



Document 2023 GW2265

Book 2023 Page 2265 Type 43 001 Pages 10
Date 9/18/2023 Time 12:03:07PM
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

TRANSFEROR:

Name: Craig A. Leonard and Robin M. Leonard
Address: 2589 Saint Charles Road, Winterset, IA 50273

TRANSFeree:

Name: Theodore Noel and Emily Noel
Address: 2589 Saint Charles Road, Winterset, IA 50273

Address of Property Transferred:
2589 Saint Charles Road, Winterset, Iowa 50273

Legal Description of Property: (Attach if necessary)

Parcel "A" located in the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 30.75 acres, as shown in Corrected Plat of Survey filed in Book 3, Page 380 on January 25, 1999, in the Office of the Recorder of Madison County, Iowa; INCLUDING Parcel "C" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), containing 7.07 acres, as shown in Plat of Survey filed in Book 2007, Page 2930 on July 26, 2007, in the Office of the Recorder of Madison County, Iowa.

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.

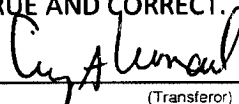
6. Private Sewage Disposal System (check one)

- ☐ 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:

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

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

Signature:  Telephone No.: 515-321-0853
(Transferor)

**TIME OF TRANSFER INSPECTION TOT# 6758 BEN BEDWELL CERT # 11612**

Site Information

Parcel Description: **520101080010000**Address: **2589 St Charles Rd, Winterset, IA 50273**County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Craig Leonard**

Email Address:

Address: **2589 St Charles Rd, Winterset, IA 50273**

Phone No:

Additional Contact Information

Name

Jennifer Stover

Email Address

jenniferstover@madisoncountyrealty.com Realtor

Affiliate Type

Site related information

No Of Bedrooms: **4**Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**All plumbing fixtures enter septic system: **Yes**

Property Information Comments:

Inspection Date: **07/31/2023**Currently Occupied: **Yes**System Installation Date: **06/27/2000**Permit Number: **1896**County contacted for records: **Yes**

Primary Treatment

Tank 1Tank Name: **Tank 1**Tank Material: **Concrete**Type: **Septic Tank**Tank Corrosion Type: **None**Tank Size (Gal): **1250**Liquid Level Type: **Normal**

No. of Compartments: **2**

Date Pumped: **8/2/2023**

Distance To Well (Ft.):

Risers Intact: **Yes**

Tank/Vault Pumped: **Yes**

Tank Comments:

Pump Tank Chamber: **No**

Meets Setback to Well: **N/A**

Is Accessible: **Yes**

Effluent Filter Present: **No**

Inlet Baffle Present: **Yes**

Outlet Baffle Present: **Yes**

Licensed Pumper Name: **Wiegert**

Well Type:

Lid Intact: **Yes**

Watertight: **Yes**

Functioning as Designed: **Yes**

General Primary Treatment Comments:

Distribution Type

Distribution Box 1

Label: **Distribution Box 1**

Box Opened: **Yes**

Watertight: **Yes**

Material Type: **Plastic**

Baffle Present: **Yes**

Functioning As Designed: **Yes**

Accessible: **Yes**

Speed Levelers Present: **Yes**

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box**

Lines: **4**

Gallons Loaded: **300**

Distance To Well (Ft.):

Grass Cover Present: **Yes**

Easement Present: **N/A**

Comments:

Material Type: **Leaching Chamber**

Total Length of Absorption Line: **300**

Meets Setback to Well: **N/A**

Lateral Lines Probed: **Yes**

Lateral Lines Equal Length: **Yes**

Functioning as Designed: **Yes**

Trench Width: **36**

System Hydraulic Loaded: **Yes**

Well Type:

Saturation or Ponding Present: **No**

System Located on Owner Property: **Yes**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **The system was working properly during the inspection.**



TIME OF TRANSFER INSPECTION TOT# 6758 BEN BEDWELL CERT # 11612

Owner Name: Craig Leonard

Address: 2589 St Charles Rd , Winterset , IA 50273

County: Madison

Inspection Date: 07/31/2023

Submitted Date: 8/22/2023

[illegible]



MADISON COUNTY
BOARD OF HEALTH
COURT HOUSE
WINTERSSET, IOWA 50273

PHONE
515-462-2636

SEPTIC SEWAGE DISPOSAL TREATMENT SYSTEM
PERMIT APPLICATION

PERMIT NO. 1896

520101080010000

CK # 5472

FEE PAID: 4-5-00

PERMIT ISSUED: 4-6-00

Applicant Craig Leonard

Telephone No. 515 462 9125

Address 2621 Cumming Rd Van Meter IA 50261

Tenant _____

Telephone No. _____

Address: 2589 St. Charles Rd.

Proposed Structure Puelling

Legal Description: Sec 4 Hooked Parcel 1 SE Corner

Existing Structure _____

Section: 10 Township: Scott

Number of Bedrooms 3 Stools 4 Lavatories _____ Showers: 3 Tubs: 1 Sinks 6
whirlpool -

PERCOLATION TEST MUST BE TAKEN AND APPROVED PRIOR TO ISSUANCE OF THE
SEWAGE DISPOSAL TREATMENT SYSTEMS PERMIT.....

Refer to 4th attachment

Percolation Test Taken 3-29-00 By D Woods

Results Test hole #1 18.5 min./in. #2 26.7 min./in. #3 12.6 min./in. #4 15.0 min./in.

Average: _____ min./in. No. of Laterals Required: 5 Length of Laterals: 80 ft. ea.

DOUBLE COMPARTMENT SEPTIC TANKS REQUIRED / STATE APPROVED

2 Bedrooms: 800 gal 3 Bedrooms: 1000 gal 4 Bedrooms: 1250 gal 5 Bedrooms: 1500 gal.

FEES: Check payable to Madison County Treasurer - Return with application.....

SEPTIC TANKS/ABSORPTION FIELDS - (ALTERNATIVE SYSTEMS) - MOUNDS - DOUBLE
SAND FILTERS - APPROVED MECHANICAL SYSTEMS..... \$ 100.00

TYPE OF SYSTEM INSTALLED Concrete 1250 gal tank 4075 Infiltrator

Contractor Barrie Electric & Plumbing
Larry Utter 44 Construction Telephone No 462-4782

Address 1762 Hwy 92 Winterset IA

I hereby certify that the above information is correct to the best of my knowledge and I agree that the system will be installed in accordance with the rules and regulations of Madison County Board of Health and Chapter 69, I.A.C. I further acknowledge that the system must remain open so that proper inspection and approval can be made by the local Health Sanitarian and that the system cannot be put into operation until approved.

Date 4-5-2000 Applicant: Craig Leonard

NOTE: Request for inspection of the system must be made 24 hours in advance, if possible. Water at the site to test the distribution box must be available.

Mechanical systems require use of a free-access sand filter and must be covered by maintenance agreement. Maintenance agreement must be recorded in the Madison County Recorder's office.

Discharge from mechanical systems or double sand filters must be sampled and tested in the early spring, midsummer and early fall. Results to be submitted to the local Board of Health office.

DATE OF INSPECTION: 6-27-00 INSPECTION BY: Jani Thompson

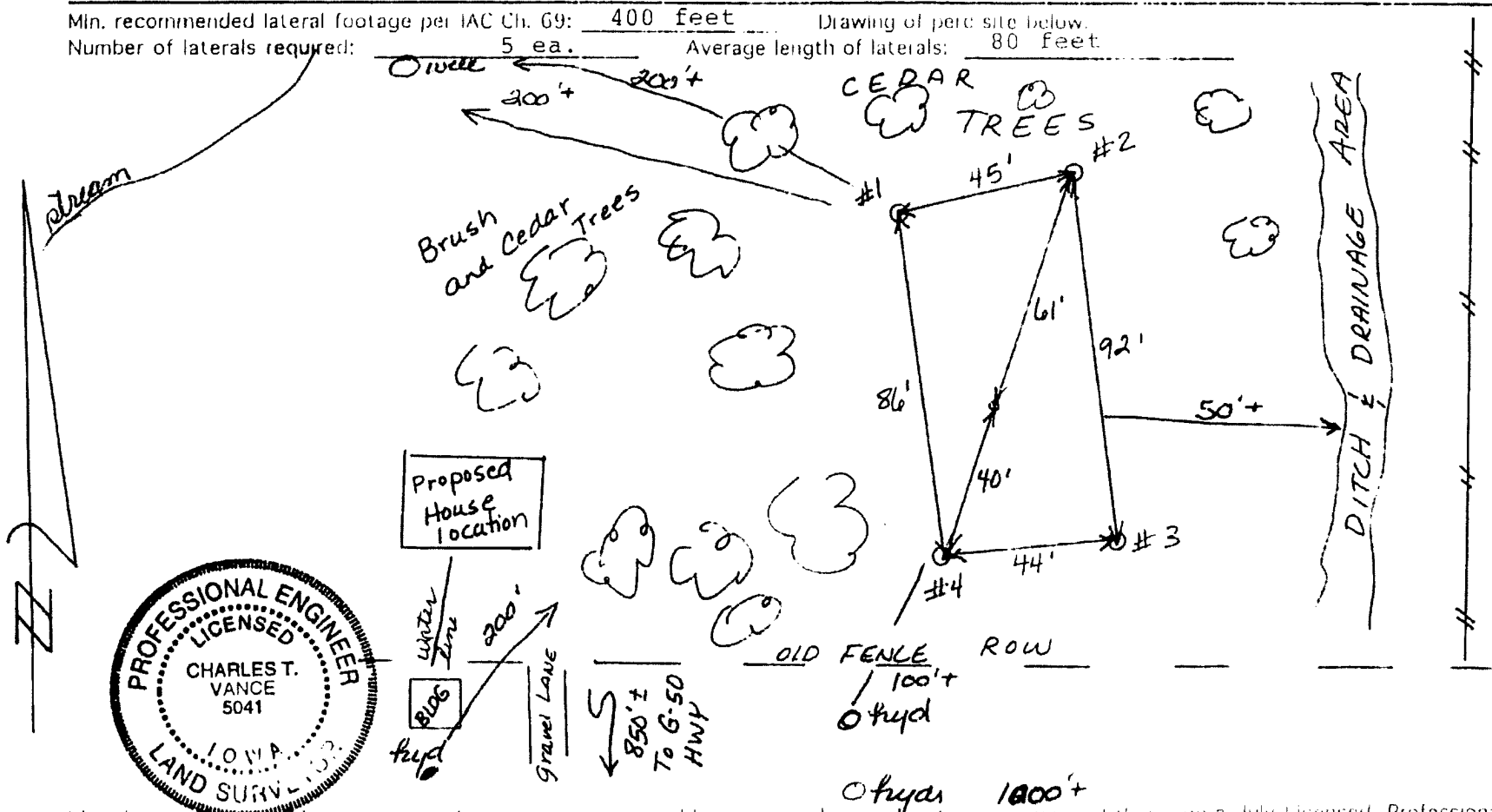
By: DARRELL WOODS

Phone No 462-9105/283-5205 ;

Time for 1 inch of water: 1. 18.5 min. 2. 26.7 min. 3. 12.6 min. 4. 15.0 min.
Depth of holes tested: 1. 24" 2. 24" 3. 24" 4. 24"
Results of 6 foot hole: No rock or water

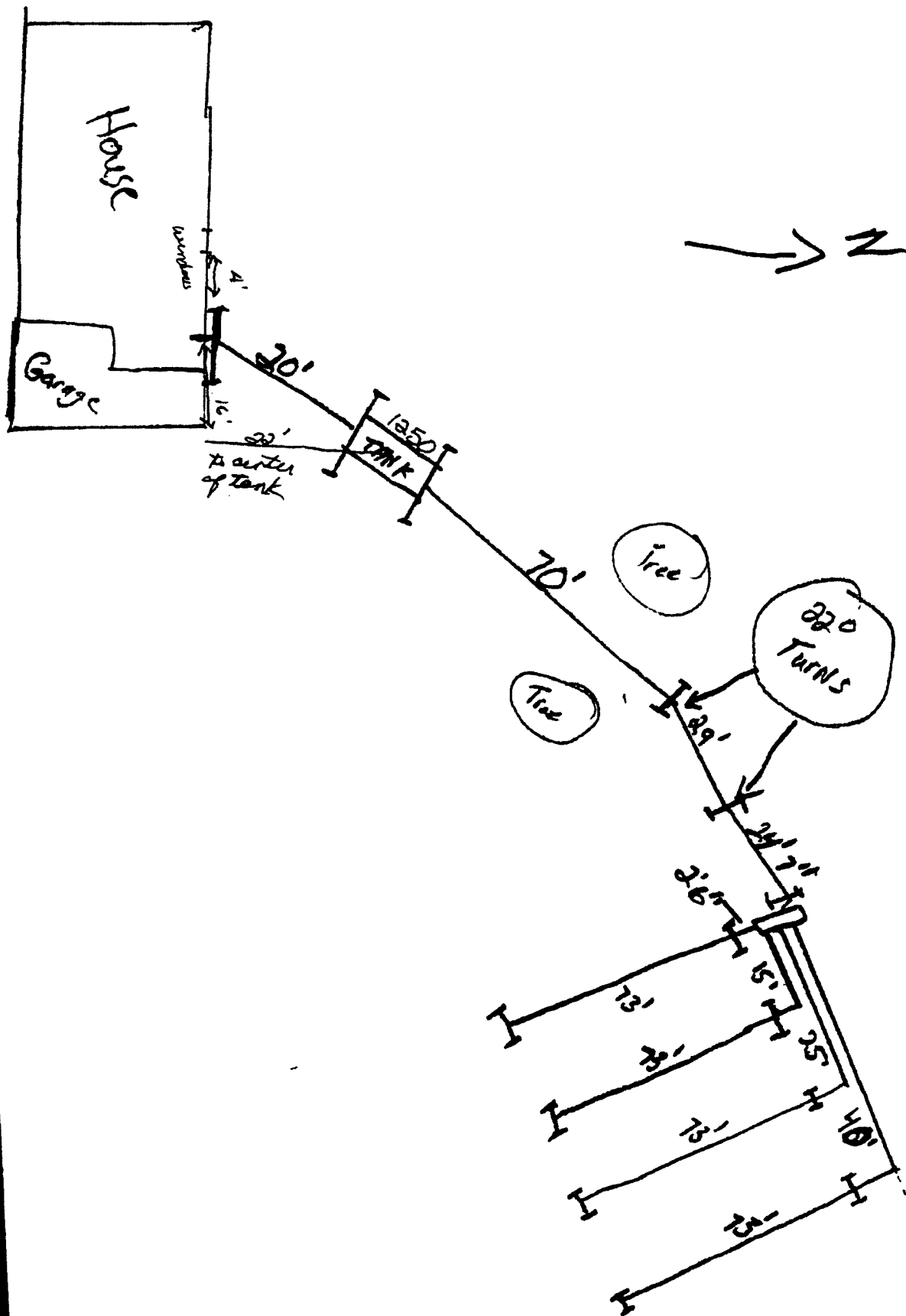
Min. recommended lateral footage per IAC Ch. 69: 400 feet Drawing of perc site below.

Number of laterals required: 5 ea. Average length of laterals: 80 feet.



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Exp. Date: 31 Dec. 2001



6-27-00 Contractor to bring in 10" additional dirt over ends of laterals & distribution box



#2
#1

#1896

