

BK: 2025 PG: 1469
Recorded: 6/11/2025 at 11:33:19.0 AM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
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

PURCHASERS AFFIDAVIT

RE: See attached Acquisition Plat attached hereto as **Exhibit "28-F1"**,
Permanent Easement Plat attached hereto as **Exhibit "28-P1"**, and
Temporary Easement Plat attached hereto as **Exhibit "28-T1"**,
subject to any and all easements of record.

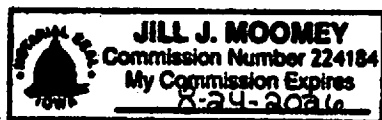
STATE OF IOWA, COUNTY OF POLK, ss:

I, **Molly Tracy**, being first duly sworn (or affirmed) under oath, depose and state that I am the agent of the purchaser of the real estate described above. The purchaser has relied upon the Affidavit from **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 and Debra A. Nahas, Trustee of the Debra A. Nahas Revocable Trust dated December 13, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021**. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed and easement from the trustees. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 11th day of JUNE, 2025.


Molly Tracy, Affiant

Subscribed and sworn to (or affirmed) before me this 11th day of June, 2025,
by **Molly Tracy**.




NOTARY PUBLIC

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



0 200
FEET

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
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - PROPERTY LINE
- ▨ PROPOSED FEE TITLE ACQUISITION

SE 1/4 OF SE 1/4
SEC. 02-77-26

SW 1/4 SW 1/4
SEC. 01-77-26

PARCEL "C"
PLAT OF SURVEY
BOOK 2016 PAGE 724

FND 5/8" IR
W/ YELLOW
CAP

S 89° 11' 55" W
506.75'
S 89° 11' 55" W
33.00'

FND 1/2" IR
SE CORNER
SE 1/4 SE 1/4
SEC. 02-77-26

FND 5/8" IR
W/ YELLOW
CAP

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, 2026

Pages or sheets covered by this set: 1 of 1

1-24-2025
DATE

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: 1/23/2025

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

SHEET

1 OF 1

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

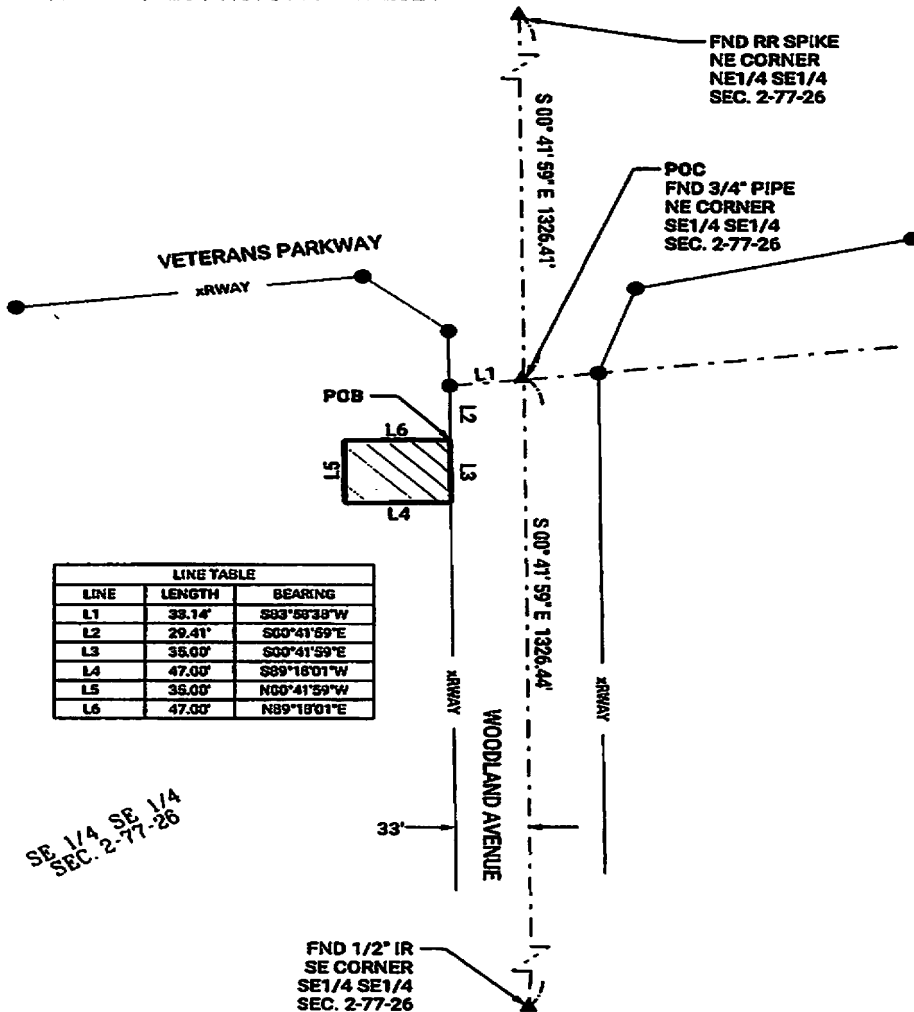
LEGAL DESCRIPTION:

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
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 WEST 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

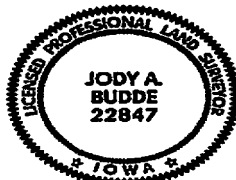


LEGEND

- ▲ 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:

11-30-2024

DATE

1 of 1

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: 11/25/2024



SHEET

1 OF 1

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

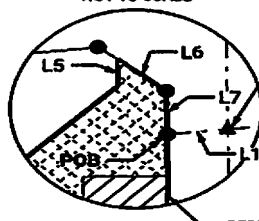
EXHIBIT 28-T1

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

DETAIL "A"
NOT TO SCALE

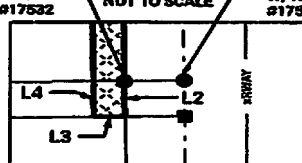


POC
FND 3/4" PIPE
NE CORNER
SE1/4 SE1/4
SEC. 2-77-26

PERMANENT
STORM SEWER
EASEMENT 28-P1

FND 1/2" IR
W/ RED CAP
#17532

DETAIL "B"
NOT TO SCALE



FND 1/2" IR
W/ RED CAP
#17532

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.14	S89°58'33"W
L2	25.00	S00°41'59"E
L3	17.00	S89°11'55"W
L4	25.00	N00°41'59"W
L5	18.67	N00°41'59"W
L6	34.92	S51°04'00"E
L7	30.48	S01°03'03"E

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

FND RR SPIKE
NE CORNER
NE1/4 SE1/4
SEC. 2-77-26

SEE DETAIL "A"

VETERANS PARKWAY

N 45° 00' 00" E
90.82'

N 00° 41' 59" W 35.00'

N 45° 00' 00" W 93.07'

33'

N 00° 41' 59" W 465.89'

S 00° 41' 59" E 943.61'

S 00° 41' 59" E 2652.85'

S 89° 18' 01" W 10.00'

N 00° 41' 59" W 346.72'

WOODLAND AVENUE (66' ROADWAY EASEMENT)

SW KERRY STREET

PARCEL "C"
PLAT OF SURVEY
BOOK 2016 PAGE 724

SEE DETAIL "B"

N 89° 11' 55" E 539.75' (M)
N 90° 00' 00" E 540.50' (R)

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 #22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- - - SECTION LINE
- - - HWY - RIGHT-OF-WAY LINE
- - - EXSTING 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) 222-3478

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	1,646	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