

BK: 2026 PG: 301
Recorded: 1/29/2026 at 11:36:24.0 AM
Pages 18
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/media/5465>.

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/media/5466>.

TRANSFEROR:

Name	Ian Matthew Sparks			
Address	2463 328th Lane	Peru	IA	50222
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	Shelly A. Hughes			
Address	2463 328th Lane	Peru	IA	50222
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2463 328th Lane	Peru	Iowa	50222
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "H" located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1885 on June 15, 018, 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:

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.

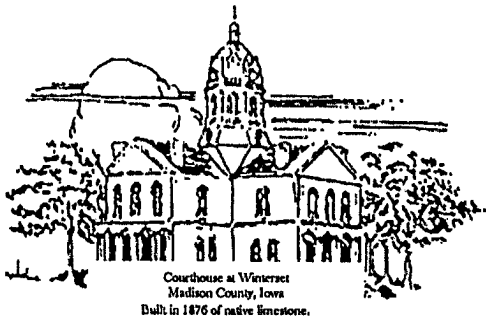
Information required by statements checked above should be provided here or on separate sheets attached hereto:

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

Signature:


(Transferor or Agent)

Telephone No.: (515) 339-2462



Madison County Office of Zoning and Environmental Health

Ryan Hobart, Zoning Administrator
Andrew Hornback, Environmental Health Officer
Phone: 515-462-2636, Fax: 515-462-5002

January 22th, 2025

Ian Sparks
2463 328TH LN
Peru, IA 50222

Dear Mr. Sparks,

According to the Time of Transfer inspection TOT# 19204 the private onsite wastewater treatment system serving 2463 328th LN Peru IA, failed to meet the requirements of Iowa Administrative Code 567 chapter 69 and Madison County General Environmental Health Regulations. However, You have completed the necessary remediation, and the systems serving this property are now in compliance with the current codes.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Hornback".

Andrew Hornback, Environmental Health Officer
Madison County Environmental Health & Zoning



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 19204 JEB BEDWELL CERT # 13956

Site Information

Parcel Description: **741152800999910**

Address: **2463 328th Ln, Peru, IA 50222**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Ian Sparks**

Email Address:

Address: **2463 328th Ln, Peru, IA 50222**

Phone No: **515-339-2462**

Site related information

No Of Bedrooms: **2**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

All plumbing fixtures enter septic system: **Yes**

Property Information Comments:

Inspection Date: **01/06/2026**

Currently Occupied: **Yes**

System Installation Date: **06/22/2004**

Permit Number: **023-04**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **1/6/2026**

Distance To Well (Ft.):

Risers Intact: **Yes**

Type: **Septic Tank**

Tank Corrosion Type: **Slight**

Pump Tank Chamber: **No**

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

Is Accessible: **Yes**

Effluent Filter Present: **Yes**

Tank Size (Gal): **1250**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Wiegert**

Well Type:

Lid Intact: **Yes**

Watertight: **No**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**
Tank Comments: **The risers were cracked and broken at the top on both sides. The risers were added later and they used a hammer drill to make the wholes which exposed some rebar on the outlet side.**

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: No	

General Distribution System Comments : **The distribution box was cracked in two places, one in the lid and one in the bottom corner where my shovel is placed in the picture. I felt it with my hand to confirm it was cracked.**

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: No	
Comments: 1 out of the 5 laterals failed the hydraulic test		

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **The septic tank had a little exposed rebar on the outlet side but was otherwise in good condition, the top half of both risers were cracked. The distribution box had a crack in the lid and at the bottom. One lateral failed out of five.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 19204 JEB BEDWELL CERT # 13956

Owner Name: Ian Sparks

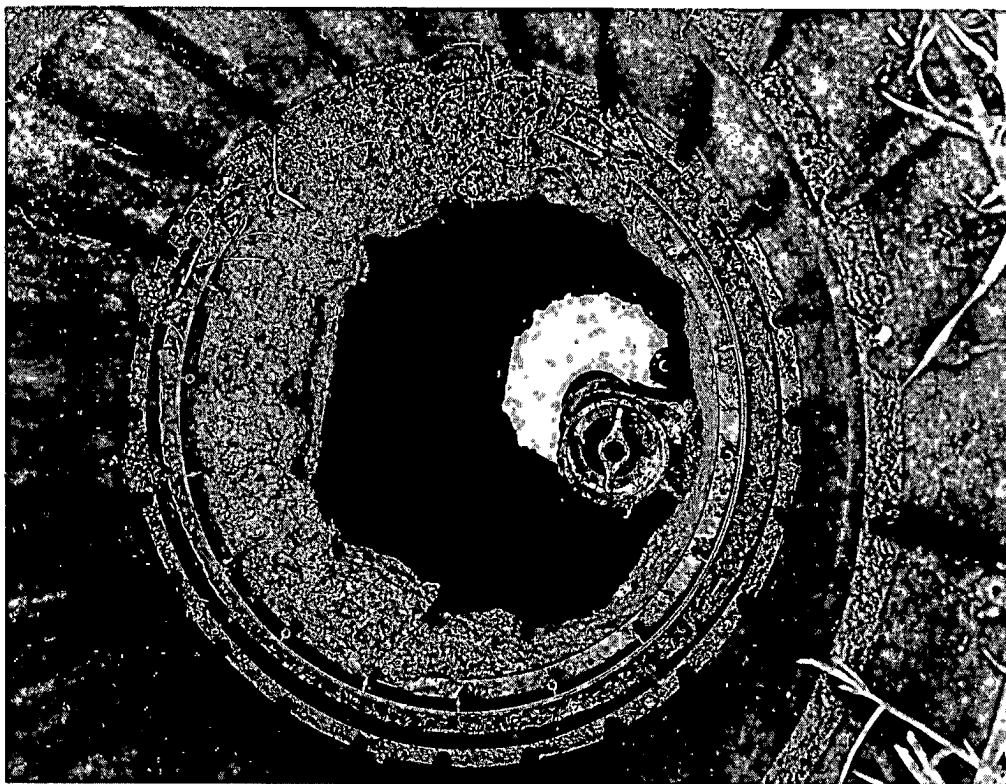
Address: 2463 328th Ln , Peru , IA 50222

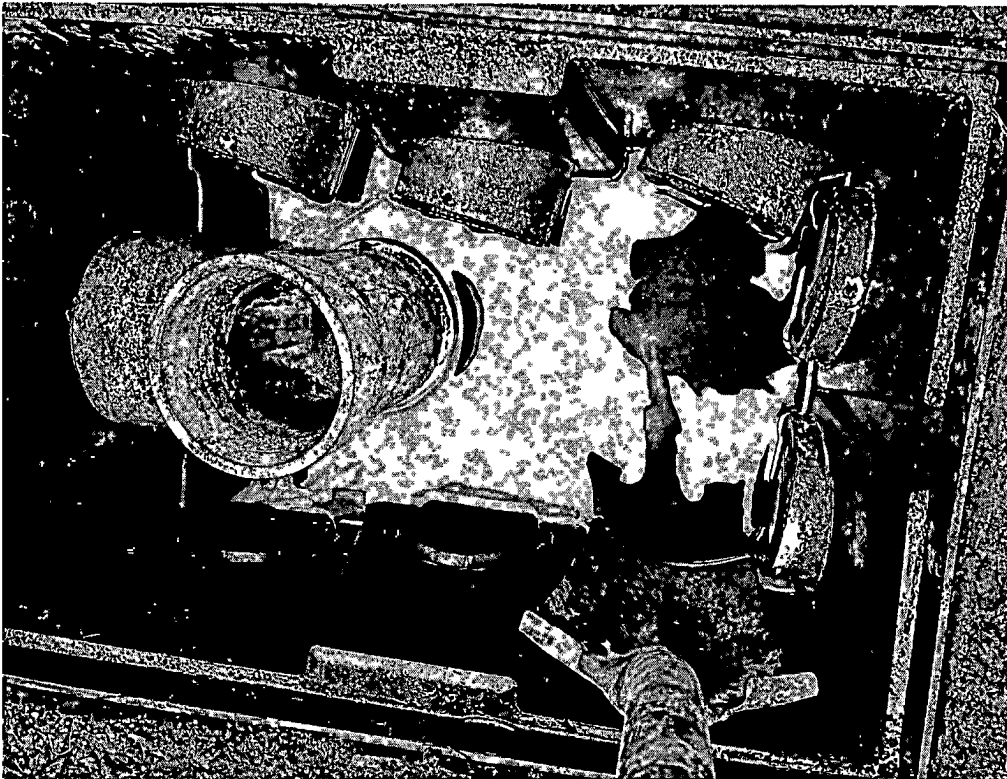
County: Madison

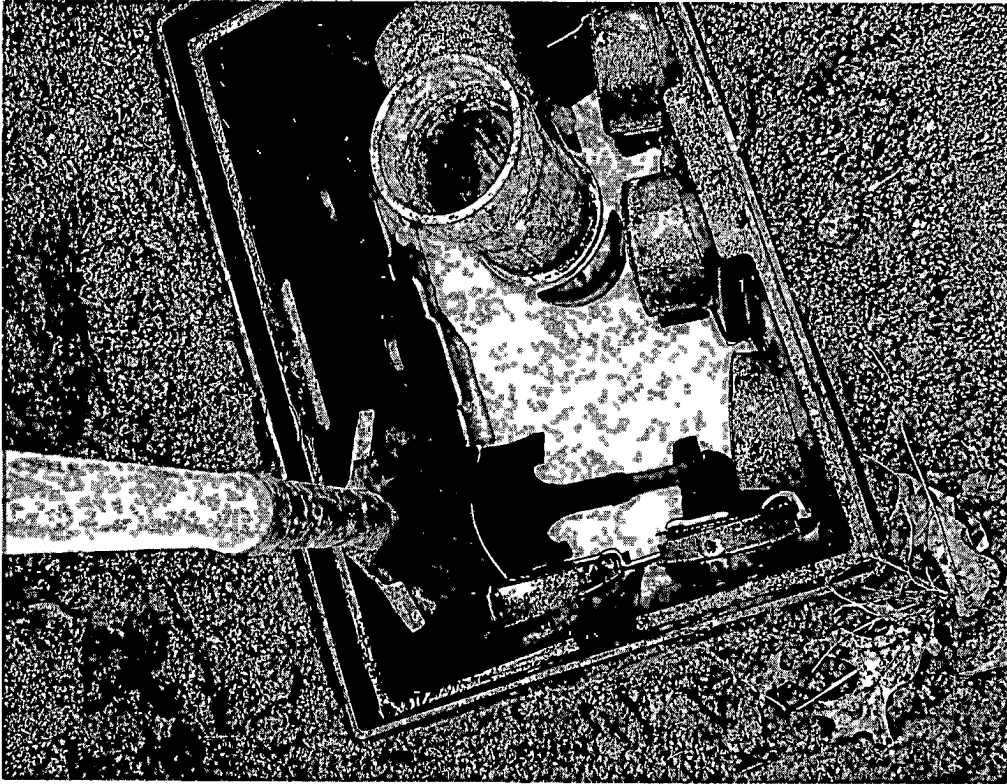
Inspection Date: 01/06/2026

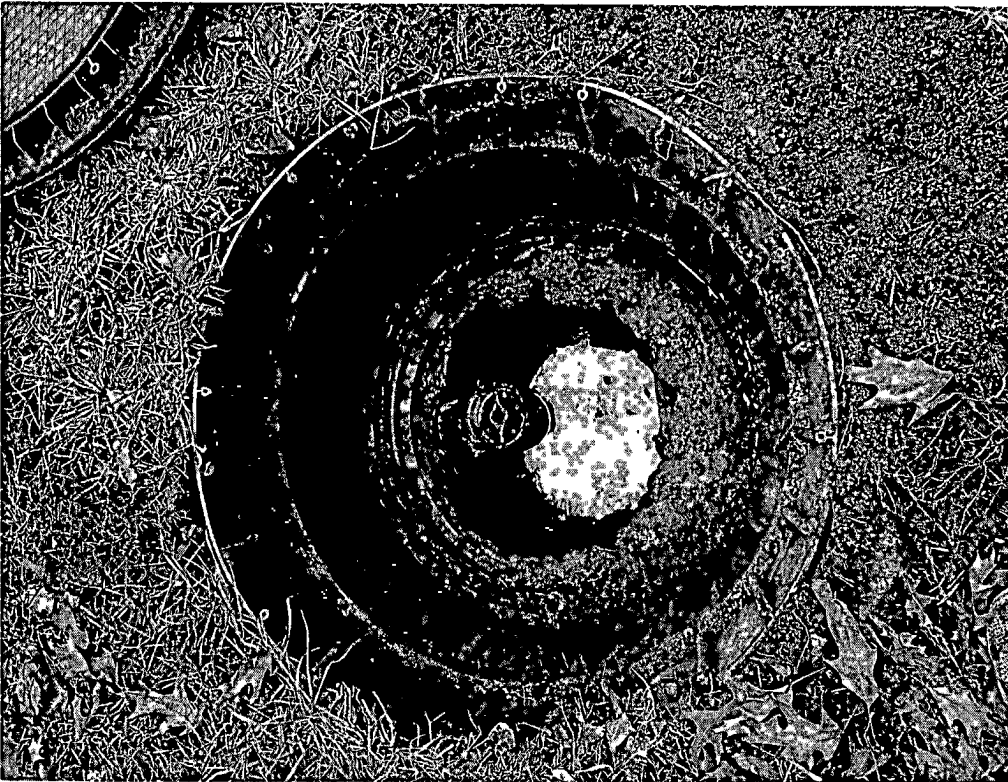
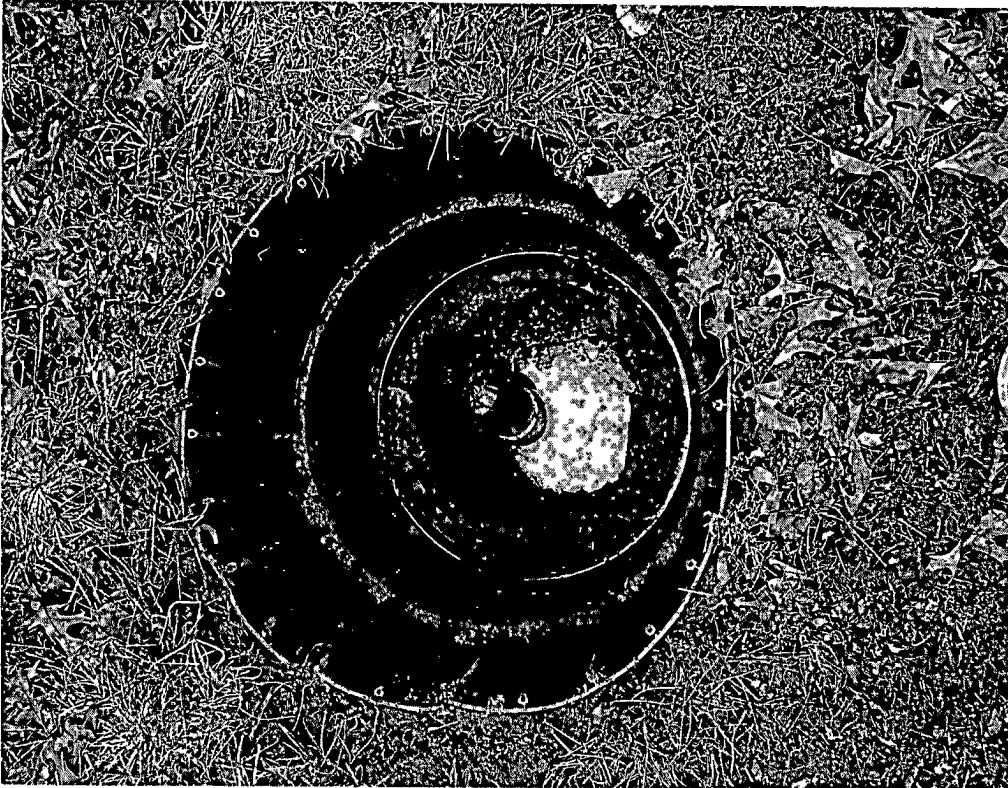
Submitted Date: 1/6/2026

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: 023-04

Date Issued: 4/14/04

Issued to: Harley Johnson
Address: ~~3356 Pheasant Run Trail~~
Peru, Iowa 50222

2463 328th Ln
741152800999800


Legal Description: 8.08A Old RR ROW Section 28 T74N R27W Walnut Township

POWTS Components Specifications: 1250 5ea
1000gal. Septic Tank & 5ea. EQ24 Laterals @ 100ft.

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: Separation 11 ft. of undisturbed soil between laterals. Drainage to be installed upslope as recommended by Soil analysis.


**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: 2463		328th Jan	
Tracking No.	Date Received	Fee Paid	Date Issued	Date Inspected	Date Approved	Section/Township	NPDES Authorization #
0330	1/14/04	\$120	4/19/04				

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		Last Name		First Name		Last Name	
Harley J		Johnson H		Richard		Dillinger	
Address				Address			
3356 Pheasant Run Trail				3178 Pheasant Run Trail			
City		State		City		State	
Peru		IA		Peru		IA	
Zip		50222		Zip		50222	
Phone Number (area code)		Fax or E-mail		Phone Number (area code)		Fax or E-mail	
515-681-2224				763-2126			
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 3-24-04 Test taken by Jim Vance			
1-3 Bedroom 1000				Test Results: Hole 1 40 min/in Hole 2 36.9 min/in			
4 Bedroom 1250				Hole 3 48 min/in Hole 4 53 min/in			
5 Bedroom 1500				Average 44.55 min/in Depth of Test Holes 24			
6 Bedroom 1750				Number of Laterals Required 4			
				Length of Laterals Required about 100 ft. ea			
5. Type of Submittal		6. Address Information					
<input checked="" type="checkbox"/> New		Location, Number & Street of project (if unknown, indicate nearest road): 328 Lane					
<input type="checkbox"/> Revision		Legal Description: Section 28- madison Co. Walnut Twp.					
<input type="checkbox"/> Repair, Tank		818A old RR ROW 28-74-27					
<input type="checkbox"/> Repair, Treatment Area							
<input type="checkbox"/> System Replacement							
Previous Permit #:							
7. Type of Building (Completed by Owner)							
<input checked="" type="checkbox"/> Residential		Number of Bedrooms: 2		<input type="checkbox"/> Commercial/Other Non-Residential		Use:	
Other buildings served by this system:				<input type="checkbox"/> Garbage Disposal			
None				<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: Concrete		Manufacturer: Lister		Model: _____	
		Type: _____		Manufacturer: _____		Model: _____	
9. Pump/Siphon		Type: _____		Manufacturer: _____		Model: _____	
<input type="checkbox"/> Not Applicable						Dosing Frequency: _____	
10. Secondary Treatment Area Type: <input type="checkbox"/> Not Applicable							
Type of Laterals		Number of Laterals		Length of ea. Lateral		Other	
2024		4		100		Other _____	
						Maximum Trench Depth (inches): 24"	

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.

Applicant Signature: *Harley J. Johnson*

Date: 4-13-04

It is unlawful to start construction, reconstruction, or repair of any POWTS prior to issuance of a POWTS permit by the Environmental Health Officer.

MADISON COUNTY ENVIRONMENTAL HEALTH

PERCOLATION TEST REPORT

TEST #

Date taken: 3-24-04

By: Jim Vance

Owner: Harley Johnson

Site Address:

Phone No. 641-763-2037

Lot Size: 3 acres Legal Description: Part of the NW. 1/4 of the SE. 1/4 of Sec. 28-T74N-R27W

Structure: X New

Existing # Bedrooms: 2

Owner's Current Mailing Address: 3356 Pheasant Run Trail, Peru, Iowa 50222

Installer:

Time for 1 inch of water:

1. 40.0 min

2. 36.9 min

3. 48.0 min

4. 53.3 min

Depth of holes tested:

1. 24"

2. 24"

3. 24"

4. 24"

Results of 6 foot hole:

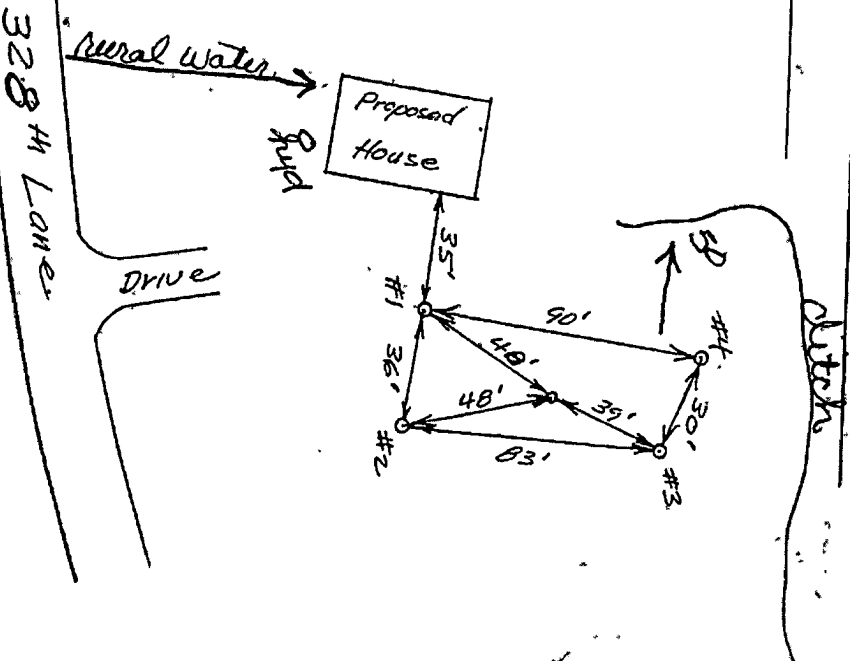
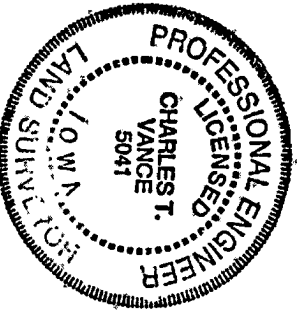
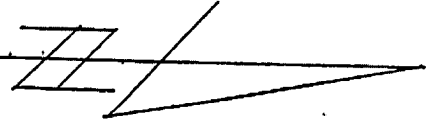
No Rock No Water

Min. recommended lateral footage per IAC Ch. 69: 400 feet

Number of laterals required: 4 each

Average length of laterals: 100 feet

Drawing of perc site below.



*No well - streams
no pond - tile - 860*

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:

Date: 25 March 2004

Reg. No. 5041

Exp. Date: 31 Dec 2005

RLI1002 PID 741152800999800 00 Tax Dist 741 00 Class A INQUIRY
2003 061 Map# 000001528400002 GIS#

Property 003181200 DED Johnson, Harley
Ownership 3356 Pheasant Run Trail
Peru IA 50222-

0000000000

Location Street City
Recorded REC 125 269

Documents

Misc Exempt Code No Ag Cr VIN#

Sec-Twp-Rng 028 074 027 Cty-Adn-Blk 00028 Title

Legal Desc 8.08A OLD RR ROW

Applications Typ 1 AGL Ovr Amt 700 Typ 2 Ovr Amt

Typ 3 Ovr Amt Typ 4 Ovr Amt

			Acres	Typ Desc	Value	Rollback	Acres
	100%	Rollback Gr	8.08	LND Land	3,100	3,100	8.08
Grs	3,100	3,100 Ex	.00				
Mil		PE	.00				
Net	3,100	3,100 Dr	.00				
		Net	8.08				

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

Permit No 023-04

Name: Harley Johnson

911 Sign Locate ☐

Date of Inspection: 6/22/04 Inspected by: Elton Root

Contractor: Self

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 1250 -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.
- Tank depth. 8 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 ☐

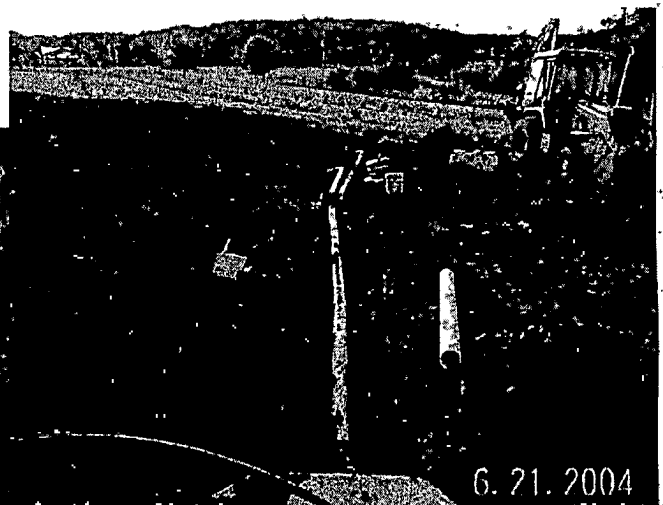
Comments:

Laterals

- Distribution lines: 4-inch PVC pipe – SCH40
- Distribution lines screwed to laterals. Yes ☒ No ☐ Will be ☐
- Lateral used. EQ24 Reduction? Yes ☐ No ☒
- Lateral depth 24 inches Perc depth 24 inches
- Laterals were level. Yes ☒ No ☐
- Adequate amount of undisturbed soil between laterals. Yes ☒ No ☐
- Distance 6 feet between laterals.

Comments:

Permit # 23-04 Harley Johnson Inspection 6/22/04



Permit # 023-04 Hayley Johnson Inspection 6/22/04

2463 328th Lane

