



BK: 2025 PG: 2990
Recorded: 11/6/2025 at 11:42:41.0 AM
Pages 15
County Recording Fee:
Iowa E-Filing Fee: \$0.00
Combined Fee:
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison 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 Thomas Dean Coridan and Gail A. Coridan

Address	<u>1804 North River Trail</u>	<u>Winterset</u>	<u>IA</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Nicole Mitchell and Zachary Mitchell

Address	<u>1804 North River Trail</u>	<u>Winterset</u>	<u>IA</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

1804 North River Trail, Winterset, IA 50273

Number and Street or RR	City, Town or PO	State	Zip
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Legal Description of Property: (Attach if necessary)

See Exhibit A

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:

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

Signature: Wendy Matis Telephone No.: (515) 626-0510
(Transferor or Agent)

EXHIBIT A

Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), and Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing a total of 5.90 acres, as shown in Plat of Survey filed in Book 2, Page 514 on November 8, 1994, in the Office of the Recorder of Madison County, Iowa



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16126 JEB BEDWELL CERT # 13956

Site Information

Parcel Description: **560113200010000**

Address: **1755 280th st, Winterset, IA 50273**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Zach Mitchell**

Email Address: **nmitchell@agrilandfs.com**

Address: **1755 280th St, Winterset, IA 50273**

Phone No: **515-326-0270**

Additional Contact Information

Site related information

No Of Bedrooms: **2**

Inspection Date: **06/18/2025**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **07/13/2005**

Permit issued by County: **Yes**

Permit Number: **094-05**

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): **1500**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **weigert**

Date Pumped: **1/3/2023**

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

Well Type:

Distance To Well (Ft.):	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

Distribution Box 1

Label: Distribution Box 1	Material Type: Plastic	Accessible: Yes
Box Opened: Yes	Baffle Present: Yes	Speed Levelers Present: Yes
Watertight: No	Functioning As Designed: Yes	

General Distribution System Comments : **The D-box was cracked on the corner.**

Secondary Treatment

Lateral Field1

Distribution Type: Distribution Box	Material Type: Leaching Chamber	Trench Width: 24
Lines: 5	Total Length of Absorption Line: 500	System Hydraulic Loaded: Yes
Gallons Loaded: 250	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: **The system was working properly during the inspection. The D-box is cracked and is not water tight.**

TIME OF TRANSFER INSPECTION TOT# 16126 JEB BEDWELL CERT # 13956

Owner Name: **Zach Mitchell**

Address: **1755 280th st , Winterset , IA 50273**

County: **Madison**

Inspection Date: **06/18/2025**

Submitted Date: **6/25/2025**

[illegible]

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: 094-05

Date Issued: July 12, 2005

Issued to: Danny & Sonia Allen
Address: 1966 - 175th Lane
Winterset, Iowa 50273

1755 280th St.

Legal Description: PARCEL A MID PT S 1.4 3A Section 32 T75 R28 Lincoln Twp

POWTS Components Specifications: 1500 gal septic tank - EQ25 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: Maximum trench depth 30"



**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. 094-05	Date Received 7-12-05	Fee Paid 150	Date Issued 7-12-05	Date Inspected	Date Approved	Section/Township	NPDES Authorization #

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		Last Name		First Name		Last Name	
Danny & Sonia Allen				Huff & Son			
Address 1966 - 17th Lane				Address 1996 - 295th Lane			
City		State		City		State	
Winterset, Iowa 50273				Winterset, Iowa			
Phone Number (area code)		Fax or E-mail		Phone Number (area code)		Fax or E-mail	

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

5. Type of Submittal ☐ New ☐ Revision ☐ Repair, Tank ☐ Repair, Treatment Area ☐ System Replacement Previous Permit #:	6. Address Information Location, Number & Street of project (if unknown, indicate nearest road): 1755 - 280th Street Legal Description: Par A 3A Mid pt S 1/4 Section 32 T75 R28 Lincoln Twp
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7. Type of Building (Completed by Owner)			
☐ Residential	Number of Bedrooms: 3	☐ Commercial/Other Non-Residential	Use:
Other buildings served by this system:		☐ Garbage Disposal None	
None		☐ 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: concrete	Manufacturer: Lister	Model:	Size (gal): 1500	
	Type:	Manufacturer:	Model:	Size (gal):	
9. Pump/Siphon ☐ Not Applicable	Type:	Manufacturer:	Model:	Dosing Frequency:	
	Type:	Manufacturer:	Model:	Dosing Frequency:	
10. Secondary Treatment Area Type: ☐ Not Applicable					
Type of Laterals EQ24	Number of Laterals 5	Length of ea. Lateral 100	Other	Other	Maximum Trench Depth (inches): 30

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: Ron Allen by Larry Huff	Date: 7-12-05	

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Property Ownership 000107100 CON Allen, Danny J & Sonia B
                               1966 175Th Ln
                               Winterset IA 50273-
Location 002233000 DED Gibson, Fred L. & Sharon L.
1755 Street 280TH ST City WINTERSET
Recorded CON 2003 257 9/18/2002 257
Documents
Misc DFF DAG Exempt Code No Ag Cr VIN#
Sec-Twp-Rng 032 075 028 Cty-Adn-Blk 00032 Title
Legal Desc PAR A 3A MID PT S1/4 SEC 32
Applications Typ 1 .... Ovr Amt Typ 2 .... Ovr Amt
              Typ 3 .... Ovr Amt Typ 4 .... Ovr Amt
              Acres Typ Desc Value Rollback Acres
Grs 100% Rollback Gr 3.00 LND Land 20,900 10,025 2.50
41,400 19,858 Ex .50 BLD Bldgs 20,500 9,833
Mil PE .00 EXM Exempt .50
Net 41,400 19,858 Dr .00
Net 2.50
F3=Exit F10=Ownership F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Note
F17=IE F18=TaxHist F19=Aplc F20=Value F21=Print F22=View Image F23=Indexin

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Date taken: 6-11-05

By: Jim Vance

Owner: Dan Allen

Site Address: 1755 - 280th Street

Phone No. 462-1241

Lot Size: 3 acres Legal Description: Parcel "A" in the SW. 1/4 of the SE. 1/4 of Sec. 32-T75N-R28W

Lot # / Subdivision and/or 1/4 1/4 Sec Twp Range

Structure: New ☒ Existing ☐ # Bedrooms: 4 Installer: Larry Huff

Owner's Current Mailing Address: 1966 175th Lane, Winterset, Iowa 50273

Time for 1 inch of water: 1. 20.0 min 2. 21.8 min 3. 24.0 min 4. 26.7 min 5. 6.

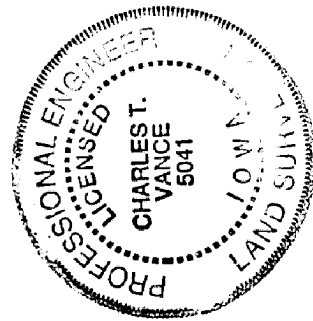
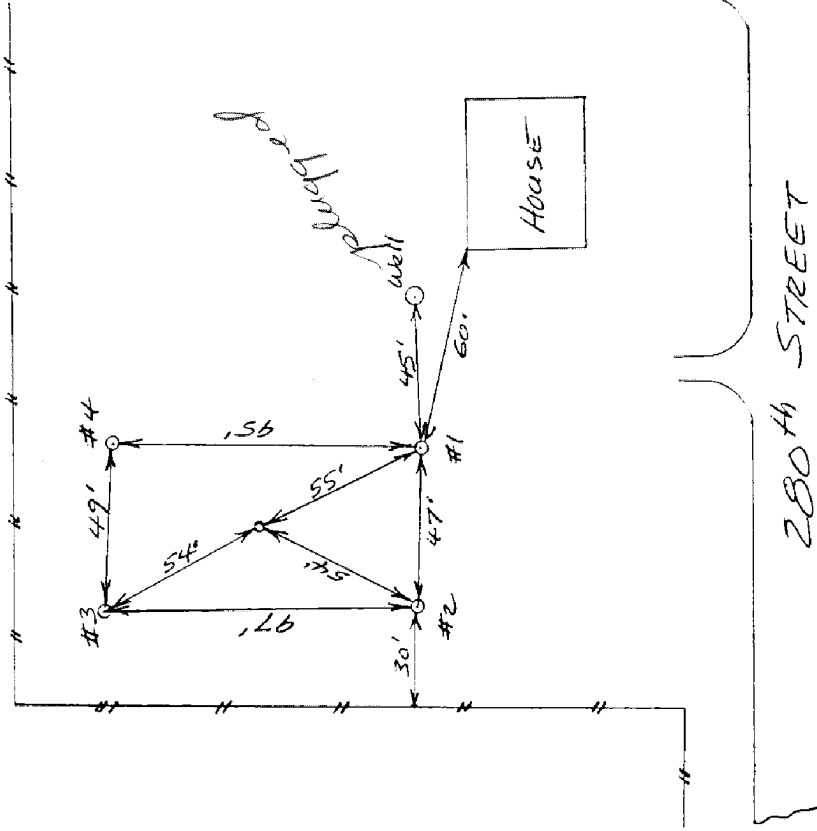
Depth of hole at time of test: 1. 30" 2. 30" 3. 30" 4. 30" 5. 6.

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

no other wells
no water line - Rte
no pseudo-streams -
no 1960



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: 14 June 2005 Reg. No. 5041 Exp. Date: 31 Dec. 2005

Permit No 094-05 Name: Dan Allen 911 Sign Locate ☐
Date of Inspection: 7/13/05 Inspected by: Elton Root
Contractor: Huff & Son
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 Lister Concrete ☒ Plastic ☐
- Capacity 1500 -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.Zabel
- Tank depth. 12 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 ☐

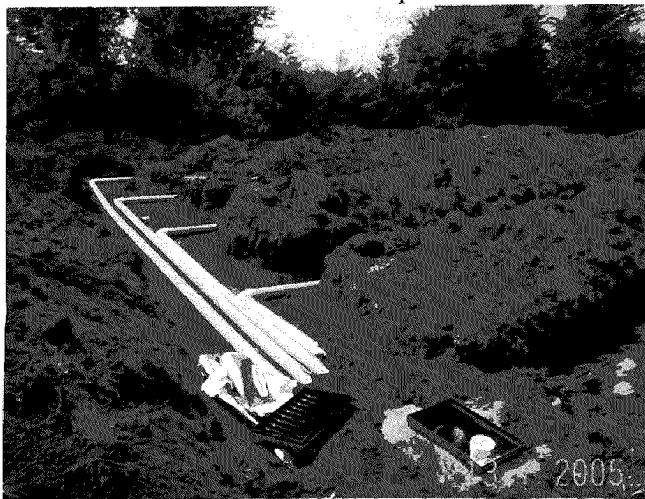
Comments:

Laterals

- Distribution lines: 4-inch PVC pipe – SCH35
- Distribution lines screwed to laterals. Yes ☒ No ☐ Will be ☐
- Lateral used. EQ24 Reduction? Yes ☐ No ☒
- Lateral depth 30 inches Perc depth 30 inches
- Laterals were level. Yes ☒ No ☐
- Adequate amount of undisturbed soil between laterals. Yes ☒ No ☐
- Distance 8 feet between laterals.

Comments:

Permit # 094-05 Dan Allen Inspection 7/13/05



Permit # 094-05 Dan Allen Inspection 7/13/05

