SURVEY
BOOK 2016 PAGE 724

S 89° 11' 55" W
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City:	West Des Moines
County:	Madison County
Parcel ID:	031010288003000
Description:	SE SE Section 02, T77N, R26W
Proprietor:	James J. & Nahas Revocable Trust & Debra A. Nahas Revocable Trust
Surveyor:	Jody Budde
Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393

PERMANENT EASEMENT

EXHIBIT 28-P1

PERMANENT STORM SEWER EASEMENT BEING CONVEYED TO THE CITY OF WEST DES MOINES
WOODLAND AVENUE - VETERANS PARKWAY TO SW KERRY STREET
CITY PROJECT NO. 0510-021-2024

PROPERTY OWNER:

JAMES J. NAHAS REVOCABLE TRUST
DEBRA A. NAHAS REVOCABLE TRUST
1089 WOODLAND AVE
CUMMING, IA 50061
BOOK 2023, PAGE 2557

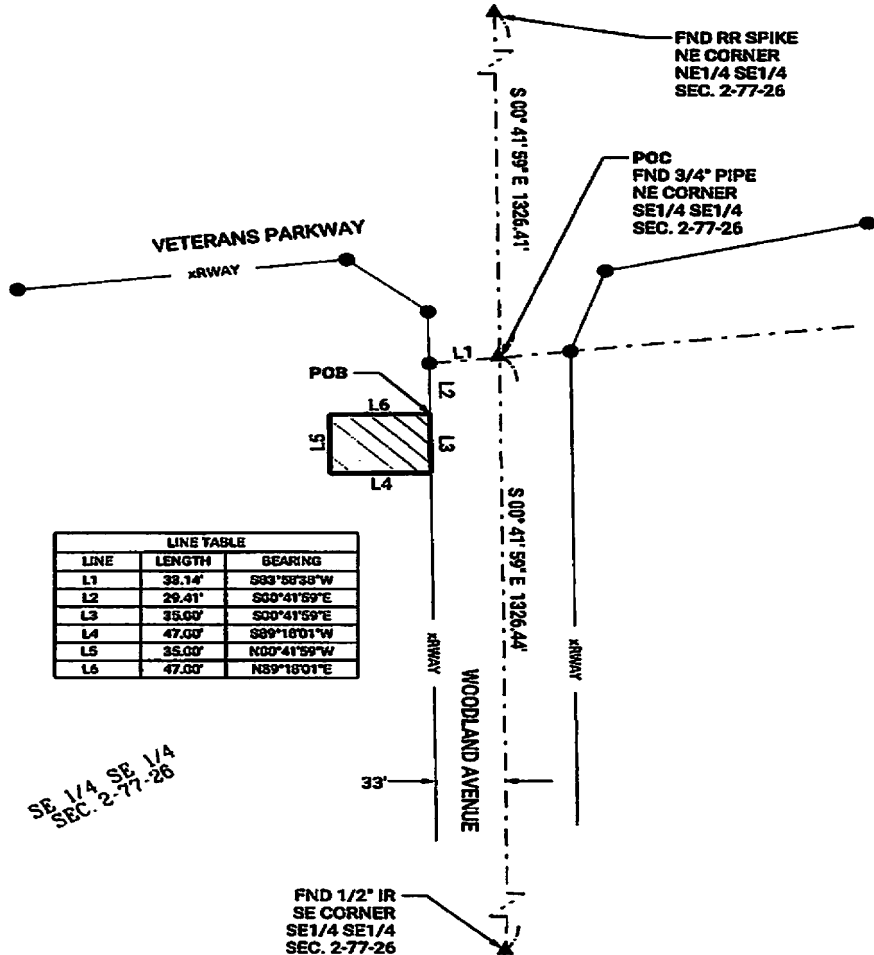
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPLE MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 83° 58' 38" WEST, 33.14 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE SOUTH 00° 41' 59" EAST, 29.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 00° 41' 59" EAST, 35.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89° 18' 01" WEST, 47.00 FEET; THENCE NORTH 00° 41' 59" WEST, 35.00 FEET; THENCE NORTH 89° 18' 01" EAST, 47.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,645 SQUARE FEET OR 0.04 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

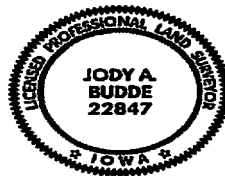


LINE TABLE		
LINE	LENGTH	BEARING
L1	33.14'	S83°58'38"W
L2	29.41'	S00°41'59"E
L3	35.00'	S00°41'59"E
L4	47.00'	S89°18'01"W
L5	35.00'	N00°41'59"W
L6	47.00'	N89°18'01"E



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" IR W/ ORANGE CAP #25232 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - PROPERTY LINE
- ▨ PERMANENT STORM SEWER EASEMENT



FIELD SURVEY COMPLETED: JULY 2024

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 Professional Land Surveyor under the laws of the State of Iowa.

JODY A. BUDDE, P.L.S.
License Number: 22847
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this set: 1 of 1

DATE

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475



SHEET
1 OF 1

FOTH PROJECT NO. 24W006.GD DATE: 11/25/2024

Index Legend	
City:	West Des Moines
County:	Madison County
Parcel ID:	031010288003000
Description:	SE SE SECTION 02, T77N, R26W
Proprietor:	James J. Nahas Revocable Trust and Debra A. Nahas Revocable Trust
Surveyor:	Jody Budde
Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393

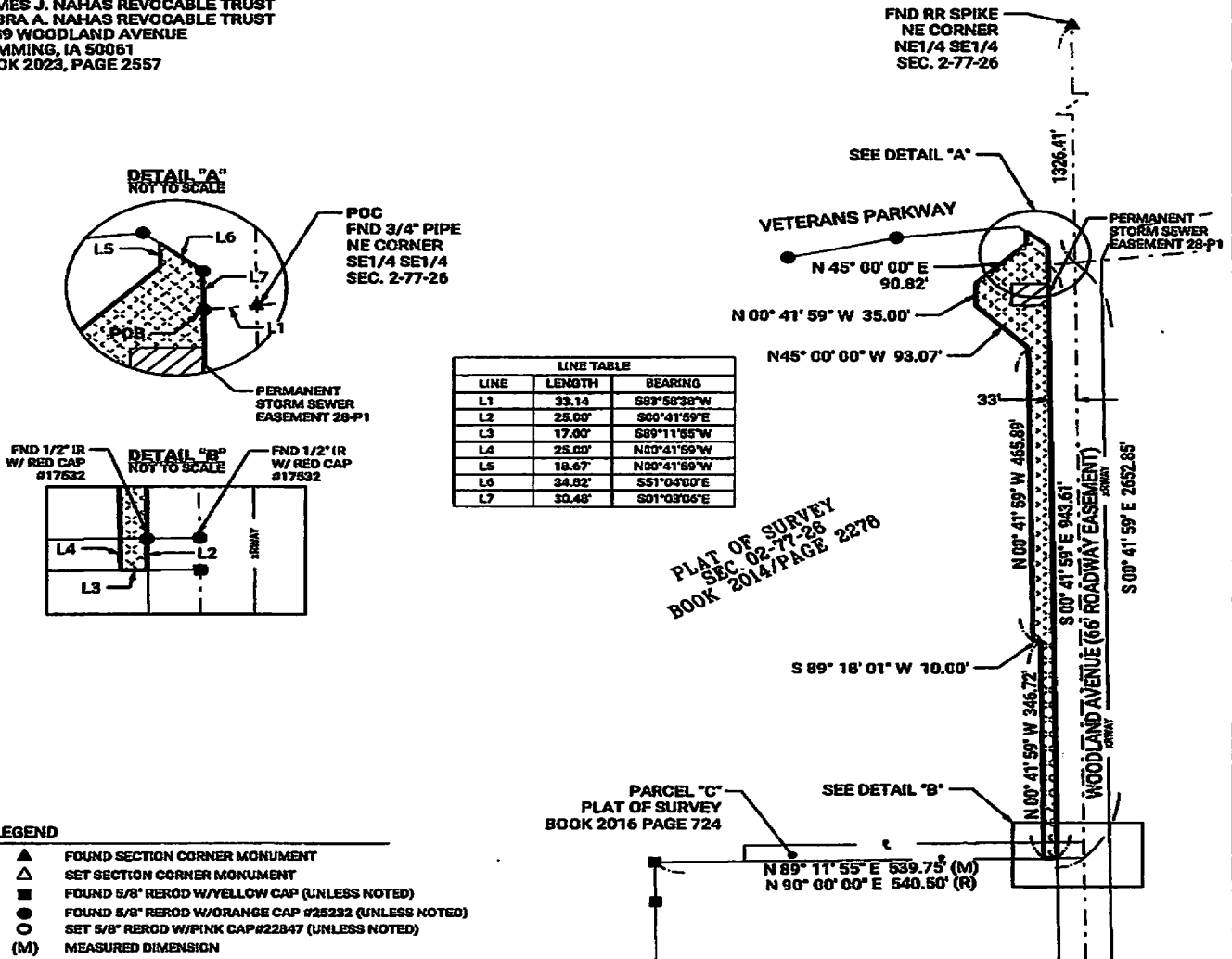
TEMPORARY EASEMENT

EXHIBIT 28-T1

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF WEST DES MOINES
WOODLAND AVENUE - VETERANS PARKWAY TO SW KERRY STREET
CITY PROJECT NO. 0510-021-2024

PROPERTY OWNER:

JAMES J. NAHAS REVOCABLE TRUST
DEBRA A. NAHAS REVOCABLE TRUST
1089 WOODLAND AVENUE
CUMMING, IA 50061
BOOK 2023, PAGE 2557



PLAT OF SURVEY
SEC. 02-77-28
BOOK 2014/PAGE 2278

PARCEL 'C'
PLAT OF SURVEY
BOOK 2016 PAGE 724

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8\" REROD W/YELLOW CAP (UNLESS NOTED)
- FOUND 5/8\" REROD W/ORANGE CAP #25232 (UNLESS NOTED)
- SET 5/8\" REROD W/PINK CAP #22347 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EXISTING LOT LINE
- - - - - PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED PERMANENT STORM SEWER EASEMENT



0 200
FEET

FIELD SURVEY COMPLETED: JULY 2024

SURVEY FOR:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475

FOTH PROJECT NO. 24W006.00 DATE: 12/2/2024

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L • Johnston, IA 50131-2931
• Phone: 515-254-1393 •

SHEET
1 OF 2

TEMPORARY EASEMENT

EXHIBIT 28-T1

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF WEST DES MOINES
WOODLAND AVENUE - VETERANS PARKWAY TO SW KERRY STREET
CITY PROJECT NO. 0510-021-2024

PROPERTY OWNER:

JAMES J. NAHAS REVOCABLE TRUST
DEBRA A. NAHAS REVOCABLE TRUST
1089 WOODLAND AVENUE
CUMMING, IA 50061
BOOK 2023, PAGE 2557

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 83° 58' 38" WEST, 33.14 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00° 41' 59" EAST, 943.61 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF PARCEL C AS RECORDED IN A PLAT OF SURVEY IN BOOK 2016 PAGE 724 IN THE MADISON COUNTY RECORDER'S OFFICE; THENCE SOUTH 89° 11' 55" WEST 17.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00° 41' 59" WEST, 346.72 FEET; THENCE SOUTH 89° 18' 01" WEST 10.00 FEET; THENCE NORTH 00° 41' 59" WEST, 465.89 FEET; THENCE NORTH 45° 00' 00" WEST, 93.07 FEET; THENCE NORTH 00° 41' 59" WEST, 35.00 FEET; THENCE NORTH 45° 00' 00" EAST, 90.82 FEET; THENCE NORTH 00° 41' 59" WEST, 18.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY; THENCE SOUTH 51° 04' 00" EAST, 34.82 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVE; THENCE SOUTH 01° 03' 06" EAST, 30.48 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. EXCEPT, PERMANENT STORM SEWER EASEMENT BEING CONVEYED TO THE CITY OF WEST DES MOINES FOR THIS PROJECT.

SAID TRACT CONTAINS 27,985 SQUARE FEET OR 0.64 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

AREA BREAKDOWN		
DESCRIPTION	AREA (SQ FT)	AREA (ACRES)
TEMPORARY EASEMENT	29,630	0.68
PERMANENT EASEMENT	1,545	0.04
TEMP W/OUT PERM	27,985	0.64

FIELD SURVEY COMPLETED: JULY 2024

SURVEY FOR:

CITY OF WEST DES MOINES
4200 MILLS CIVIC PKWY
WEST DES MOINES, IA 50265
PHONE: (515) 222-3475



SHEET
2 OF 2

FOTH PROJECT NO. 24W006.00 DATE: 12/2/2024