BK: 2025 PG: 2587

Recorded: 9/26/2025 at 11:54:49.0 AM

Pages 14

County Recording Fee: \$0.00 lowa E-Filing Fee: \$0.00 Combined Fee: \$0.00 Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

REAL ESTATE TRANSFER – GROUNDWATER HAZARD STATEMENT TO BE COMPLETED BY TRANSFEROR TRANSFEROR:

Name		O'KEEFE		
Address	6648 Holcomb	ance Des 1	noines. L	4 50322
,	Number and Street or RR	City, Town or P.O.	State	Zip
TRANSFER				
Name	TRAVIS BROCKETT AND RIKKI	BROCKETT		
Address	2412 Valleyview Avenue	Saint Charles	lowa	50240
	Number and Street or RR	City, Town or P.O.	Zip	
Address of I	Property Transferred:			
	2412 Valleyview Avenue	Saint Charles	lowa	50240
	Number and Street or RR	City, Town or P.O.	State	Zip
The stat 2. Solid W	ere are no known wells situated on this proceed is a well or wells situated on this proceed below or set forth on an attached solution waste Disposal (check one) are is no known solid waste disposal site on this proceed is a solid waste disposal site on this proceed is a solid waste disposal site on this proceed is a solid waste disposal site on this proceed is a solid waste disposal site on this proceed is the set of the proceed in the	operty. The type(s), locati eparate sheet, as necessa- ite on this property.	ary.	
3. Hazard	achment # 1, attached to this document ous Wastes (check one)			
☐ The	ere is no known hazardous waste on the ere is hazardous waste on this property achment # 1, attached to this document	y and information related t	hereto is provided	d in
	ground Storage Tanks (check one)	n.		
The farr	ere are no known underground storage m and residential motor fuel tanks, mos tructions.)			
☐ The	ere is an underground storage tank on ostance(s) contained are listed below o			

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 a 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 a 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 acknowledgement
	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
	acknowledgement is attached to this form.
	There is a building served by private sewage disposal system on this property. The buyer has
	executed a binding acknowledgement with the county board of health to install a new private
	sewage disposal system on this property with an agreed-upon time period. A copy of the binding
	acknowledgement 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 acknowledgement with the county board of health to demolish the
	building within an agreed-upon time period. A copy of the binding acknowledgement 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:
	I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS
	FORM
	AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.
	AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.
	~ 1
	gnature: 111111, fxe(utov Telephone No.: (SIS) 333-3883
Si	gnature: V.J.M.W., txe(utov Telephone No.: (SIS) 333-3883



GOVERNOR KIM REYNOLDS LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 17565 BEN BEDWELL CERT # 11612

-Site Information -

Parcel Description: 500091544020000

Address: 2412 Valleyview Ave, St. Charles, IA 50240 County: Madison

Owner Information

Property is owned by a business: No

Business Name:

Owner Name: Kathleen O'keefe

Email Address: melissa@topshelfpm.com

Address: 2412 Valleyview Ave, St. Charles, IA 50240

Phone No: 515-333-3883

Site related information-

No Of Bedrooms: 3

Facility Type: Residential

Last Occupied:

Permit issued by County: Yes

All plumbing fixtures enter septic system: Yes

Property Information Comments:

Inspection Date: 09/02/2025

Currently Occupied: Yes

System Installation Date: 08/30/2013

Permit Number: 036-13

County contacted for records: Yes

Primary Treatment-

Tank 1

Tank Name: Tank 1

Tank Material: Concrete

No. of Compartments: 2

Date Pumped: 9/11/2025

Distance To Well (Ft.):

Is Accessible: Yes

Risers Intact: Yes Effluent Filter Present: Yes Tank Size (Gal): 1250

Liquid Level Type: Normal

Licensed Pumper Name: wiegert

Well Type:

Lid Intact: Yes

Watertight: Yes

Type: Septic Tank

Tank Corrosion Type: None

Meets Setback to Well: N/A

Pump Tank Chamber: No

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

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: 6

Gallons Loaded: 250

Distance To Well (Ft.):

Grass Cover Present: Yes

Easement Present: N/A

Comments:

Material Type: Leaching Chamber

Total Length of Absorption Line: 492

Meets Setback to Well: N/A

Lateral Lines Probed: Yes

Lateral Lines Equal Length: Yes

Functioning as Designed: Yes

Trench Width: 24

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.



Owner Name:

County:

GOVERNOR KIM REYNOLDS LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 17565 BEN BEDWELL CERT # 11612

Address: 2412 Valleyview Ave , St. Charles , IA 50240

Kathleen O'keefe

Madison

Inspection Date: 09/02/2025 Submitted Date: 9/15/2025

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).

9/15/2025 12:19:23 PM Page: 3 of 3 DNR Form 542-0191

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: 036-13

Date Issued: 8/9/13

Issued to: Kathleen O'Keefe
Address: 2412 Valleyview Ave

St. Charles, IA 50240

PID # 500091544620000

Legal Description: 9A W MID PT NW NW Section 15 South Township

POWTS Components Specifications: Replace existing tank with 1250gal. Septic Tank & add 2 each 24in. Chamber Laterals @ 82ft.

General Conditions:

- 1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
- 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: Maximum lateral trench depth is 36 inches.

Environmental Health Officer

Mach. Rat

Madison County

Office of Zoning and Environmental Health

Madison County Office of Zoning & Environmental Health

Application to Construct Private Sewage Disposal System (PSDS)

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

	Lane W.	S/urt2
Office Use Only	性的特別的	Temp/E911
Tracking No. Date Received Fee Paid Ch	ck # Date Issu	xed Section/Township
036-13 814113 150 3	358 8/4/	Section/Township 13 15 South

Application will not be accepted until site and soil analysis/percolation information 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 along with appropriate forms for recording before a permit will be issued.

recording before a permit will be issued.							
建海山东中华高州 华宁							
500011							
50061							
Zip							
-0397							
nalysis)							
E COMPLETED AND							
CE OF PERMIT							
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4 K E C							
							
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<u> </u>							
5-26							
throoms: 2— Non-Residential uses: umstances which may affect water usage:							
rs must be routed to a brine pit independent of septic system.							
System.							
a \$1.5% (\$1.6%)。 1.5%							
Manufacturer: Lister Manufacturer:							
Manufacturer:							
ench Depth: 36							
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 It is unlawful to start							
t is unlawful to start							
ruction, reconstruction,							
air of any PSDS prior to							
nce of a PSDS permit by Environmental Health							
Officer.							

RL11002	PID 500091	544020000	99	lax Uist	. 500 000	Class R IN	QUIRY
2012 061	Map# 99999	1215100002	G	IS#			
Inquiry			•				
	'0000004E1 DE	D ALVEEE	VATUE C	EN M		•	
	'009990451 DE						
Ownership		2412 VALI		W AVE			
		ST CHARLE	S		IA 50240		
	00000000						
Location	2412	Street \	/ALLEYV	IEW AVE	C	ity ST CHARL	ES
Recorded	DED 2004	5609 11/36	72004	5609		•	•
Documents							
Misc		Exempt	Code	No Ag (Cr Vin		
	015 075 07						
	ng 015 075 02		OLK	00015	Title		
	c 9A W MID P						
Applicati	ons Typ 1 H	Ovr Amt		Typ 2	Ovr Amt		
	Typ 3	Ovr Amt		Typ 4	Ovr Amt		
	••	Ad	cres T	ур	Value	Rollback	Acres
1 00% Gs	128,206) Gr 9		ND	37,400	19,753	8.60
100%Nt	128,200			LD	90,800	47,957	
TaxGrs	•	PE		XM	50,000	,	.40
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	65 546	- -					
TaxNet	67,716		3.60				
F3=Exit	F10=Owners	F12:	=Prev F	13=Rec Do	c F14=Image	: F15=Legal F	16=Notes
F1	7=IE F18=Taxh	list F19=Ap	lc F20=	Value F21:	=Print F22=	View Image F	23=Index



MADISON COUNTY BOARD OF HEALTH

COURT HOUSE WINTERSET, IOWA 80273

PHONE 515-462-2636

	DISPOSAL SYSTEM FEE PAID:
2412 Valleyview SEPTIC SEWAGE	PLICATION
our of the original of the ori	PERMIT ISSUED: 8 1 84
DATE: June 26, 1987	PERMIT NO. 1181
DATE: June 20, 1207	
Don McBroom	ADDRESS: R.R. #1 Box 92A
APPLICANT: Don McBroom (name)	(current) street/rural route/box
,	St. Charles, Iowa 59240
TELEPHONE: ()	(town/city) (state) (zip code)
in the star of the	4 May By 424
TENANT: Maline Melinotice	ADDRESS: Bal 92 A rural route/box
(mme)	0/4/ 1 7 4 5 34
LITELEPHONE: 15/5) 462 3006	(town/city) (state) (zip code)
PROPERTY DESCRIPTION: 9 113	ra firm family
•	TOWNSHIP: SECTION: 15
WORTE HOME	PYTETING DWELLING: OTHER: A Lizeur
PROPOSED: DWELLING: X MOBILE HOME	EXISTING DWELLING: OTHER: A CAPRAGE CA
NUMBER OF: BEDROOMS: 3 STOOLS: 3	SHOWER/TUB: LAV.:_1 SINKS: DISP
PERCOLAGION WEST PROUTERD/TO BE TAKEN	BY PROFESSIONAL ENGINEER OR REPRESENTATIVE.
PERMIT WILL NOT BE ISSUED UNTIL COPY	OF PERC TEST RESULTS RECEIVED
7/1/97 pv. Dar	rel Woods FIRM: vance & Hochstetler
TELEPHONE: (515) 462-3995 ADDRES	S: 79 East Jefferson Winterset, lowa 50273 street/box city/town state zip code
PERC TEST	
RESULTS: TEST HOLE: No. 1. 26 min	./in. 2. 26 min./in. 3.20 min./in.
AUCDACE: 24 min /in. No. of later	als required: $\frac{4}{(6a)}$ Length of laterals: $\frac{81.25}{(6a)}$ ft.
· · · · · · · · · · · · · · · · · · ·	144.7
	RED: 2 bedroom: 800 gallon 3 bedroom: 1000 gallon. 500 gallon (must be state approved septic tank)
Richard Dillinger	60210
CONTRACTOR: Peul Scrivner	ADDRESS: St. Charles, lowa 50240 (rural route/box)
TELEPHONE: (515) 763- 2126	Peru IsulA 502.2 2. (city/town) (state) (zip code)
	(city/town) (state) (zip code)
Services of the second for the second	ry TREASURER/return with application form
coutio tank/absorption field, mound	system, double sand fifters v interestriction
Outdoor privy (see Sanitary Privy Re	quirements) 5.00
T haveby cortify that the above	information is correct to the best of my know-
tale market white the cure and the) he installed in accordance with the tutto and
and the contract of Nat	HAN BURDINGER BUG FUR WARTRON CONICA DOCTOR OF
Health. I further acknowledge that	the system shall remain open so that proper by the local Health Sanitarian and the system
cannot be put into operation until a	pproved.
* · ·	Longela meBrone
(Gate)	(applicant)
	200
	SULATIONS MUST BE SUBMITTED TO AND APPROVED BY
PROPER AUTHORITY	(M * 1 * M
Date of Inspection: 10 3-17 July	inding) Inspected by truly his value of
MODEL DECUEST FOR INSPECTION OF THE	SYSTEM MUST BE MADE 24 INDURS IN ADVANCE, IT
POSSIBLE WATER AT SITE FOR	TESTING OF DISTRIBUTION BOX MUST BE AVAILABLE

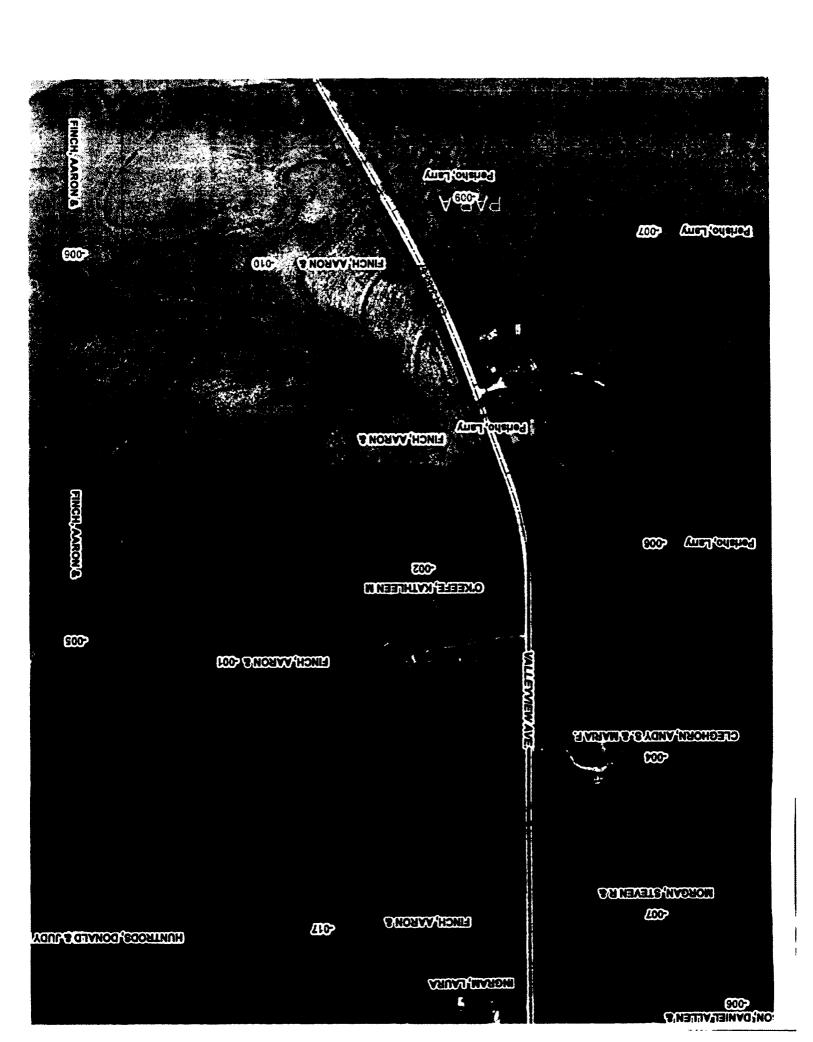
PERCOLATION TEST RESULTS

APPLICANT_	Don Mc	Broom		6.			4
			(Name)				
ADDRESS	RR # 1	Box 92 A	St.	Charles,	· I owa	50240	
(Current) (Street/RF	つ)	(City	/State)		(Zip Code)	
TELEPHONE NO:	462-300	6					
	(Hoze)		•			ness)	
BUTIDING SITE:	NMT NMT		Sec.	15-75-26	- es	in the second se	
·	(Legal	Descripti	on) .	· · (T	ounshi	p/Section)	
NUMBER OF BEDRO	00MS: 2	_					
PERCOLATION TES	ST	HOLE	NUMBER	•	,	MINUTES PER INCH	:
DATE TAKEN: 7/	1/87		1			26 min/in	_ ;
BY: Darrel Woo	ods	_	2		,	26 min/in	_
		•	3 .	·	•	20 min/in	_
•			4				_
		AVER	AGE:		:	24 min/in	•
TOTAL NUMBER LA	TERAL FE	ET OF ABSO	RPIION FII	ELD:	325 fe	et	
NUMBER OF LATER							•
AVERAGE LENGTH	OF LATER	ALS: 81 4	feet eac	h (Not to	D exce	ed 100 feet)	
COMMENTS:							•
1 ½ Ø 6' deep	no water	or rock				.	
•			-	*	· · · · · · · · · · · · · · · · · · ·	*	
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SEAL:	•						**************************************
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	GFTHE STATE	GF IJWA Date			به بر سنسریالاه	HTU	*
Alcola		e- 2 July	1987	CEIVED		OF HEALTH	
CciaT.	Vance, P.E. & L	.S. Jowa Rog. No	ishi Re	CEL	BOARU	•	
	= '		104	SON CO.			

See updated map
Dated 8-30-13

Market A

THEFECTED BY TONING



THEETER A YEAR THAT THE TOTAL TOTAL

8-30-13 Mike Harkin installed 2 new laterals and 1250 gal septic tank. Well is to be over 100' from the laterals. He will send a map & pictures. No inspection

The superior of the state of th

GRAVEL ROAD

Name: Kathleen O'Keefe 2412 Valleyview Ave inspected by: No inspection Permit No 036-13 Date of Inspection: 8-30-13 Contractor: Mike Harkin

