



Document 2024 GW1187

Book 2024 Page 1187 Type 43 001 Pages 17

Date 5/31/2024 Time 2:39:03PM

Rec Amt \$.00

INDX  
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SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT  
TO BE COMPLETED 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:

Attachment 1, if required, can be found at: .....

**TRANSFEROR:**

Name: James Fitzgerald

Address: 2808 W Ave, Parnell, IA 52325

**TRANSFeree:**

Name: Andrew Michael Hauptmann

Address: 2608 120th Street, Van Meter, IA 50261

**Address of Property Transferred:**

2608 120th Street, Van Meter, Iowa 50261

**Legal Description of Property: (Attach if necessary)**

Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 3, Page 290 on July 8, 1998 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.

*Closed and not in use - was not in use at any point during our ownership*

**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.”

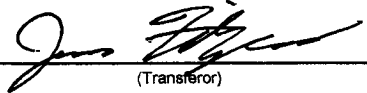
Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

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:

Well is closed and has never been in use at any point during our  
ownership

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.: 515-201-1180  
(Transferor)

**GROUNDWATER HAZARD STATEMENT**

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

**a. Solid Waste Disposal (check one)**

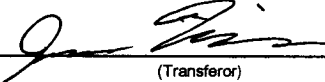
- There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

**b. Hazardous Wastes (check one)**

- There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

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.: 515-201-1186  
(Transferor)



# TIME OF TRANSFER INSPECTION TOT# 10108 GARY WELKER CERT # 12732

### Site Information

Parcel Description: **111021444002000**  
Address: **2608 120th Street, Van Meter, IA 50261** County: **Madison**

### Owner Information

Property is owned by a business: **No**  
Business Name:  
Owner Name: **James Fitzgerald**  
Email Address: **armfitzgerald@protonmail.com**  
Address: **2608 120th Street, Van Meter, IA 50261**  
Phone No: **515-231-8318**

### Site related information

No Of Bedrooms: **3** Inspection Date: **05/07/2024**  
Facility Type: **Residential** Currently Occupied: **Yes**  
Last Occupied: System Installation Date:  
Permit issued by County: **N/A** Permit Number:  
All plumbing fixtures enter septic system: **Yes** County contacted for records: **Yes**  
Property Information Comments:

### Primary Treatment

#### Tank 1

Tank Name: <b>Tank 1</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1250</b>
Tank Material: <b>Plastic</b>	Tank Corrosion Type: <b>None</b>	Liquid Level Type: <b>Normal</b>
No. of Compartments: <b>1</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Bob's Septic</b>
Date Pumped: <b>5/7/2024</b>	Meets Setback to Well: <b>N/A</b>	Well Type:
Distance To Well (Ft.):	Is Accessible: <b>Yes</b>	Lid Intact: <b>Yes</b>
Risers Intact: <b>Yes</b>	Effluent Filter Present: <b>No</b>	Watertight: <b>Yes</b>

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

Tank Comments:

General Primary Treatment Comments:

Distribution Type

**Distribution Box 1**

Label: **Distribution Box 1**

Material Type: **Plastic**

Accessible: **No**

Box Opened: **Yes**

Baffle Present: **Yes**

Speed Levelers Present: **Yes**

Watertight: **Yes**

Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

**Lateral Field1**

Distribution Type: **Distribution Box**

Material Type: **Gravelless Pipe**

Trench Width: **24**

Lines: **5**

Total Length of Absorption Line: **500**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **350**

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

Well Type:

Distance To Well (Ft.):

Lateral Lines Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

Lateral Lines Equal Length: **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: **Upon arrival client showed us location of 3 septic tank lids. One above outlet of primary 1250gallon septic tank and the other two were to the secondary 750gallon septic tank. Removed inspection ports from all 3 lids, and seemed to be riveted to risers; to prevent damage did not pull lids off and inspected through ports. The inlet baffle to the 750g tank is currently broken but not causing the septic tank to break in anyway or not be watertight. Used map and probe to locate distribution box and lateral lines. Excavated approx. 1ft down to dbox. Hydraulic load tested with 350g of water. All lateral lines took evenly during test. Pumped all waste from tanks. Placed all lids back in positions and concluded the time of transfer. Information is current at the time of the inspection.**



## TIME OF TRANSFER INSPECTION TOT# 10108 GARY WELKER CERT # 12732

Owner Name: **James Fitzgerald**

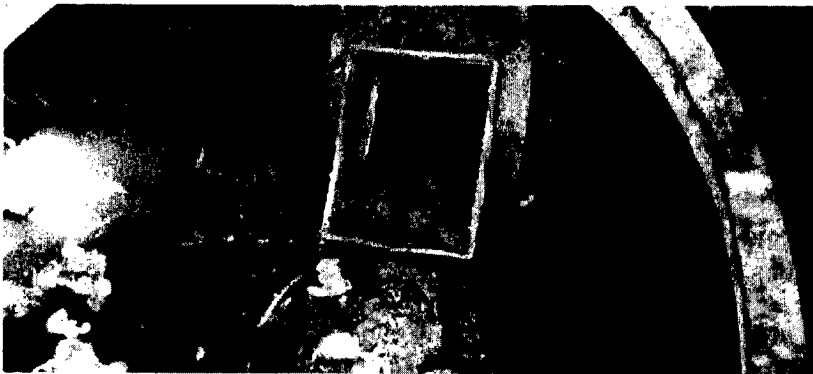
Address: **2608 120th Street , Van Meter , IA 50261**

County: **Madison**

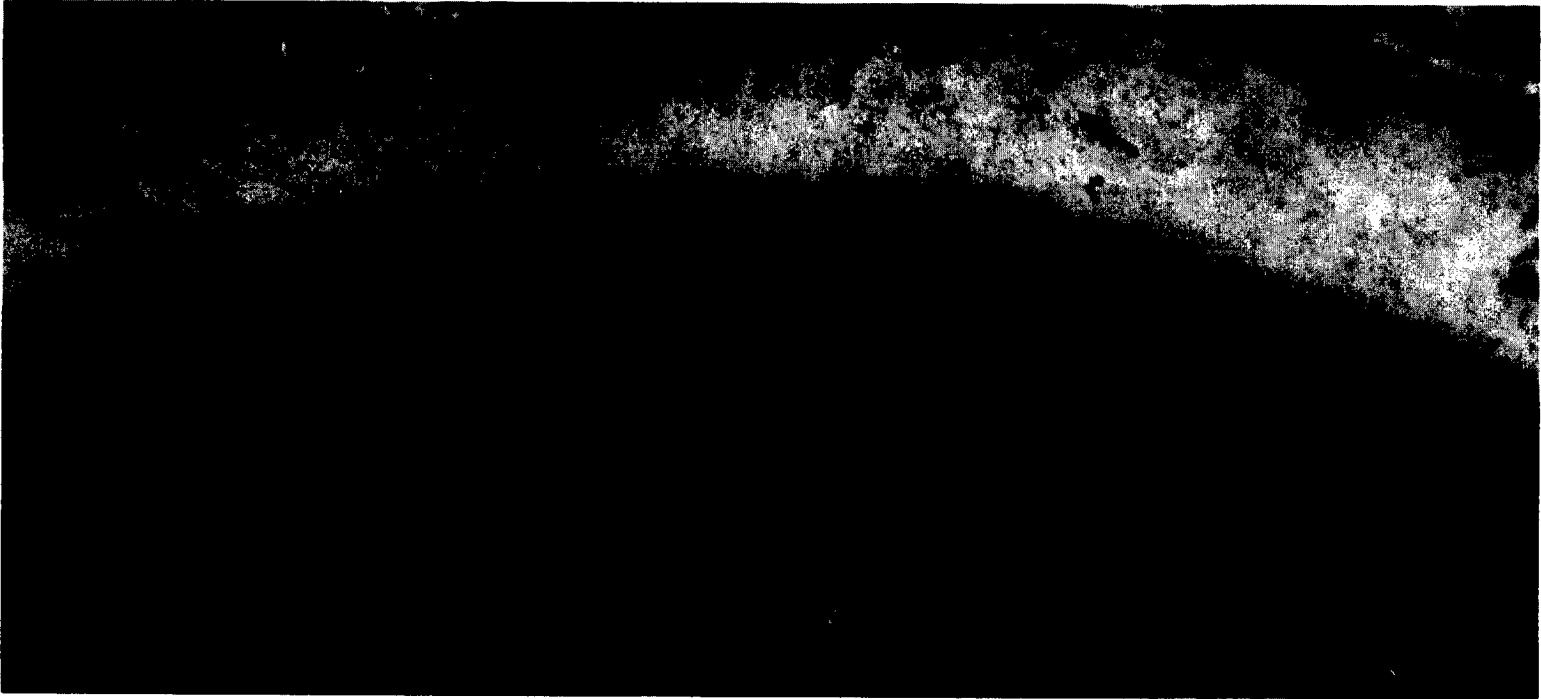
Inspection Date: **05/07/2024**

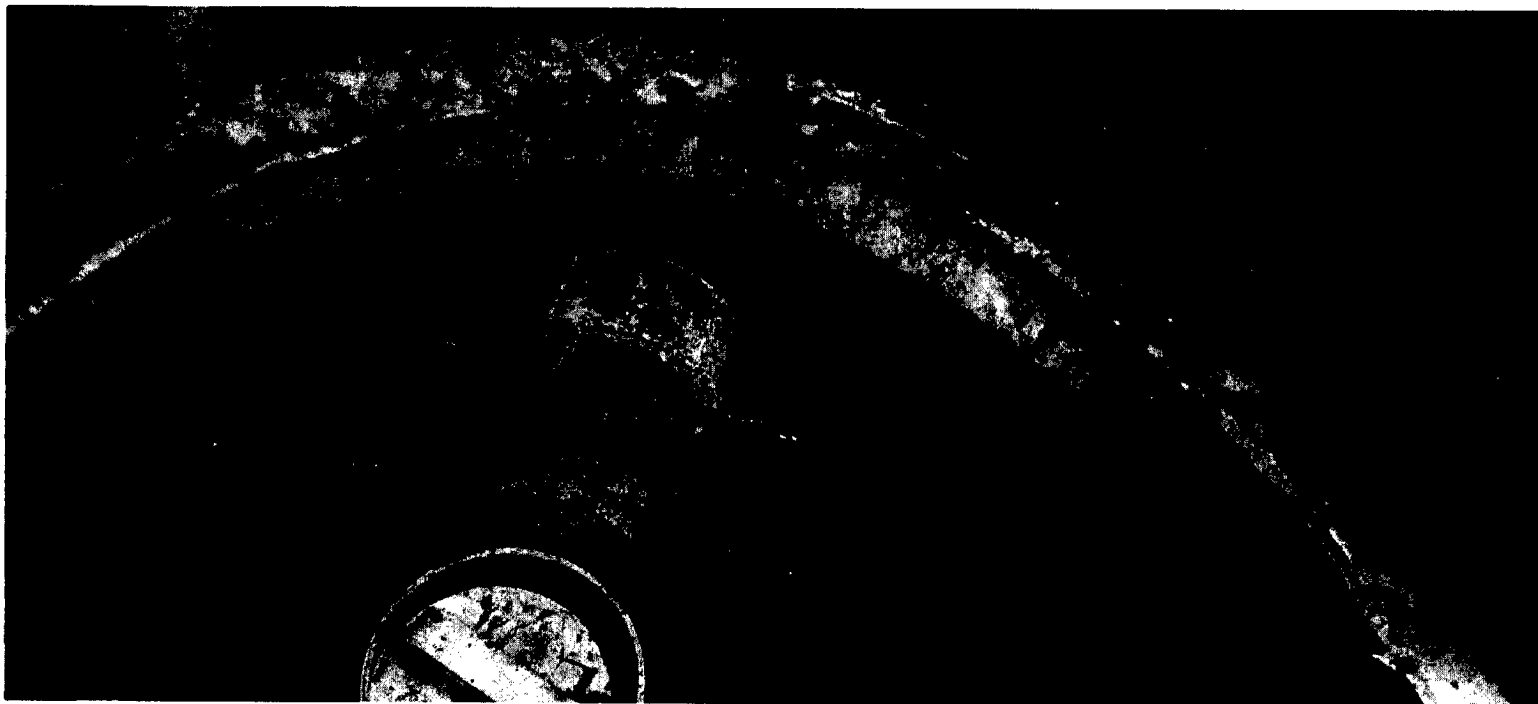
Submitted Date: **5/15/2024**

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).









Madison County  
Office of Zoning and  
Environmental Health

**Authorization to Construct a  
Private On-site Wastewater  
Treatment System (POWTS)**

112 N. John Wayne Drive  
P.O. Box 152  
Winterset, IA 50273-0152  
Telephone: (515) 462-2636

**Permit Number: 133-04**

**Date Issued: October 8, 2004**

**Issued to: John & Brigetta Hughes**  
**Address: 2608 - 120<sup>th</sup> Street**  
**Van Meter, Iowa 50261**

**Legal Description: PARCEL B 4.9A NW CORNER NW NW Section 14 T77 R27 Jefferson Twp**

**POWTS Components Specifications: 2000 gal septic tank - EQ24 5 @ 100'**

**General Conditions:**

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

**Special Conditions:**



**Environmental Health Officer  
Madison County  
Office of Zoning and Environmental Health**

Application to Construct  
Private On-Site Wastewater Treatment  
System (POWTS)

Office Use Only					Temp E911:		
Tracking No.	Date Received	Fee Paid	Date Issued	Date Inspected	Date Approved	Section/Township	NPDES Authorization #
133-04	10-8-04	150	10-8-04				

Application will not be accepted until site and soil analysis/percolation information, and two diagrams of the system layout, profiles and cross-sections have been received; and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office and appropriate forms recorded before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant)			2. Contractor Information		
First Name <i>John</i>	Last Name <i>Hughes</i>	Address <i>2608 120th St. IA. 50261</i>	First Name <i>Greg</i>	Last Name <i>Mapes</i>	Address <i>Van Meter IA 50261</i>
City <i>Van Meter</i>	State <i>IA</i>	Zip <i>50261</i>	City <i>2908 120th St.</i>	State <i>IA</i>	Zip <i>50261</i>
Phone Number (area code) <i>(515) 996-2517</i>	Fax or E-mail	Cell Phone	Phone Number (area code) <i>(515) 996-2437</i>	Fax or E-mail	Cell Phone

3. System Requirement Information	4. Site and Soil Evaluator (Percolation Test)
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED	PERCOLATION TEST MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT
Minimum Tank Size Required	Date test taken _____ Test taken by _____
1-3 Bedroom 1000	Test Results: Hole 1 _____ min/in Hole 2 _____ min/in
4 Bedroom 1250	Hole 3 _____ min/in Hole 4 _____ min/in
5 Bedroom 1500	Average _____ min/in Depth of Test Holes _____
6 Bedroom 1750	Number of Laterals Required _____
	Length of Laterals Required _____ ft. ea

5. Type of Submittal	6. Address Information
<input checked="" type="checkbox"/> New <input type="checkbox"/> Revision <input type="checkbox"/> Repair, Tank <input type="checkbox"/> Repair, Treatment Area <input type="checkbox"/> System Replacement Previous Permit #:	Location, Number & Street of project (if unknown, indicate nearest road): <u>120th St.</u> Legal Description: <i>14-77-27</i> <i>Parcel B 4.9A NW Corner NW NW</i>

7. Type of Building (Completed by Owner)	
<input checked="" type="checkbox"/> Residential Other buildings served by this system: <i>None</i>	<input type="checkbox"/> Commercial/Other Non-Residential Use: <input checked="" type="checkbox"/> Garbage Disposal <input type="checkbox"/> High Water Usage Appliance (i.e. whirlpool bath, water softener) Qty: ____

Your contractor or system designer should complete the remaining portion of this application.					
8. Primary and/or Mechanical Treatment	Type: <i>Plastic</i>	Manufacturer: <i>Xatic</i>	Model:	Size (gal): <i>2000</i>	
	Type:	Manufacturer:	Model:	Size (gal):	
9. Pump/Siphon <input type="checkbox"/> Not Applicable	Type:	Manufacturer:	Model:	Dosing Frequency:	
10. Secondary Treatment Area Type: <input type="checkbox"/> Not Applicable					
Type of Laterals <i>20-24</i>	Number of Laterals <i>5</i>	Length of ea. Lateral <i>100'</i>	Other	Other	Maximum Trench Depth (inches): <i>36"</i>

I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. 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 a maintenance agreement, which must be recorded in the Madison County Records Office. Discharge from mechanical systems and sand filters require periodic testing as set forth in IAC Chapter 69 and the results submitted to BOH.	It is unlawful to start construction, reconstruction, or repair of any POWTS prior to issuance of a POWTS permit by the Environmental Health Officer.
Applicant Signature: <i>John Hughes</i> Date:	

2004 061 Map# 000000314100007 GIS#

Property 002954800 DED Hughes, John & Brigetta

Ownership 2608 120Th St

Van Meter IA 50261-

000000000

Location 2608 Street 120TH ST City VAN METER

Rec REC 139 332

Doc

Misc Exempt Code No Ag Cr VIN#

Sec-Twp-Rng 014 077 027 Cty-Adn-Blk 00014 Title

Legal Desc PARCEL B 4.94A NW CORNER NW NW

Applications Typ 1 AGL Ovr Amt 1,600 Typ 2 H... Ovr Amt

Typ 3 .... Ovr Amt Typ 4 .... Ovr Amt

			Acres	Typ Desc	Value	Rollback	Acres
	100%	Rollback Gr	4.94	LND Land	1,600	1,600	4.55
Grs	78,000	39,239 Ex	.39	DWL Ag Dwlg	75,200	36,439	
Mil		PE	.00	BLD Bldgs	1,200	1,200	
Net	78,000	39,239 Dr	.00	EXM Exempt			.39
		Net	4.55				

F3=Exit F10=Ownership F12=Prev F13=Rec Doc F14=Image F15=Legal F16=IE  
 F17=Notes F18=TaxHist F19=Aplic F20=Value F21=Print F22=View Image F23=Indexing

Date taken: 10-4-04

By: Jim Vance

Owner: John & Bergetta Hughes Site Address: 2608 - 120th St Phone No. 996-2517

Lot Size: 5 ac. Legal Description: Parcel "B" in the NW. 1/4 of the NW. 1/4 of Sec. 14-77N-R27W

Structure: \_\_\_\_\_ New X Existing # Bedrooms: 4 Installer: \_\_\_\_\_

Owner's Current Mailing Address: 2608 120th St. Van Meter, Iowa 50261

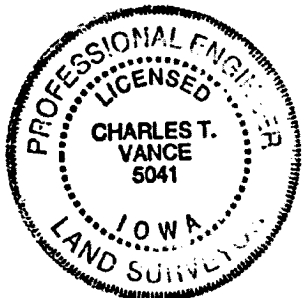
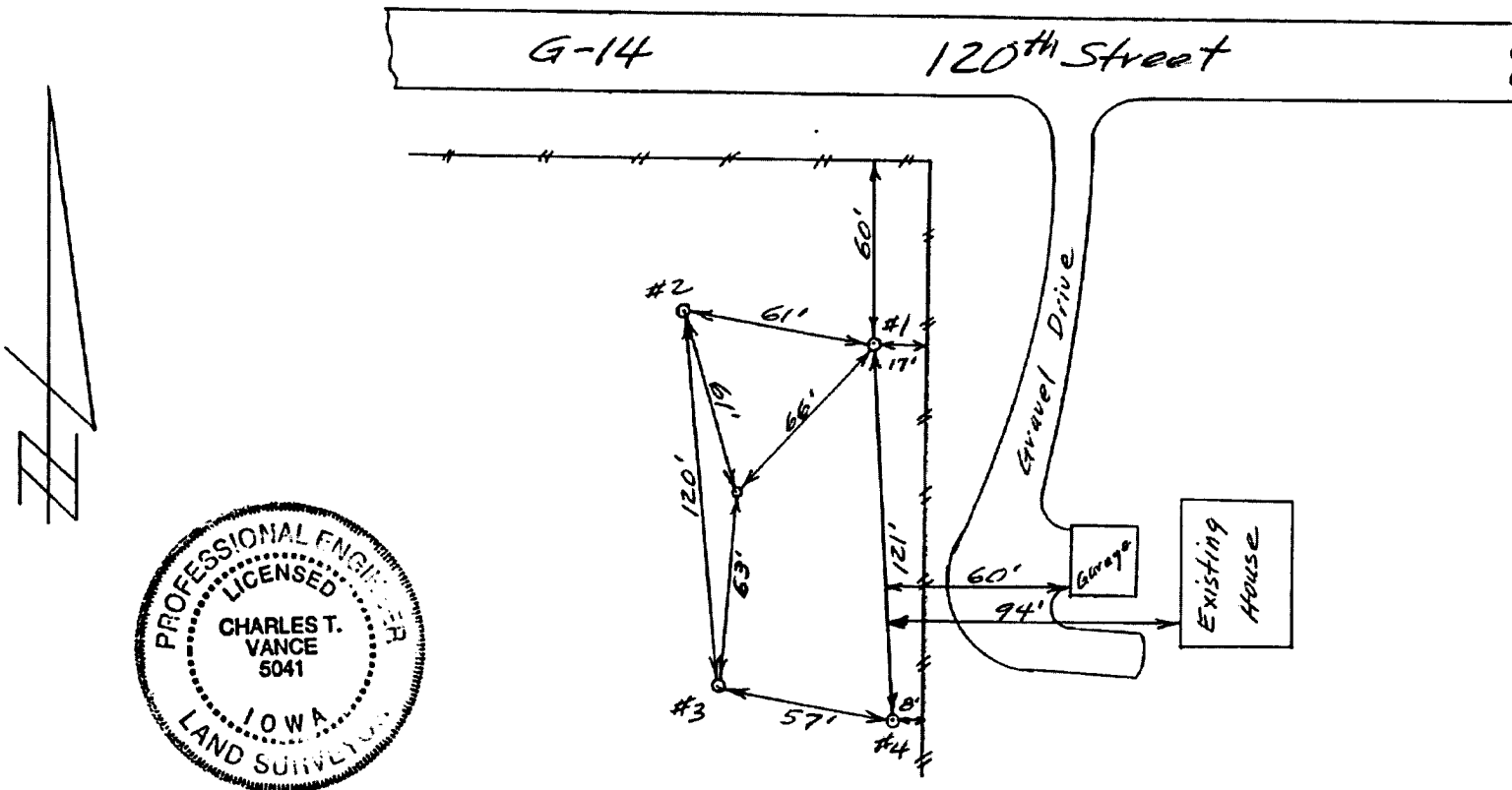
Time for 1 inch of water: 1. 15.0 min 2. 18.5 min 3. 17.1 min 4. 16.0 min

Depth of holes tested: 1. 36" 2. 36" 3. 36" 4. 36"

Results of 6 foot hole: No Rock No Water

Min. recommended lateral footage per IAC Ch. 69: 500 feet Drawing of perc site below.

Number of laterals required: 5 each Average length of laterals: 100 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.

Signed: Charles T. Vance Date: 5 Oct. 2004 Reg. No. 5041 Exp. Date: 31 Dec. 2005

Permit No 133-04 Name: Hughes 911 Sign Locate

Date of Inspection: 10/26/04 Inspected by: Elton Root

Contractor: M&M Construction

Dwelling under construction or moved in Yes  No

**Setbacks**

Meets required setbacks.

- Rural Water Yes  No
- Private wells/Groundwater heat pump bore holes/suction water lines/lakes
  - Outside required 50-foot setback for tank Yes  No
  - Outside required 100-foot setback for laterals Yes  No
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes  No
- Indications of water lines under pressure Yes  No

Comments:

**Building Sewer**

- Clean outs – one right outside of house Yes  No
- location of cleanout inside house and set requirement
- Pipe is sch 40 and has a 4-inch diameter. Yes  No
- Grade – has adequate fall. Yes  No

Comments:

**Tank**

- Tank. Manufacture Xactic Concrete  Plastic
- Capacity 1250 & 750 -gallon
- Two compartments, both meet the specs for capacity. Yes  No
- Baffle Yes  No
- Inlet/Outlet tees are ok. Yes  No
- Effluent filter in the outlet. Yes  No  Manuf. Tuf-Tite
- Tank depth. 10 inches
- Risers Yes  No
- Lids above grade screwed on Yes  No  Will be

Comments:

**Distribution Box**

- Brand Tuf-Tite Other
- Bedded in cement. Yes  No  Will be
- Has required inlet baffle. Yes  No  Will be
- Outlet levels –are level. Yes  No  Unknown

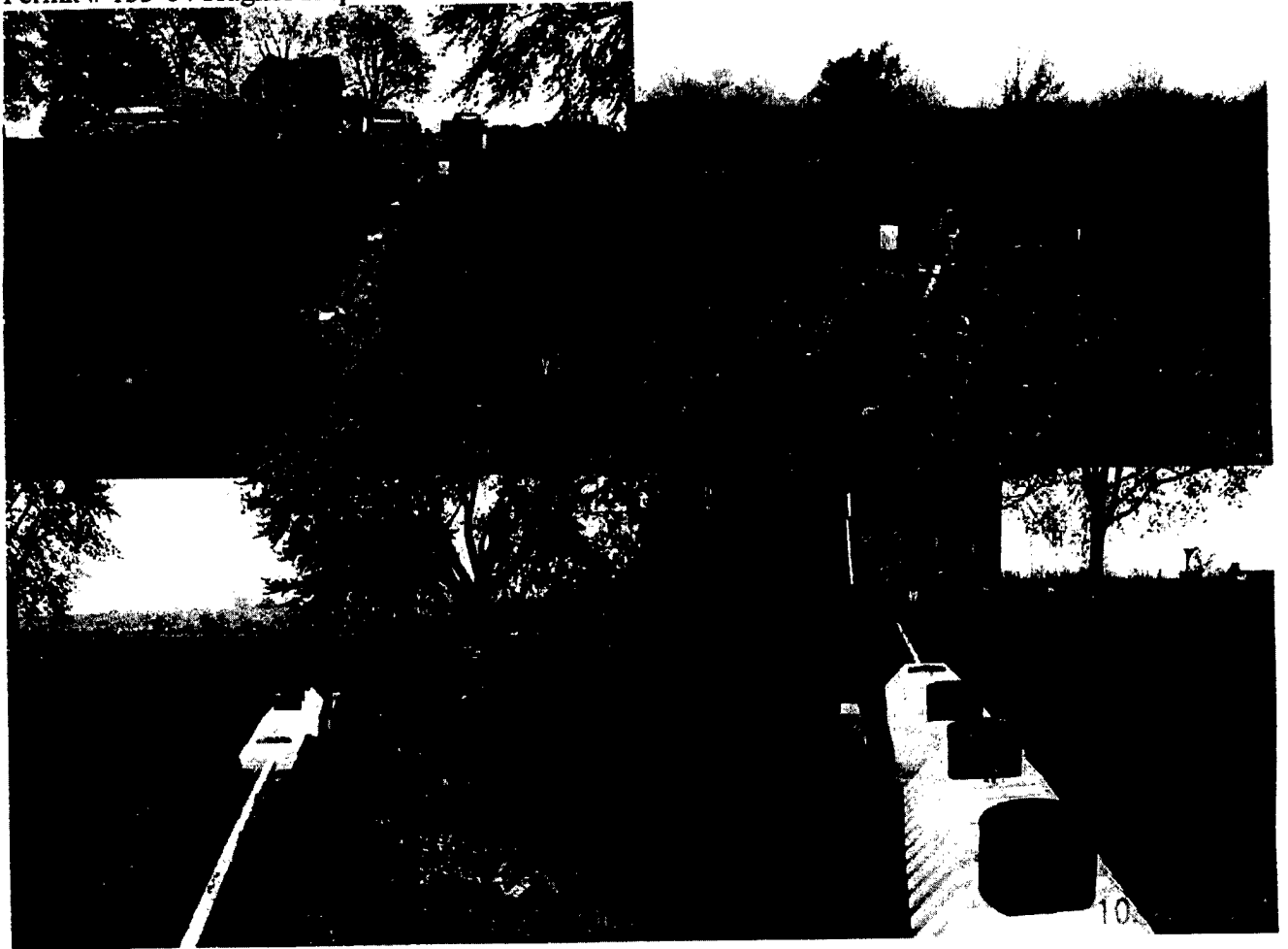
Comments:

**Laterals**

- Distribution lines: 4-inch PVC pipe – SCH35
- Distribution lines screwed to laterals. Yes  No  Will be
- Lateral used. ADS 24 Reduction? Yes  No
- Lateral depth 24 inches Perc depth 36 inches
- Laterals were level. Yes  No
- Adequate amount of undisturbed soil between laterals. Yes  No
- Distance 7 feet between laterals.

Comments:

Permit # 133-04 Hughes Inspection 10/26/04





Permit # 133-04 Hughes Inspection 10/26/04

