

**RESOLUTION # 16 (2025-2026)**

RESOLUTION WAIVING RIGHT OF REVIEW FOR A SUBDIVISION

WHEREAS, Pudenz Estates is the owner of the property legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING.

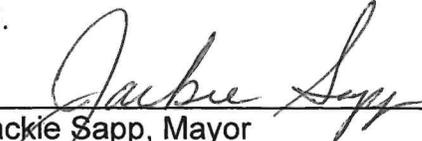
PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

WHEREAS, the owner wishes to subdivide the property as described on the attached plat of survey; and

WHEREAS, section 354.8 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Kelley City Council does hereby waive the requirements and is in favor of the aforementioned described subdivision of the property as shown and described on the attached plat of survey.

ADOPTED this 24th day of February, 2026.

  
\_\_\_\_\_  
Jackie Sapp, Mayor

ATTEST:

  
\_\_\_\_\_  
Jaeda Davies, City Clerk

Index Legend	
Location:	PT SW1/4 SW1/4 SEC. 8 T82N R24W 5TH P.M. STORY COUNTY, IOWA
Requestor:	BOB FEJFAR - REPRESENTING REVIVED INTERIORS
Proprietor:	MARILYN M. OSTERHOUT TRUST
Surveyor/	ANDREW J. COFRAN, PLS
Prepared	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023
By:	PHONE # 515-964-5310
Surveyor	
Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023

FOR RECORDER'S USE ONLY

**SURVEY FOR:**

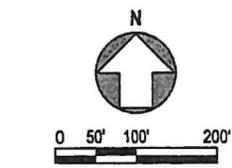
MARILYN M. OSTERHOUT TRUST  
29383 520TH AVE.  
KELLEY, IOWA 50134

**PUDENZ ESTATES  
RESIDENTIAL SUBDIVISION**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

LOT 1	5.00 ACRES (21,780,000 SQ.FT.)
300TH STREET R.O.W.	0.39 ACRES (16,988 SQ.FT.)
OUTLOT "A"	6.87 ACRES (299,257 SQ.FT.)



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
  - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
  - M MEASURED DISTANCE
  - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 825, PAGE 3)
  - R.O.W. RIGHT-OF-WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING

FIELD WORK COMPLETED ON: JAN. 31, 2025

NOTE: ALL BEARINGS ARE ASSUMED.

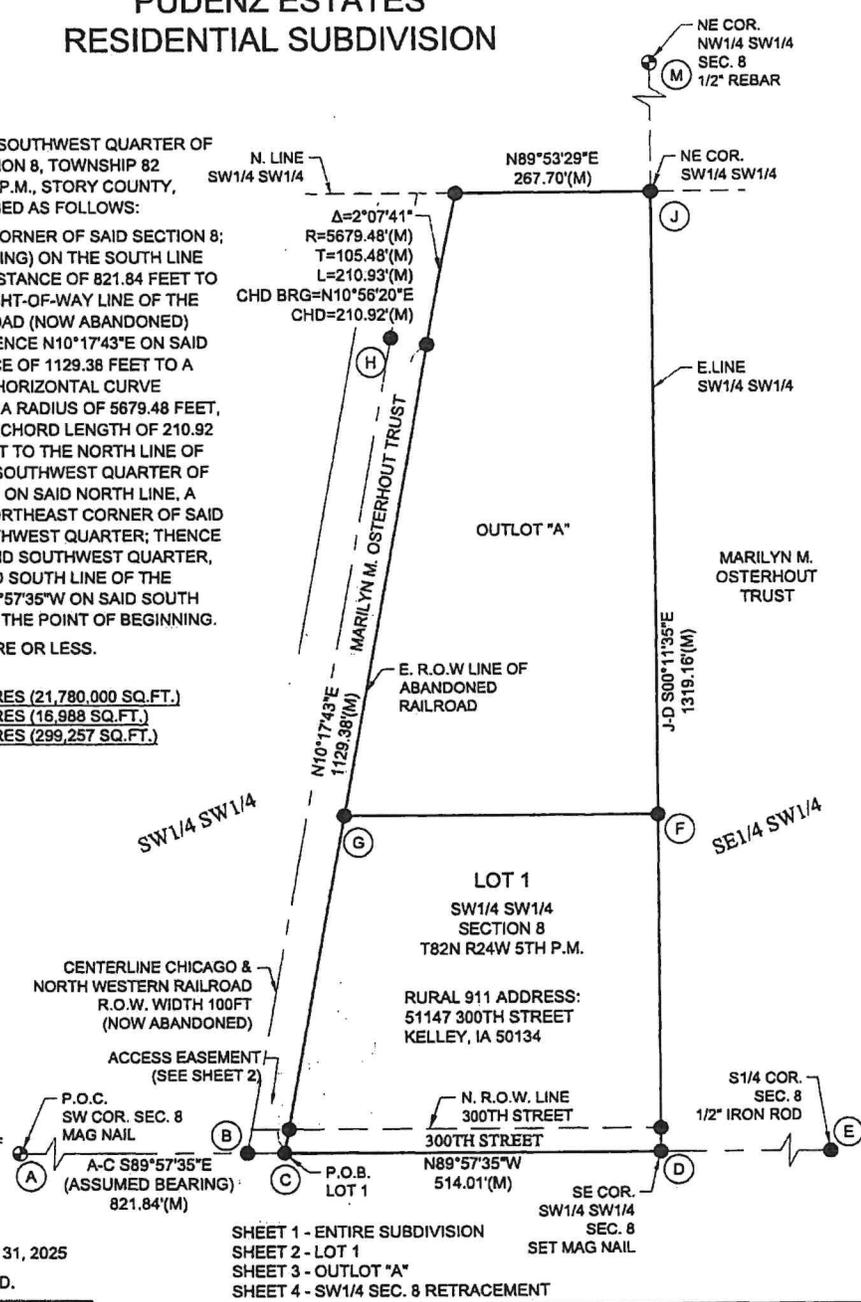
Project No.: 242190  
Date: 2/5/2026  
QAQC: JB  
Scale: 1" = 200'  
Field Book: STORY CO. 1  
Field Crew: DJM  
Drawn By: AJC

**JEO CONSULTING GROUP**  
1615 SW Main Street, Suite 205  
Ankeny, IA 50023  
515.964.5310

US SURVEY FEET (±FT)

JEO Consulting, Inc.  
1937 N Chestnut St  
Wahoo, NE 68066  
800.723.8567 | jeo.com

Sheet 1 of 4  
Survey File No.: 2025-029



SHEET 1 - ENTIRE SUBDIVISION  
SHEET 2 - LOT 1  
SHEET 3 - OUTLOT "A"  
SHEET 4 - SW1/4 SEC. 8 RETRACEMENT

**ANDREW J. COFRAN**  
28875

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.

(signature) *Andrew J. Cofran* 2/6/26 (date)

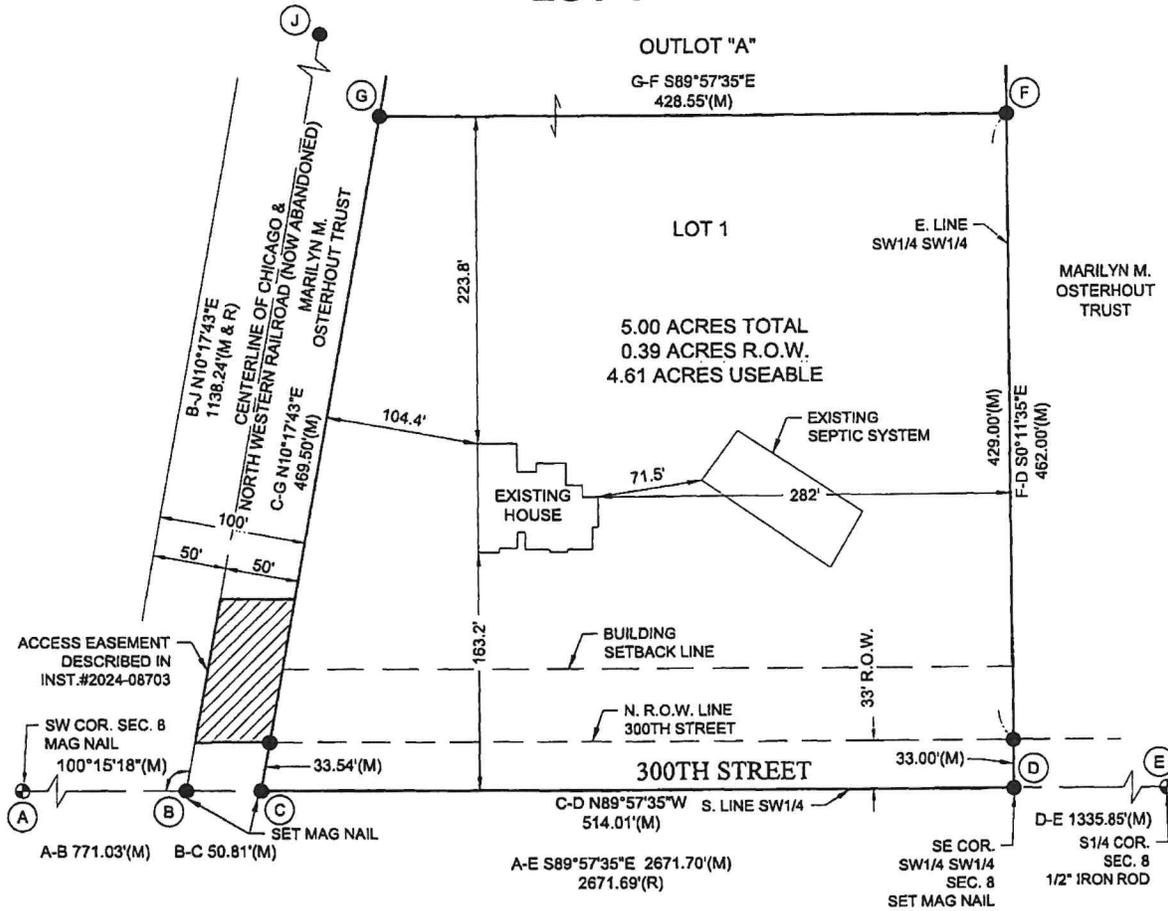
Printed or typed name: ANDREW J. COFRAN

License Number: 28875

My license renewal date is December 31, 2027

Pages or sheets covered by this seal:  
SHEETS 1 - 4

# PUDENZ ESTATES RESIDENTIAL SUBDIVISION LOT 1



**NOTES:**

1. LOT 1 IS SERVED BY PRIVATE SEPTIC AND IRUA WATER.
2. SEPTIC SYSTEM SETBACK FROM DWELLING IS 30 FEET. MEASUREMENT IN FIELD YIELDED 71.5 FEET.
3. LOTS DESIGNATED AS "OUTLOTS" ARE NOT BUILDABLE.
4. ACCESS EASEMENT DESCRIBED IN INST.#2024-08703
5. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS RESIDENTIAL PARCEL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES.
6. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND FOR ANY PUBLIC ASSEMBLY AREA INCLUDING OPEN-AIR OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.  
 RURAL 911 ADDRESS: 51147 300TH STREET  
 KELLEY, IA 50134
7. DRAINAGE DISTRICT: BOONE - STORY #3
8. EMERGENCY SERVICES DISTRICT - SLATER EMS
9. SCHOOL DISTRICT: BALLARD COMMUNITY SCHOOL DISTRICT
10. ZONING DISTRICT: A-1 AGRICULTURAL
11. UTILITY DISTRICT: INTERSTATE POWER AND LIGHT COMPANY
12. WATERSHED DISTRICT: HUC:10 SUGAR CREEK - SOUTH SKUNK RIVER THE FLOODPLAIN INFORMATION SHOWN ON SHEET 3 WAS EXTRACTED FROM FEMA FLOOD MAPS.

Project No.: 242190  
 Date: 2/6/2026  
 QAQC: JB  
 Scale: 1" = 100'  
 Field Book: STORY CO. 1  
 Field Crew: DJM  
 Drawn By: AJC

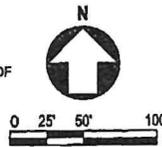


**JEO CONSULTING GROUP**  
 1615 SW Main Street, Suite 205  
 Ankeny, IA 50023  
 515.964.5310  
 JEO Consulting, Inc.  
 1937 N Chestnut St  
 Wahoo, NE 68066  
 800.723.8567 | jeo.com

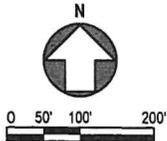
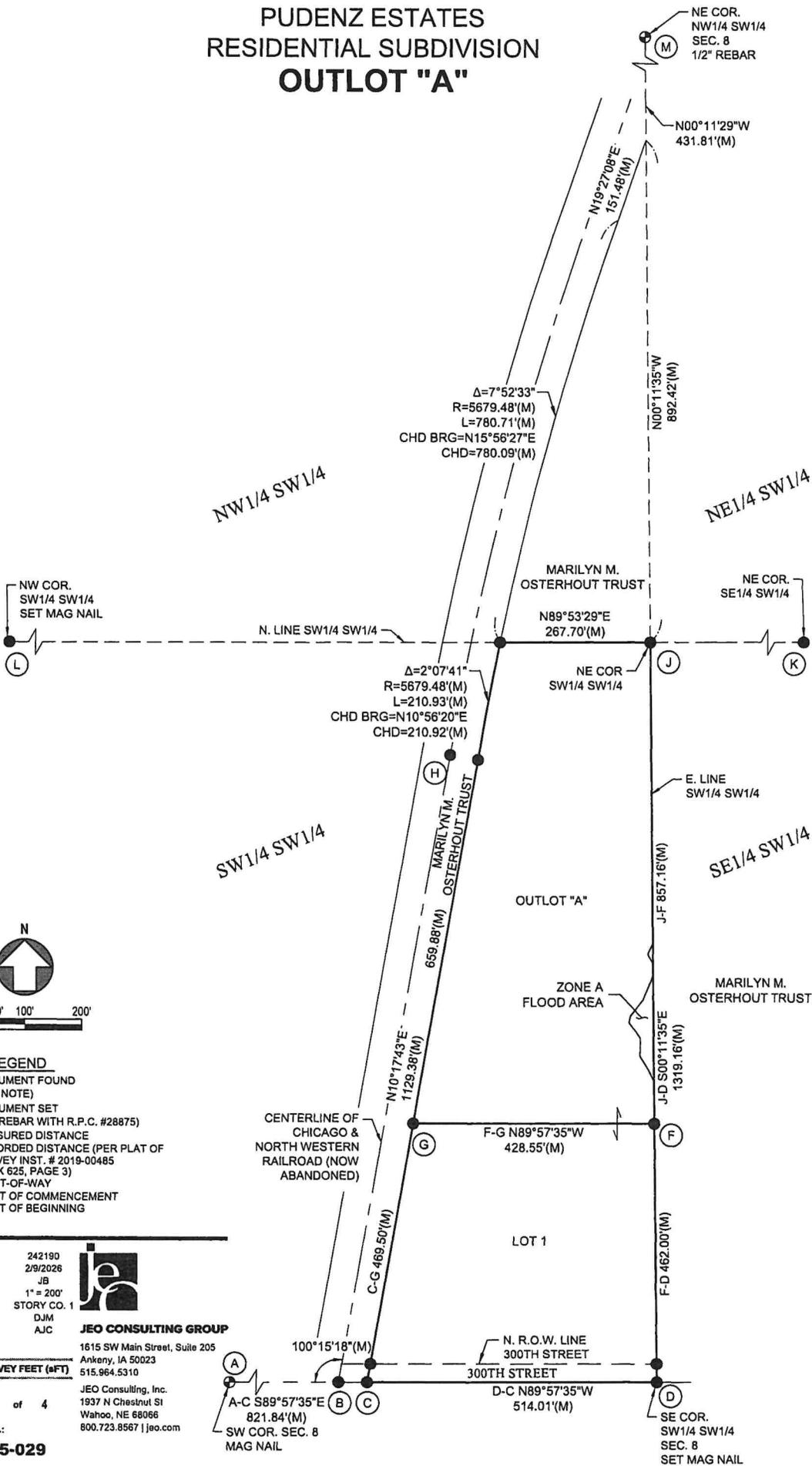
US SURVEY FEET (#FT)  
 Sheet 2 of 4  
 Survey File No.: 2025-029

**LEGEND**

- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



# PUDENZ ESTATES RESIDENTIAL SUBDIVISION OUTLOT "A"



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
  - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
  - M MEASURED DISTANCE
  - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
  - R.O.W. RIGHT-OF-WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING

Project No.: 242190  
 Date: 2/9/2026  
 QAQC: JB  
 Scale: 1" = 200'  
 Field Book: STORY CO. 1  
 Field Crew: DJM  
 Drawn By: AJC

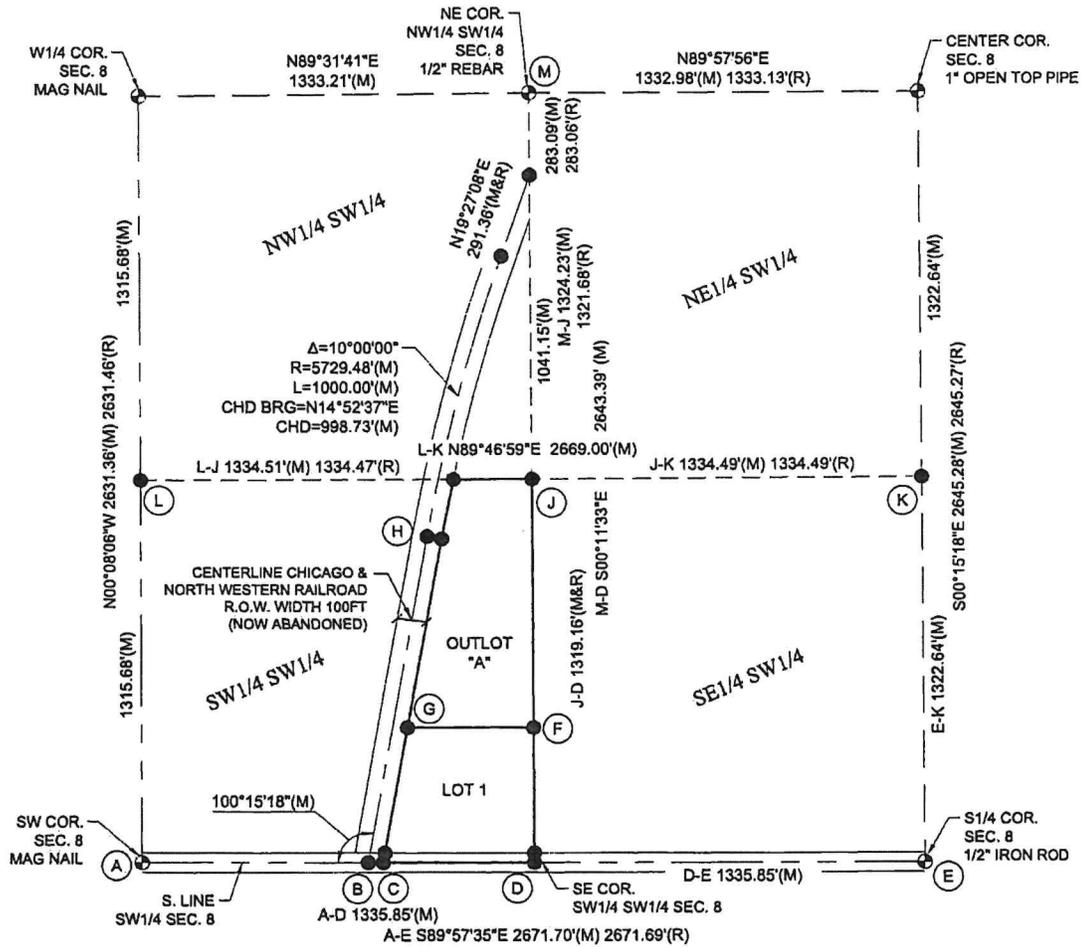
**JEO CONSULTING GROUP**  
 1615 SW Main Street, Suite 205  
 Ankeny, IA 50023  
 515.964.5310

**JEO Consulting, Inc.**  
 1937 N Chestnut St  
 Wahoo, NE 68066  
 800.723.8567 | jeo.com

**US SURVEY FEET (±FT)**

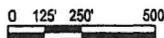
Sheet 3 of 4  
 Survey File No.: **2025-029**

**PUDENZ ESTATES  
RESIDENTIAL SUBDIVISION  
SW1/4 SECTION 8 T82N R24W 5TH P.M.**



**SURVEYOR'S NOTE:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF REVIVED INTERIORS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. I RETRACED A PLAT OF SURVEY BY MURRAY B. BERTING RECORDED JANUARY 18, 2019 AS INSTRUMENT #2019-00485 IN THE STORY COUNTY RECORDER'S OFFICE TO DETERMINE THE LOCATIONS OF THE CENTERLINE & EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED).



**LEGEND**

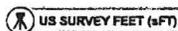
- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

Project No.: 242190  
 Date: 2/6/2026  
 QAQC: JB  
 Scale: 1" = 500'  
 Field Book: STORY CO. 1  
 Field Crew: DJM  
 Drawn By: AJC



**JEO CONSULTING GROUP**  
 1615 SW Main Street, Suite 205  
 Ankeny, IA 50023  
 515.964.5310

JEO Consulting, Inc.  
 1937 N Chestnut St  
 Wahoo, NE 68066  
 800.723.8567 | jeo.com



Sheet 4 of 4

Survey File No.:

**2025-029**