



Document 2021 GW2014

Book 2021 Page 2014 Type 43 001 Pages 12

Date 5/17/2021 Time 11:44:43AM

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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

## REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

### TRANSFEROR:

Name Cougar Canyon, LLC

Address 1374 Badger Creek Rd., Van Meter, IA 50261

Number and Street or RR

City, Town or PO

State

Zip

### TRANSFeree:

Name Arrow Farms, LLC

Address 8940 NE 29th St., Ankeny, IA 50021

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

no local

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

Exhibit A

### 1. Wells (check one)

☐

There are no known wells situated on this property.

☒

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)

☒

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

☐

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)

☒

There is no known hazardous waste on this property.

☐

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)

☒

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.)

☐

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)**

- ☒ There are no known private burial sites on this property.  
☐ 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)**

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.  
☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.  
☒ 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.  
☐ 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.  
☐ There is a building served by private sewage disposal system on this property. 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.  
☐ 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 #9]  
☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_  
☐ The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_

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

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

Signature: \_\_\_\_\_

(Transferor or Agent)

Telephone No.: \_\_\_\_\_

515-351-0989

## EXHIBIT "A"

### LEGAL DESCRIPTION

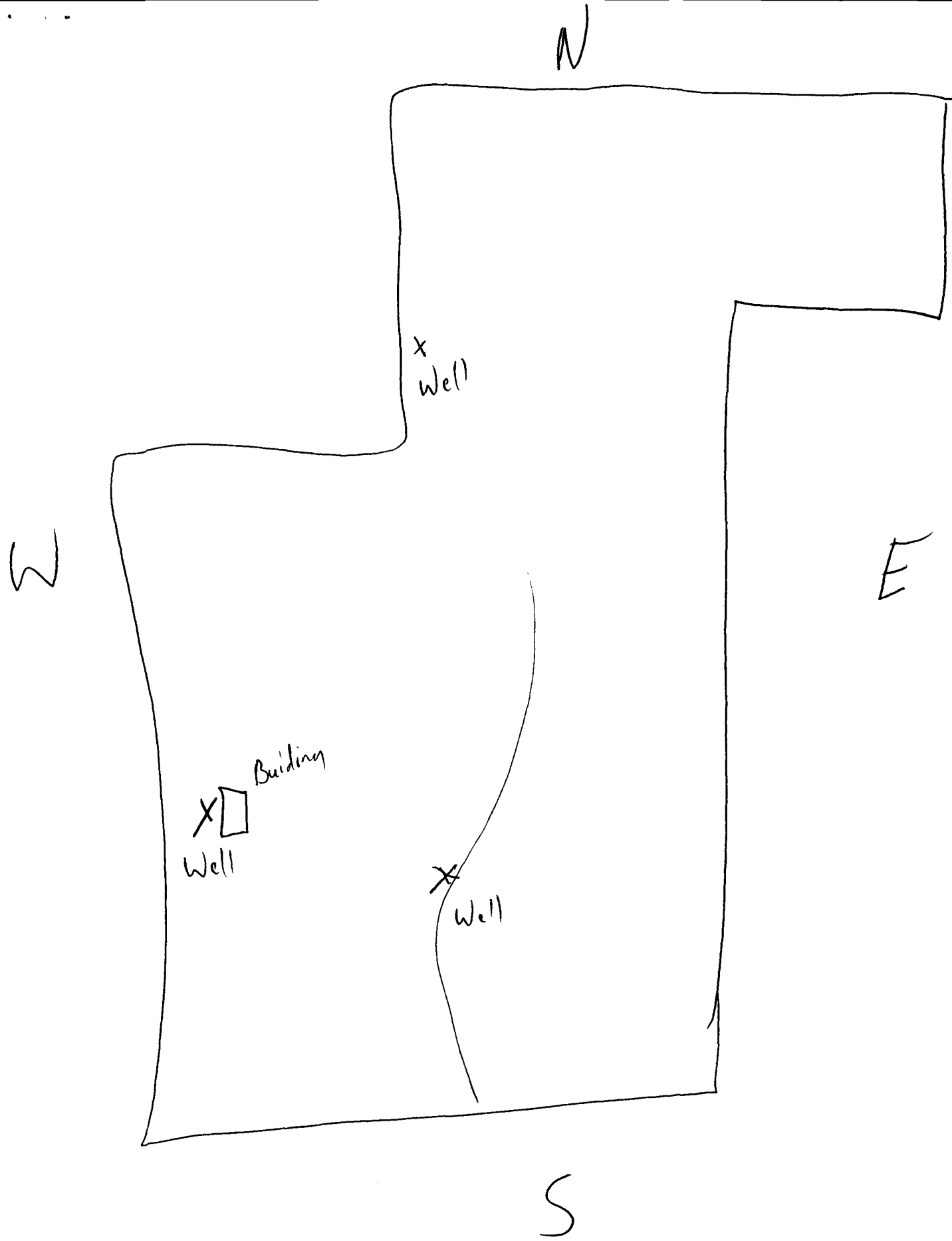
Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5 P.M., Madison County, Iowa (Including Parcel "D", a part of Government Lots Three (3) and Four (4) in said Section Nineteen (19), containing 3.26 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3808 on December 4, 2017, in the Office of the Recorder of Madison County, Iowa); AND the North Half (1/2) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

EXCEPT the following parcels, to wit:

1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6), as shown in the Plat of Survey file din Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. The North 30 feet of the Northwest Quarter(1/4) of said Section Twenty (20);
6. Parcel "A" located in the Northwest Quarter NW(1/4) of said Section Twenty (20), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

AND

The Southeast Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.





#026-21

## Time of Transfer Inspection Report (DNR Form 542-0191)

19-See

Property information

Current owner Nick Fiala Cougar Canyon  
Buyer \_\_\_\_\_ Realtor Glen Salow 515-494-5560  
Mailing address \_\_\_\_\_

Site Address/County 1374 Badger Creek Road Van Meter, IA 50261

No. of bedrooms \_\_\_\_\_ Last occupied? Current Disposal? Y / N Softener? Y / N H<sub>2</sub>O supply? \_\_\_\_\_

Records available Yes Permit/installation date 106-17, 11/22/17 Installer Huff Well LLC

Septic system information

Septic tank(s): size 2000gal material Concrete condition Good/Working

Tank pumped? Yes date 04/22/2021 licensed pumper Davis Pumping

Septic/trash/processing tank: size \_\_\_\_\_ material \_\_\_\_\_ condition \_\_\_\_\_

Tank pumped? \_\_\_\_\_ date \_\_\_\_\_ licensed pumper \_\_\_\_\_

Aerobic treatment unit (ATU) mfr \_\_\_\_\_ size \_\_\_\_\_

Tank pumped? \_\_\_\_\_ date \_\_\_\_\_ licensed pumper \_\_\_\_\_

Maintenance contract? \_\_\_\_\_ expiration date \_\_\_\_\_ service provider \_\_\_\_\_

Condition \_\_\_\_\_

Pump tanks/vaults: type Concrete size 1000gal condition Good/Working

Distribution system: distribution box \_\_\_\_\_ outlets used \_\_\_\_\_ condition \_\_\_\_\_

Header pipe(s) \_\_\_\_\_ # of lines \_\_\_\_\_

Pressure dosed? \_\_\_\_\_

Secondary treatment:

length of absorption fields \_\_\_\_\_ determined by \_\_\_\_\_

condition of fields \_\_\_\_\_ determined by \_\_\_\_\_

type of trench material \_\_\_\_\_

Size of sand filter 900sq ft Pressurized 60'x15' determined by Map and Soil from excavation settled

Vent pipes above grade? Vent from bottom pipes discharge pipe located? No, Hand written map

Effluent sample taken? No Results \_\_\_\_\_

Media filters: type \_\_\_\_\_

Maintenance contract? \_\_\_\_\_ expiration date \_\_\_\_\_ service provider \_\_\_\_\_

Condition \_\_\_\_\_

NPDES General Permit No. 4: required? \_\_\_\_\_ permitted? \_\_\_\_\_ NOI submitted \_\_\_\_\_



## Time of Transfer Inspection Worksheet

Other components:

Alarms Yes Working? No disinfection \_\_\_\_\_ working? \_\_\_\_\_

Control box Yes, SJE Rhombus Timers Yes, 120gal, 3hrs inspection ports \_\_\_\_\_

Other components \_\_\_\_\_  
\_\_\_\_\_

### Overall condition of the private sewage disposal system

Acceptable? \_\_\_\_\_ Unacceptable? \_\_\_\_\_

Explain (attach additional pages as needed): See attached sheet

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Site status at conclusion of Time of Transfer inspection:

- Verify that controls are set on the appropriate mode.
- Power is on to all components.
- Revisit all components to verify lids are secure.
- Gather all tools for removal from the site.
- Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results.

Submit a copy of this report, including your narrative, to the city/county environmental health office, the DNR and the county Recorder in the county where the inspection was conducted.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified inspector: Trenton Pohl Date: 4/26/2021

Name (print): Trenton Pohl Certificate #: 9924

Address: 1403 334th Road Woodward, IA 50156

Phone # 515-745-3125

04/26/2021

Time of Transfer

Site address 1374 Badger Creek Road Van Meter, IA 50261

Performed on 04/22/2021

The county has records of the system being installed on 11/22/2017. The county has a hand drawn map of the system and shows no inspection was performed at the time of installation. The engineer report, permit, and multiple pictures from the installer, were included from the county. The hand drawn map shows a discharge line. I did not find it and the employee working there at the time was hired after the installation and was not aware of one. I ran the pump, while testing the pump and floats, in the pump tank approx. 10 mins producing 500gals and nothing came to the surface or created any wet spot. The ground is absorbing the water, or the line is somewhere else. The cleanout leaving the building had tape for a cap. I installed an actual cleanout cap. The hand drawn map was fairly accurate, as well as all the excavation material settling and not being graded, you could clearly see the size and location of all parts of the system. All lids were reinstalled after the inspection.

Primary Tank

Condition of the tank was good and in working condition at the time of inspection. A 2000gal concrete tank with Polylok risers and lids were to the surface. The tank was pumped at the time of inspection. Davis Septic was the pumper. Removing the lids, the tank looked in good condition with baffle 4" PVC tees in place. Middle wall intact. Effluent filter was in the outlet tee. It was cleaned and reinstalled during the pumping.

Pump Tank to Pressurized Sand Filter

Condition of the tank was good and in working condition at the time of inspection. A 1000gal concrete tank with Polylok risers and lids were to the surface. The tank was pumped at the time of inspection. Davis Pumping was the pumper. Removing the lid, the tank looked in good working condition. The panel used was a SJE Rhombus timed dosed unit. There was power to the panel and timer was set at On for just over 1 min and Off for 2 hrs. It had 2 fuses both tested good. The hand control for the pump worked as it should. The audible alarm did not work both with the hand control or raising the alarm float.

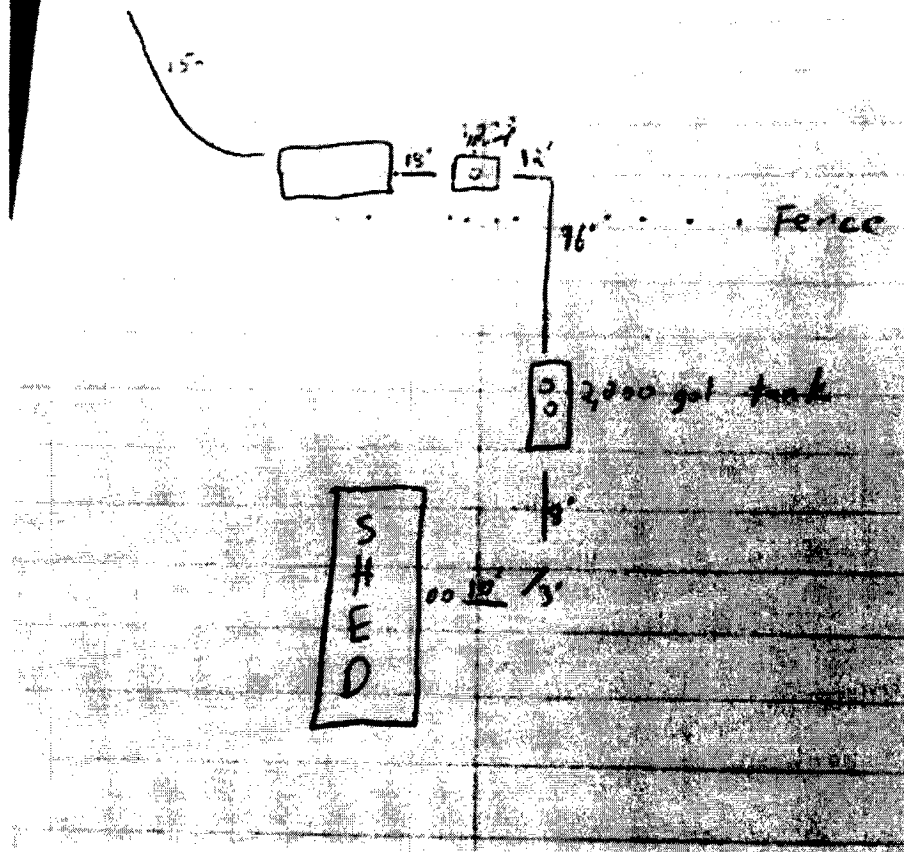
The pump used was a Goulds PE51 1/2hp. The pump worked as it should at the time of inspection. The timer float operated as it should.

Pressurized Sand Filter

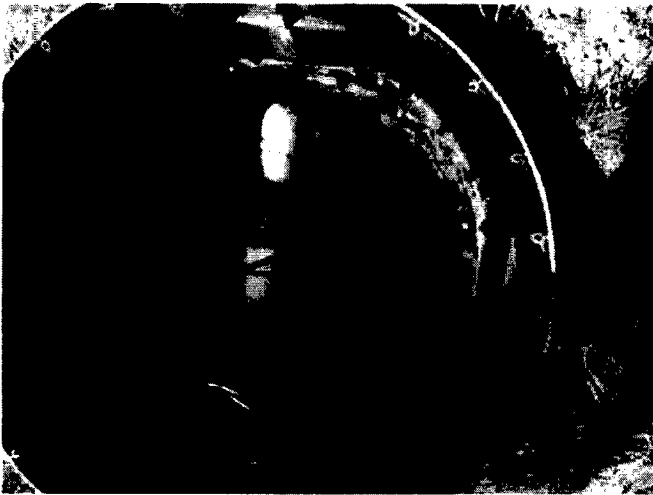
The engineer report and permit was for a 900 sq ft pressurized sand filter. There was 5, 60ft runs of 2" pipe used for the lateral lines. Inside the panel was handwritten 60" hole spacing, and 3/16" holes. When testing the pump, I removed the end caps and water did fill all lines equally. I ran the pump approx. 10 mins while testing the amp load and trying to find the outlet for the system. No water or ponding occurred, and you can clearly see the outline of the sand filter from the settling of the excavation material. All caps were reinstalled after inspection.

1374

Botger Creek Rd.







MOTOR #	12	60	1	7 TO 16	17
CONTROL CIRCUIT	120	60	1	1	ARMED CIRCUIT
ALARM CIRCUIT	120	60	1	1	ARMED CIRCUIT
STARTING DEVICE	MOTOR CONTACTOR				
OPTIONS:					
80 - EVENT COUNTER			40 - REDUNDANT OFF FLOAT		
215 - PM IN LIEU OF 80					
<b>SJE-Rhombus</b>					
25250 County Highway 8, Detroit 11 Area, MN 55581 USA					
Tel 218-807-1312 Email sje@sjerhombus.com Web www.sjerhombus.com					
1010427					

### PUMP SPECIFICATIONS

MODEL: *1010427*

MOTOR #	12	60	1	7 TO 16	17
CONTROL CIRCUIT	120	60	1	1	ARMED CIRCUIT
ALARM CIRCUIT	120	60	1	1	ARMED CIRCUIT
STARTING DEVICE	MOTOR CONTACTOR				
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Tel 218-807-1312 Email sje@sjerhombus.com Web www.sjerhombus.com					
1010427					

1010427
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<b>PUMP SPECIFICATIONS</b>	
MODEL:	<i>1010427</i>
TYPE:	
SIZE:	
FLA:	
HP:	
1/2 HP:	
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# NO DISCHARGE SAMPLE FORM

I hereby certify that I attempted to obtain an effluent sample from the onsite wastewater discharge point at:

NAME: Bare Bison

ADDRESS: 1374 Badger Creek Road

Van Meter, IA 50261

I attempted to obtain a sample of the above onsite wastewater system, but found no evidence of an effluent discharging. I inspected the system for any signs of surface discharge, erosion, soil staining, etc. There did not appear to be any evidence of flow in the last six months. I will continue to monitor the system in accordance with Iowa Administrative Code 567-Chapter 69.2(455B) and Iowa Administrative Code 567-Chapter 64, General Permit #4 Rules and the County specified sampling dates.

DATE OF INSPECTION: 05/07/2021

SAMPLER NAME: Trenton Pohl

MAINTENANCE CONTRACTOR (Company Name, if used):

\_\_\_\_\_

TOS 1374 Badger Creek Rd.

