



Book 2025 Page 1979

Document 2025 GWH-1979 Type 53 001 Pages 12
Date 7/28/2025 Time 8:50:26AM
Rec Amt \$.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED IN FULL BY TRANSFEROR

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

TRANSFEROR:

Name Ryan Robert Mohr and Christa Kay Mohr

Address

Number and Street or RR

City, Town or PO

State

Zip

TRANSFeree:

Name Noah Jackson and Mia Jackson

Address

1880 Honey Creek Road, Manchester, IA 52057

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

1880 Honey Creek Road, Manchester, IA 52057

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

See attached.

1. Wells (check one)

☐

No Condition - There are no known wells situated on this property.



Condition Present - There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

☐

No Condition - There is no known solid waste disposal site on this property.



Condition Present - There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- ☒ No Condition - There is no known hazardous waste on this property.
☐ Condition Present - There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- ☒ No Condition - There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
☐ Condition Present - There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- ☒ No Condition - There are no known private burial sites on this property.
☐ Condition Present - There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- ☐ No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
☐ No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
☒ Condition Present - There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
☐ Condition Present - There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
☐ Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and the buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
☐ Condition Present - There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #7]
☐ Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following
Exemption [Note: for exemption #7 use prior check box]: _____
☐ Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number:

Review the following two directions carefully:

- A. If you selected a box stating "No Condition" for every numbered section above, **STOP HERE**. Do not submit this form. Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Septic tank is on East side of house
Well is on North side of garage

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Charles Kondak
(Transferor or Agent)

Telephone No.: 920-1474

TIME OF TRANSFER INSPECTION TOT# 15552 BILL DOWNS CERT # 8880

Site Information

Parcel Description: **Ryan Mohr**

Address: **1880 Honey Creek Rd, Manchester, IA 52057**

County: **Delaware**

Owner Information

Property is owned by a business: **No**

Business Name:

Owner Name: **Ryan Mohr**

Email Address:

Address: **17784 185th St., Manchester, IA 52057**

Phone No: **563-920-1474**

Site related information

No Of Bedrooms: **3**

Inspection Date: **05/19/2025**

Facility Type: **Residential**

Currently Occupied: **No**

Last Occupied: **04/01/2025**

System Installation Date: **05/21/2015**

Permit issued by County: **Yes**

Permit Number: **2384**

All plumbing fixtures enter septic system: **Yes**

County contacted for records: **Yes**

Property Information Comments:

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1750**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **3**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Bill Downs**

Date Pumped: **10/11/2022**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **90**

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes**

Effluent Filter Present: **Yes**

Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**

Tank Comments:

General Primary Treatment Comments:

Distribution Type

Pump System 1

Label: **Pump System 1**

Accessible: **Yes**

Control Box Functioning: **Yes**

Alarm(s) Present and Functioning: **Yes**

Functioning As Designed: **Yes**

General Distribution System Comments : **system pressurized lines for even distribution**

Secondary Treatment

Absorption Bed1

Distribution Type: **Pump System**

Material Type: **Other**

Absorption Bed Width: **10**

Absorption Bed Length: **80**

Total Absorption Area: **800**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **350**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **90**

Absorption Bed Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Ran water in pump tank, cycled 3 times. Didnt dig up because pressurized system.**

TIME OF TRANSFER INSPECTION TOT# 15552 BILL DOWNS CERT # 8880

Owner Name: **Ryan Mohr**

Address: **1880 Honey Creek Rd , Manchester , IA 52057**

County: **Delaware**

Inspection Date: **05/19/2025**

Submitted Date: **5/27/2025**

This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).



2384

OWNER: Ryan & Krista Mohr

DATE: 6/25/15

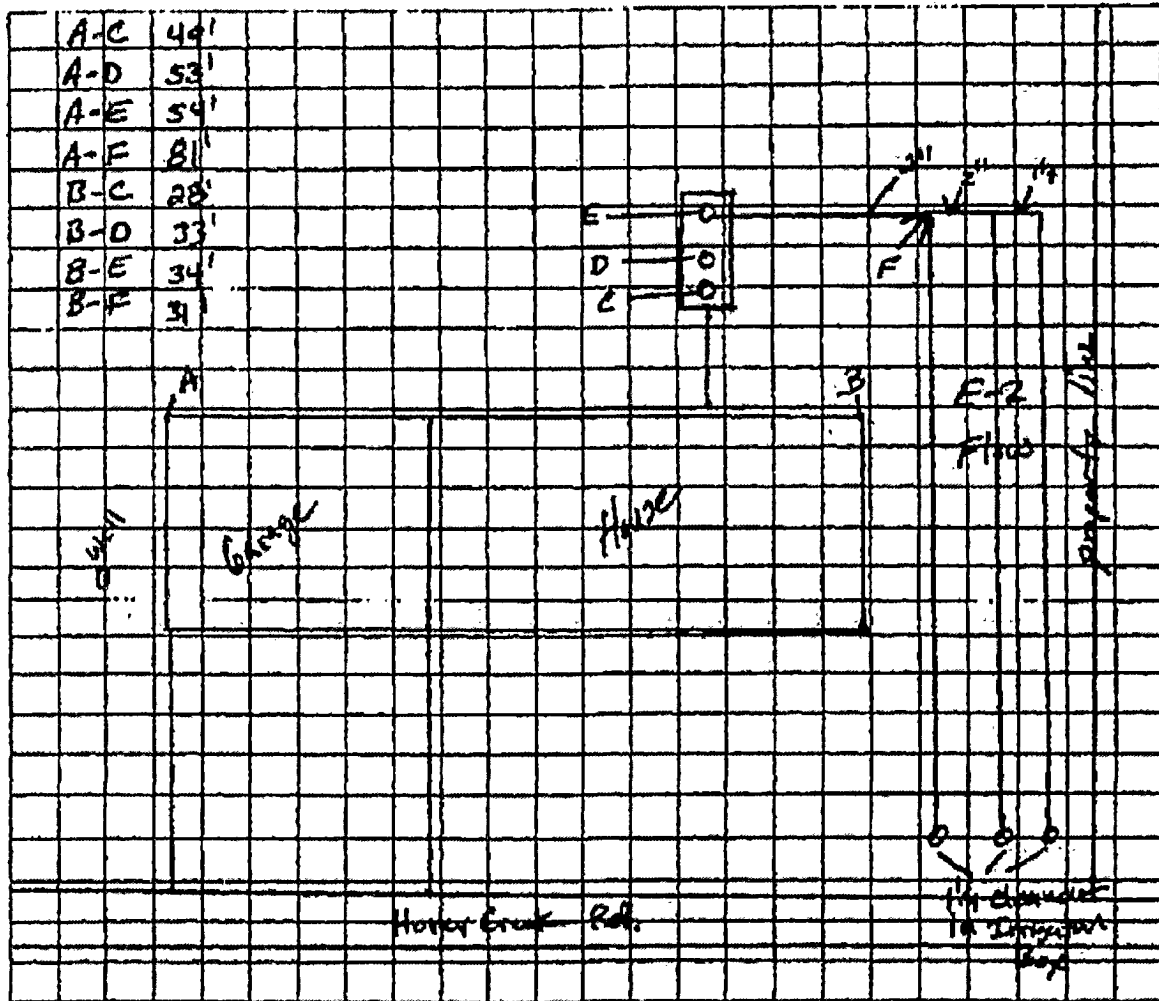
SITE ADDRESS: 1680 Homer Creek Rd

TOWN/COUNTY: Manchester / Delaware

GPS: Loop: Let:

TANK SIZE: 1750 Sump Plastic OR Concrete D-BOX: 7 or 9 OUTLETS USED:

SECONDARY TREATMENT: 720 sq. ft E-2 flow bed with 1 1/2" PVC drilled with 1/2" hole every 30" + Dose pumped 60 gal. per dose



NOTES: 1- PPS1750 - could pump with 1/2 inch pipe 2 1/2" 1 1/2" electrical 80' + valves on ends of runs for cleanouts

DELAWARE COUNTY

BOARD OF SUPERVISORS

PERMIT NO. 2384

APPLICATION FOR PERMIT TO INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM

ADDRESS 1880 Honey Creek Rd Manchester SECTION 16 TOWNSHIP Delaware

LOCATION QT QT SEC 16 T 89 N R 5 W Parcel# 140160300100

Owner Ryan Mohr Plumber Oasis

Lot size .9 Type Commercial Residential (No. Bedrooms) 3

Fixtures: Stools 2 Bath tubs 2 Showers 2 Sinks 3 Automatic Laundry 1 Lift Pump 1

Septic tank made by Swals Construction Material Crete Gallon Cap. 1750 Garbage disposal 1

Absorption Field: Total length of Laterals No. of lateral lines Size of leach bed 800

Trench Material E 2 F10 Secondary Treatment Type

This system is new construction Existing X

I certify that the above information is correct and that all proposed work will be completed in accordance with Delaware county Regulations.

Date Approved 5-21-15

By Dennis Lyons

INSPECTOR

APPLICANT'S SIGNATURE

Pressurize Line For
Even distribution

DELAWARE COUNTY SANITATION

EnvTrack #

Permit # 2389

Application # _____

Completion Report for Private Sewage Disposal System

Owner: Ryan MohrSite Address: 1880 Honey Creek Rd MandersonTownship: DelawareParcel #: 14 0160300100

Lot # _____

Legal S-T-R 16-89-5Mailing Address: Same as AboveContractor: OasisBedroom #: 3Water Supply: Private - 42.51773 - 91.45081Primary Treatment: Latitude: 42.51750 Longitude: -91.45080Septic Tank Volume (g): 1500 Manuf: Swale Material: concrete # Pieces: 1 # Cmp: 3Riser Ht Lid 1 (in): 60 Riser Ht Lid 2 (in): 60 Filter Brand: _____ Diameter (in): 4 Distance to well (ft): _____

Note: Effluent filter requires frequent cleaning.

Dose Tank Volume (g): 250 Pump or Siphon Dose: phmp Gallons/dose: 70 Riser Ht (in): 60 Alarm: yesD-Box Latitude: Pressure dosed Longitude: 42.51742 - 91.45080 Depth: _____Subsurface Absorption Type: E2 F10 Chamber Manuf: _____ Lineal Ft: 8 # Trenches: 1Inches rock under pipe: 1/4 Trench Depth (in): 24 Trench width (in): 120 Distance to well (ft): 90

Surface Absorption Type: _____ Overall length (ft): _____ Overall width (ft): _____

Rock bed length (ft): _____ Rock bed width (ft): _____ Length of laterals (ft): _____ # Laterals: _____

Header pipe diameter (in): _____ Rock type: _____ Distance to well (ft): _____ Depth to bottom of trench (in): _____

Packed Bed Media Filter: _____ Sand filter length (ft): _____ Sand filter width (ft): _____ Sand filter sq ft: _____

Liner: _____ Distance to well (ft): _____ # Distributor lines: _____ # Collector lines: _____

Distributor line type: _____ Separating layer: _____ Discharge GPS (lat x long): _____

*Peat Filter: Serial #: _____ Closed or Open bottom: _____ Lineal Ft absorption: _____ # Laterals: _____

crushed rock, river rock or chamber _____ Trench width (ft): _____ Rock under pipe (in): _____

Distance to well (ft): _____ Inches soil cover over trench: _____ Discharge GPS (lat x long): _____

*Recirculating Textile Filter: Brand Name: _____ Distance to well (ft): _____

Discharge GPS (lat x long): _____ Absorption field installed after (no discharge) _____

*Note: A maintenance agreement with a manufacturer-approved contractor must be maintained for the life of the septic system.

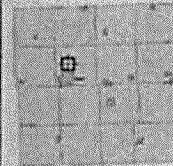
Comments: Effluent filter requires frequent cleaning.

Pressure Dosed Sandy LoamWas any portion of the field covered before the inspection: No System installation approved: YesDate of Final Inspection: 6-25 Environmental Health Specialist: _____Scanned ☐

This APPROVAL in no way makes the County responsible for the continued operation of this sanitation system



Overview



Legend

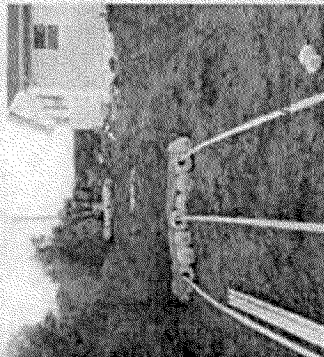
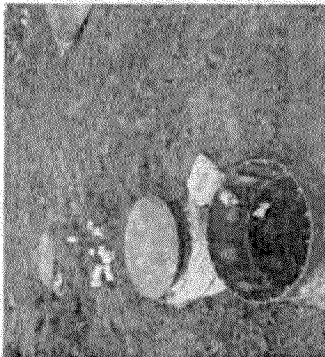
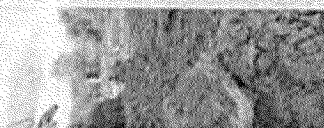
- ☐ Corporate Limits
- ☐ Political Townships
- ☐ Parcels
- ☐ Roads

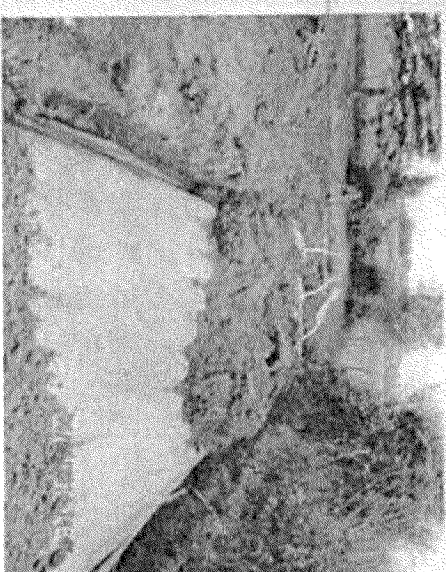
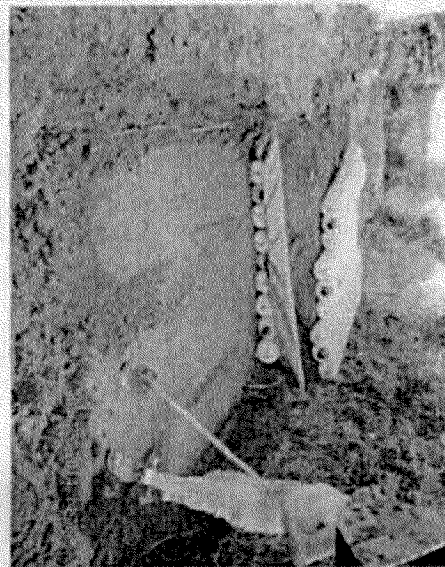
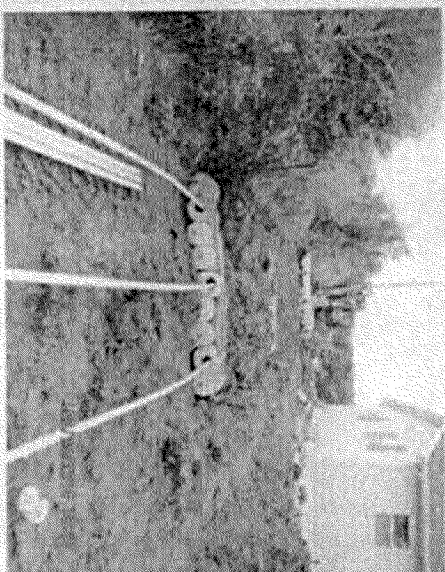
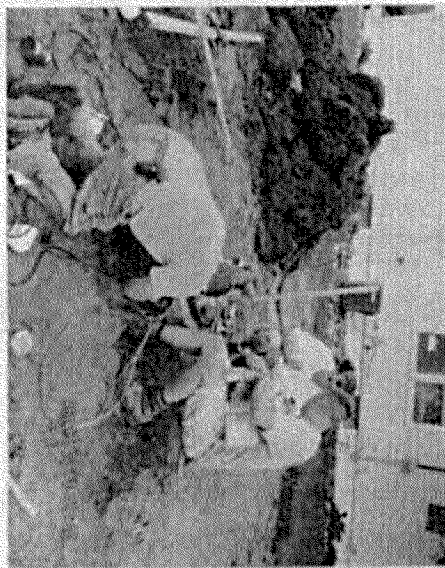
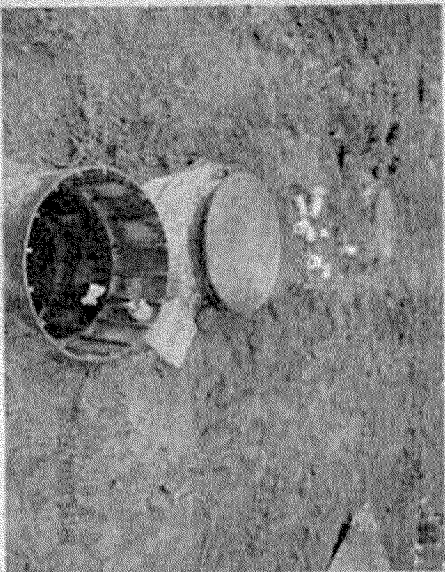
Parcel ID	140160300100	Alternate ID	n/a	Owner Address	Mohr, Ryan Robert & Christa Kay
Sec/Twp/Rng	16-09-5	Class	R		1800 Honey Creek Rd
Property Address	1800 HONEY CREEK RD	Acres	n/a		Manchester, IA 52057
	MANCHESTER				
District	DELAWARE				
Brief Tax Description	LOT 1 LYNCHS SUB DIV				
	OF PT NW SW				
	(Note: Not to be used on legal documents)				

Date created: 5/21/2015
Last Date Updated: 5/21/2015 9:37:13 AM



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The Schneider Corporation
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