



Document 2023 GW918

Book 2023 Page 918 Type 43 001 Pages 21

Date 5/02/2023 Time 12:17:11PM

Rec Amt \$.00

INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 Jesse L Lindsey

Address 1003 Tiber Brook Ave, Van Meter, IA 50038

Number and Street or RR

City, Town or PO

State

Zip

TRANSFeree:

Name Austin Peters

Address 1001 Timber Brook Avenue, Booneville, IA 50263

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

1001 Timber Brook Avenue, Booneville, IA 50263

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

See attached

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:  Telephone No.: 515.238.6721
(Transferor or Agent)

Legal Description

Lot One (1) of Lindsey Farm Plat One (1), located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



TIME OF TRANSFER INSPECTION TOT# 4609 DUSTIN TROMBLAY CERT # 12293

Site Information

Parcel Description: **040010544015000**

Address: **1001 Timberbrook Ave, Booneville, IA 50038**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Jesse Lindsey**

Email Address:

Address: **3700 SE Beisser Dr Suite B, Grimes, IA 50111**

Phone No: **515-238-6721**

Site related information

No Of Bedrooms: **5**

Inspection Date: **04/17/2023**

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: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **2000**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **River to River**

Date Pumped: **4/17/2023**

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: No
Box Opened: No	Baffle Present: Yes	Speed Levelers Present: Yes
Watertight: Yes	Functioning As Designed: Yes	

General Distribution System Comments :

Secondary Treatment

Sand Filter1

Filter Type: Subsurface	Distribution Type: Distribution Box	Material Type: Rock and PVC Pipe
Absorption Area: 1200	System Hydraulic Loaded: Yes	Gallons Loaded: 300
Discharge At Time of Inspection: Yes	CBOD Results: 8	TSS Results: 2
Disinfection Present: No	Disinfection Type:	Tertiary Treatment Present: No
Tertiary Treatment Type:	Meets Setback to Well: N/A	Well Type:
Distance To Well (Ft):	Sand Filter Probed: Yes	Vent(s) Located: Yes
Saturation or Ponding Present: No	Grass Cover Over System: Yes	Outlet Found: Yes
Sample Taken: Yes	GP4 Permitted:	GP4 Required:
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: **All plumbing goes to OWTS at this time. Septic tank is in good condition with no cracks or breaks and was pumped at time of inspection. Sand filter was probed and is in good condition at this time with no septic surfacing. System was load tested with 300 gal at time of inspection. Sample was collected from discharge. System is working as intended at this time.**



TIME OF TRANSFER INSPECTION TOT# 4609 DUSTIN TROMBLAY CERT # 12293

Owner Name: **Jesse Lindsey**

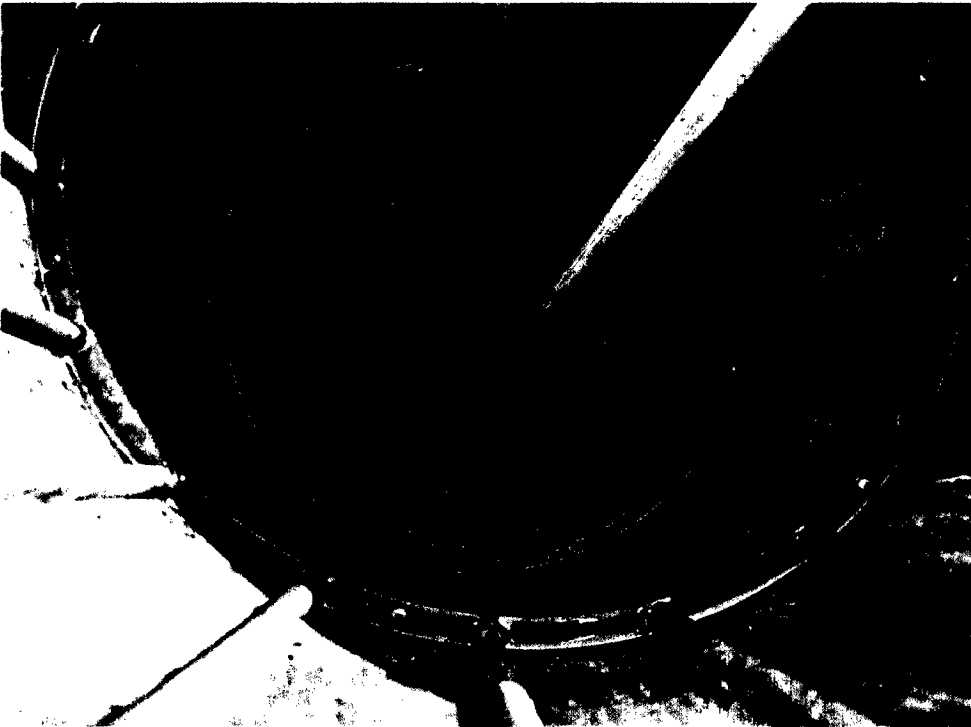
Address: **1001 Timberbrook Ave , Booneville , IA 50038**

County: **Madison**

Inspection Date: **04/17/2023**

Submitted Date: **5/1/2023**

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: 066-15

Date Issued: 9/4/2015

Issued to: Jesse & Emily Lindsey
Address: ~~3700 SE Beisser Dr. Suite B&C~~
Grimes, IA 50111

Revised 9-24-2015
1001 Timber Brook Ave

Legal Description: Lot 1 Lindsey Farm PID# 040010544015000
Sec 5 T77N R26W Lee TWP

POWTS Components Specifications: ~~1500~~ gal. septic & ~~960~~ Sq. Ft. Sand Filter *ej*
2000 1200

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 All fees, maintenance & construction shall be in accordance with county & state codes.

Ina Burk

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

Application to Construct
Private Sewage Disposal System (PSDS)

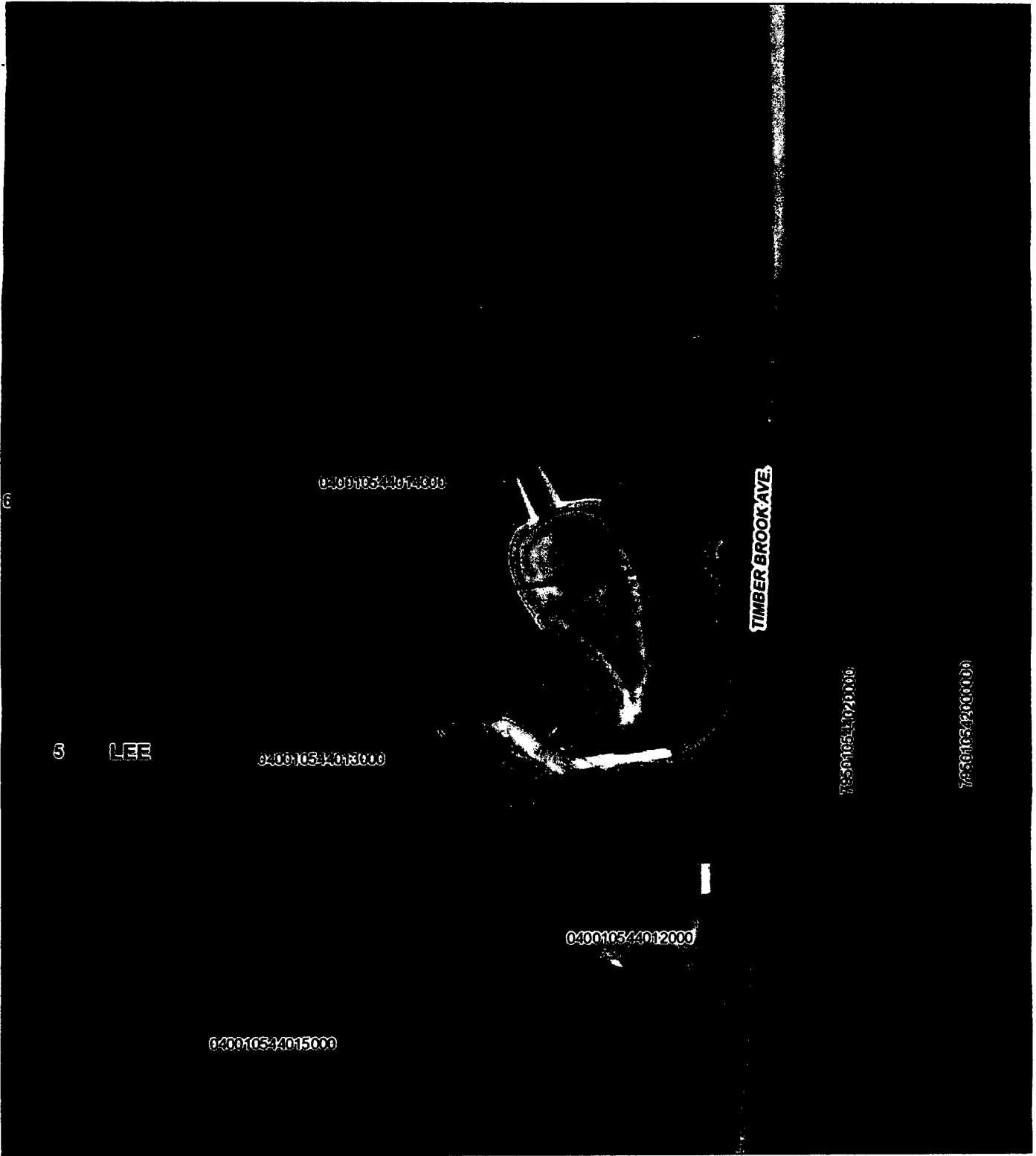
Office Use Only					Temp 1:911	1001 Timber Brooks Ave	
Tracking No	Date Received	Fee Paid	Check #	Date Issued		Section/Township	
Old 15	9-4-15	2601.00	6741	9-4-15		5- Lee	

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.

Please Print All Information.

1. Owner Information (Applicant) First Name: Jesse & Emily Last Name: Lindsey Address: 3700 SE Beisser Dr City: Grimes State: IA Zip: 50111 Phone Number (area code): 515-238-6271 Cell Phone:		2. Installation Contractor Information First Name: Gary Wiedmann Last Name: Address: 2750 Hamilton St City: Norwalk State: IA Zip: 50211 Phone Number (area code): 515-380-3517 Cell Phone:	
3. System Requirement Information IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED Minimum Tank Size Required 1-3 Bedroom: 1250 4 Bedroom: 1500 5 Bedroom: 1750 6 Bedroom: 2000		4. Site and Soil Evaluator (Percolation Test/Soils Analysis) PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT Date test taken: _____ Test taken by: _____ Passed: _____ Failed: _____ Percolation Rate: _____ Soils Loading Rate: _____	
5. Type of Submittal <input checked="" type="checkbox"/> New House <input type="checkbox"/> Existing House <input type="checkbox"/> Repair: Tank <input type="checkbox"/> Repair: Treatment Area <input type="checkbox"/> System Replacement Previous Permit #:		6. Address Information 911 Address or nearest road: Timberbrook Ave. Legal Description: Lot 1 Lindsey Farm Plat One PID # 040010544015000 5-77-26	
7. Type of Building (Completed by Owner) Building Square ft: _____ Number of Bedrooms: _____ Number of Bathrooms: _____ Non-Residential uses: _____ Other buildings served by this system: _____ Any other circumstances which may affect water usage: _____ Water softeners must be routed to a brine pit independent of septic system.			
8. Tanks Your contractor or system designer should complete the remaining portion of this application.			
Septic Tank Type: Concrete Size: 2000 Manufacturer: Lister		Pump Tank Type: _____ Size: _____ Manufacturer: _____	
Additional Tank Type: _____ Size: _____ Manufacturer: _____			
9. Secondary Treatment Area			
Laterals Type: 1200 Length of each: 100 Total number: _____ Maximum trench Depth: _____		Sand Filter Square ft: 400 Length: _____ Width: _____	
Peat System Model: _____ Manufacturer: _____		Other Description: _____	
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. Discharging systems must be covered by a maintenance agreement, which shall be recorded in the Madison County Recorders Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations.			It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.
Applicant Signature: _____ Date: 9-4-15			

Poly loc Filter



3 LEE

040010544013000

040010544012000

040010544015000

Parcel ID 040010544014000
Sec/Twp/Rng 5-77-26
Property Address
District LEE
Brief Tax Description LOT 1 LINDSEY FARM

Alternate ID n/a
Class A
Acreage 9.0

Owner Address LINDSEY, FRANK & STEPHANIE
1001 TIMBER BROOK AVE
BOONEVILLE, IA 50038

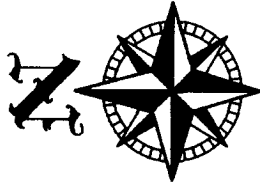
LEE Lot 1
LOT 1 LINDSEY FARM
(Note: Not to be used on legal documents)

066-15

Jesse +
Emily
Lindsey
3700 SE.
Beisser Dr
Suite B+C
Grimes IA 50111

LINDSEY RESIDENSE

HOUSE SITE PLAN
LOT 1 LINDSEY FARM PLAT ONE



SCALE: 1" = 100'

N82°54'25"E
1116.30'M

NE. CORNER
LOT 1

357.04'
S01°41'48"W AVE

35.00' FUTURE PUBLIC
ROADWAY EASEMENT

TIMBER

10.00' PUE

SETBACK

FRONT

LATERAL FIELD AREA

20.00' PUBLIC
ROADWAY EASEMENT

50.00'

PROPOSED
HOUSE

GARAGE

PROPOSED
HOUSE

PROPOSED
HOUSE

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ZONE A

FLOODWAY LIMIT LINE

YARD SETBACK

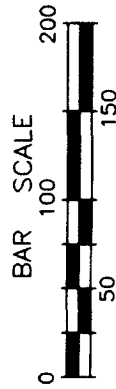
25.00' SIDE

1106.39'
S82°54'25"W

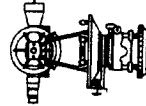
50.00'

LIMIT

397,427 SQUARE FEET
9.00 ACRES INCLUDING 0.28 ACRES
PUBLIC RIGHT-OF-WAY EASEMENT
MPE=101.00



Raccoon Valley
Land Surveying



33235 L Avenue Adel Iowa

ONSITE WASTEWATER SITE EVALUATION FOR SEPTIC SYSTEM Pages with report 4 REPORT # 3469

OWNER NAME: Emily Lindsey PROPERTY ADDRESS: 1001 Timber brook ave.

OWNER ADDRESS: _____ LEGAL DESCRIPTION: Madison County

PHONE # _____ LOT SIZE _____ acres

NO. BEDROOMS: 4 AVERAGE DAILY FLOW 300 PEAK DAY DESIGN FLOW 600 gallons STRUCTURE X NEW EXISTING

BUILDER: _____ PLUMBER: _____

THE TREATMENT SITE SHALL BE PROTECTED FROM ANY AND ALL TRAFFIC, AND ANY SOIL DISTURBANCES. DISTURBING THE TREATMENT SITE SHALL VOID THIS RECOMMENDATION.

THE USE OF THIS DESIGN TO OBTAIN THE ONSITE WASTEWATER COUNTY CONSTRUCTION PERMIT AND THE CONSTRUCTION OF THE ONSITE SYSTEM IS AN ACCEPTANCE OF THE CONDITIONS ON PAGE 2 OF THIS REPORT.

The owner and contractor are responsible for verifying that the system layout is within the property boundaries. James Carroll has not verified the property and easement boundaries.

See attached drawing and soil profiles.

Site and Soil are not suitable for laterals or mound system. I recommend a sand filter see attached design.

AN EFFLUENT FILTER IS REQUIRED FOR ALL SYSTEMS.



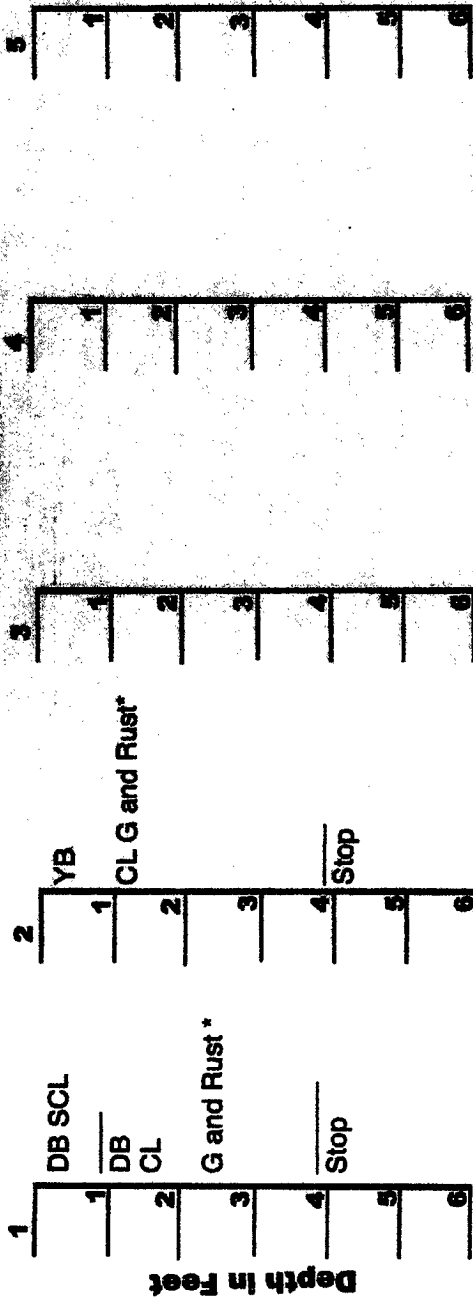
SOIL LOADING RATE	0	gpsf	1.5	FEET
WATER TABLE/CONFINING AT				
MAXIMUM DEPTH OF TRENCH	0	INCHES		
BASED ON SURFACE AREA OF TRENCH BOTTOM.				
2-FOOT WIDE TRENCH	0	FEET		
3-FOOT WIDE TRENCH	0	FEET		
16-INCH WIDE CHAMBER	0	FEET		

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. DATE: 6/9/15 REG. NO. 11328 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.

James A. Carroll
JAMES A. CARROLL, P.E. PAGES WITH THIS REPORT 4.
The analyses and recommendations in this report are based in part upon the data obtained from the soil tests performed at the indicated locations, the SCS County Soil Survey book, onsite inspection, and the soil textural class was determined by the "Feel Method". This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

In the event that any changes in the design, nature, or location of the project as outlined in this report occur, the data and recommendations contained in this report shall not be considered valid unless the changes are reviewed and verified in writing by James A. Carroll, P.E..

Soil Probe Number
Confining Layer Location (*)



Textures S-Sand, SL-Sandy Loam, L-Loam, SIL-Silty Loam, Si-Silt, SCL-Sandy Clay Loam, SO-Sandy Clay, CL-Clay Loam, SICL-Silty Clay Loam, SiC-Silty Clay, C-Clay, FS-Fine Sand.

Color DYB-Dark Yellow Brown, YB-Yellow Brown, YB-Very Dark Brown, VB-Black, Wh-Whites, RB-Reddish Brown, R-Red, LG-Light Gray, DG-Dark Gray, PB-Pale Brown, BY-Brownish Yellow, BK-Black, M-White, L-Light.

Other MST-Moderate Structure, WSt-Weak Structure, MSt-Massive Structure, L-Loose, HVT-Heavy, Lt-Light.

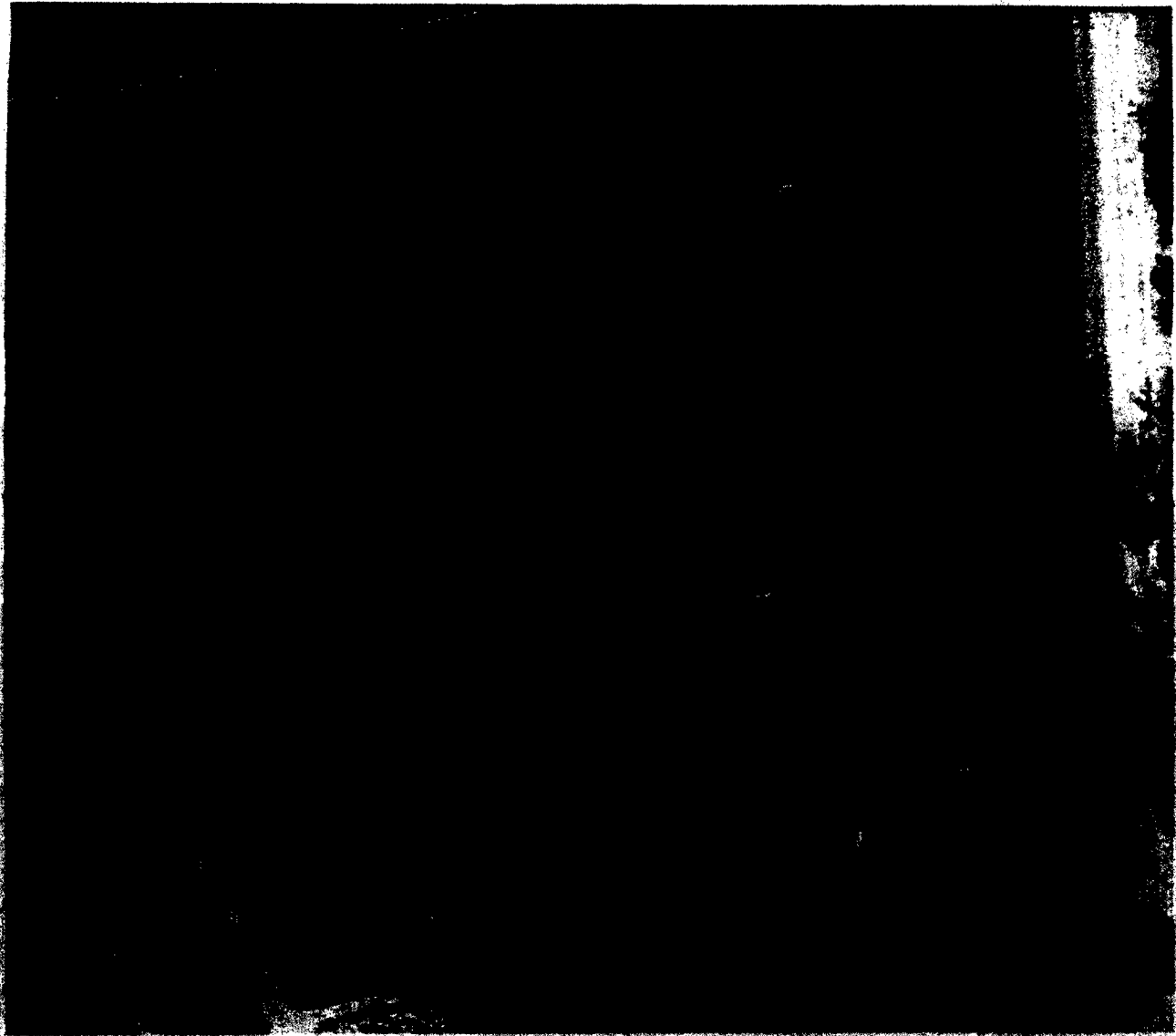
The use of this design to obtain the onsite wastewater county construction permit and the construction of the system is an acceptance of the following conditions:

The septic system Engineer, James Carroll, has evaluated the site and located what appears to be a suitable location for an onsite septic system. However, assessments, floodplains, wetlands, wells, property lines, underground utilities were not marked, located or identified to the Engineer. The drawing may contain any or all of these items however they are not accurately shown. It is the responsibility of the Property Owner, Home Builder, and Septic Contractor to locate and mark all of these items. The contractor is solely responsible for locating all underground utilities shown or not shown, and for the safety and protection of all such underground utilities and repairing any damage. In the event that any item is located in the proposed septic area the Engineer will be called to re-evaluate the site.

The Engineer will not be inspecting or overseeing any of the work performed by the Contractor. All work performed by the Contractor shall comply with IAC 567 Chapter 56 and County Ordinance unless specifically shown/detailed in this report and design.

The Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, equipment, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of contractor to comply with State and County Laws and Regulations applicable to the performance of the work. Engineer will not be responsible for Contractor's failure to perform the work in accordance with State and County requirements and the attached design. Engineer will not be responsible for the actions or omissions of Contractor, any Subcontractor, any Supplier, or of any other individual or entity performing any of the work, or the failure of any State or County Regulator in accepting the work Completed.

The Property Owner, Home Builder, and Septic Contractor agree that by using this report they shall indemnify and hold harmless the Engineer from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgment of every nature, and cost of defense, and investigation brought or recovered against them by reason of any act or omission of the said Property Owner, Home Builder, and Septic Contractor, its agents, or employees, in the execution of the work.



N



Not To
Scale

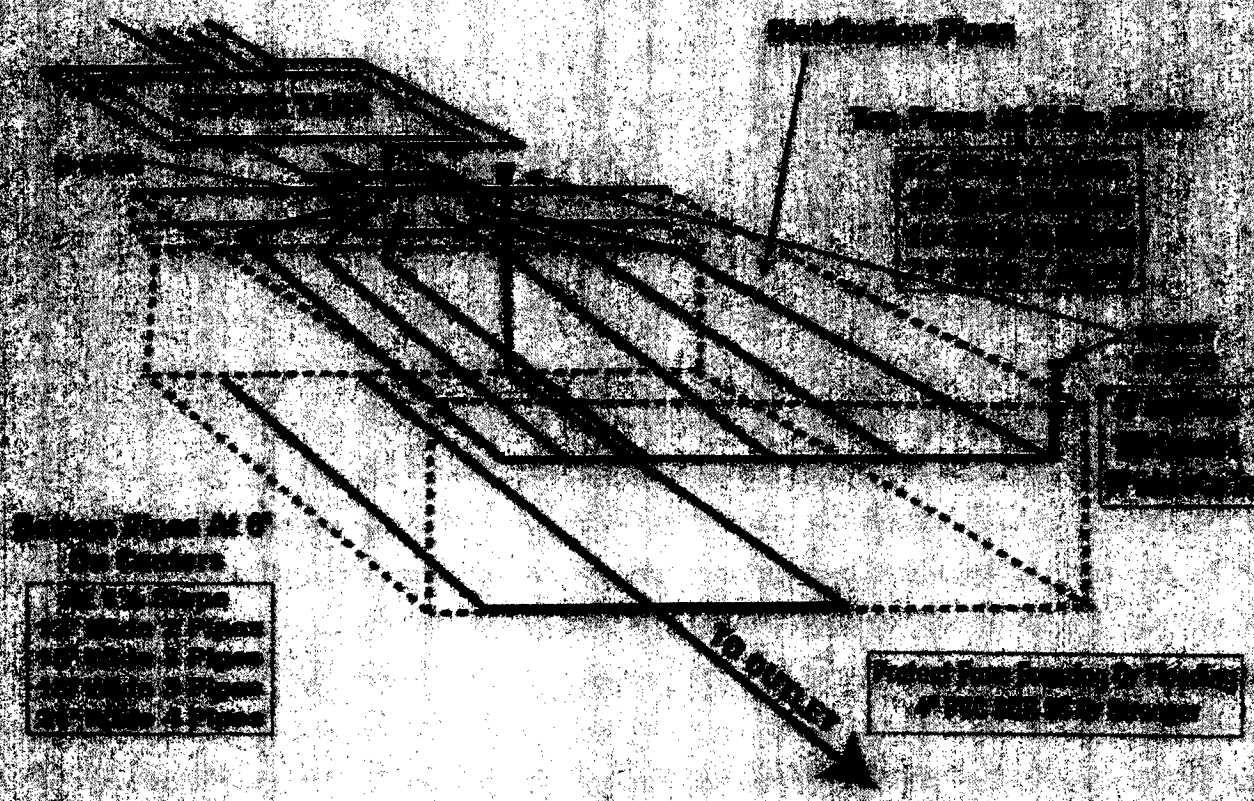
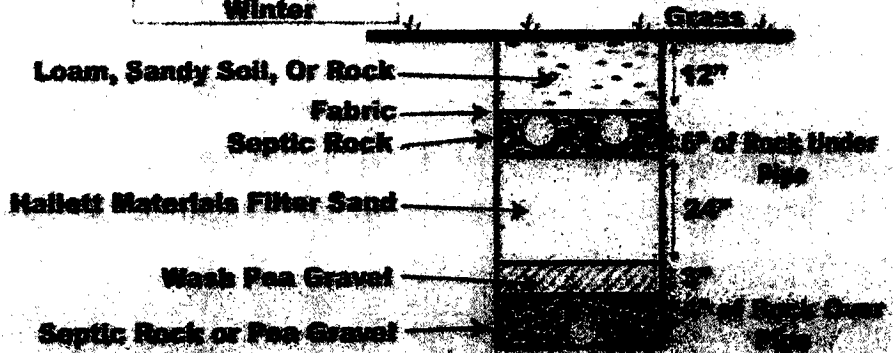
PROJECT: 1001 Timber Brook Ave
SAND FILTER GRAVITY
240 SF PER BEDROOM

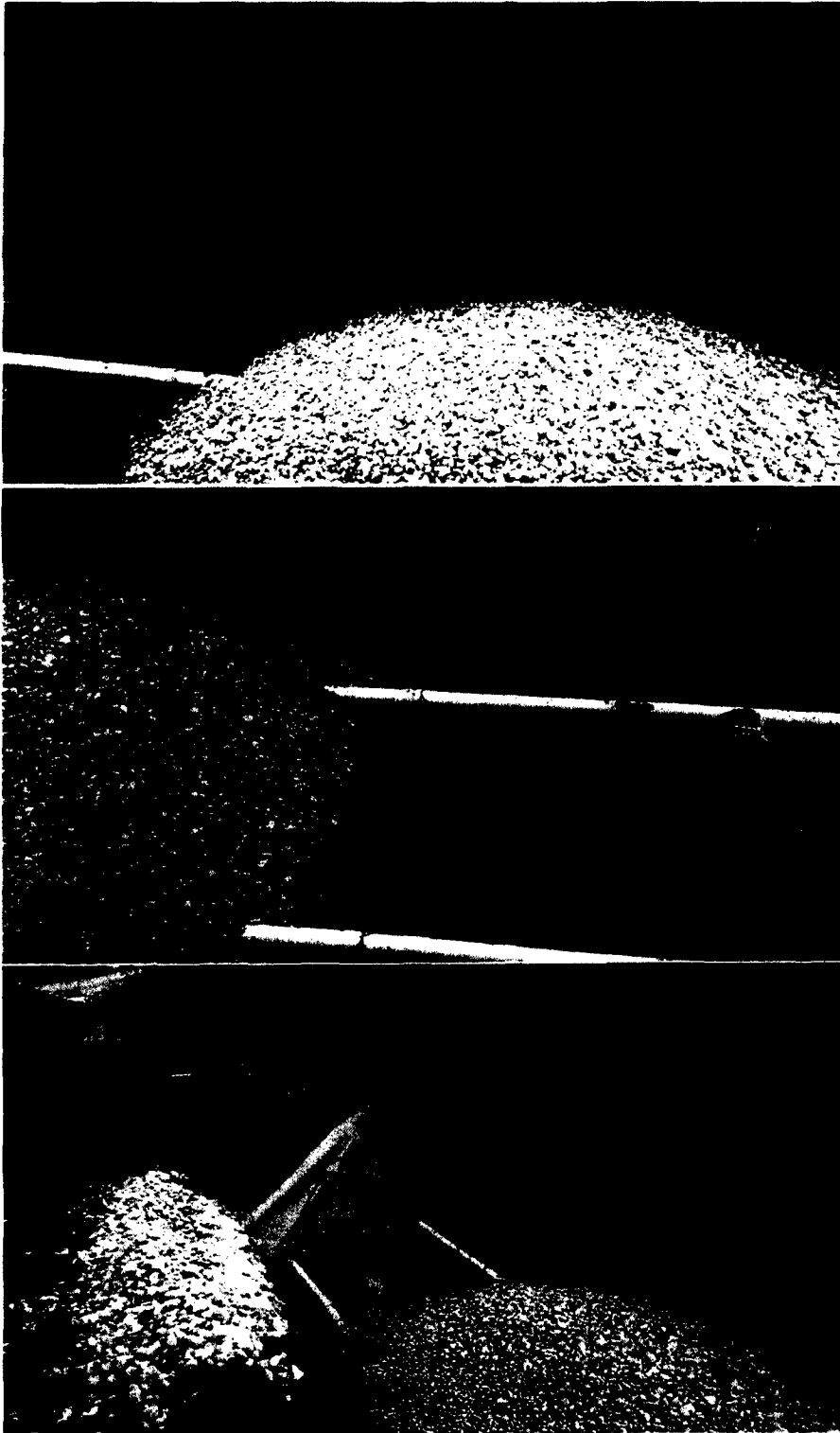
#3469

# Of Bedrooms	Ft ²
2	480
3	720
4	960
5	1200
6	1440

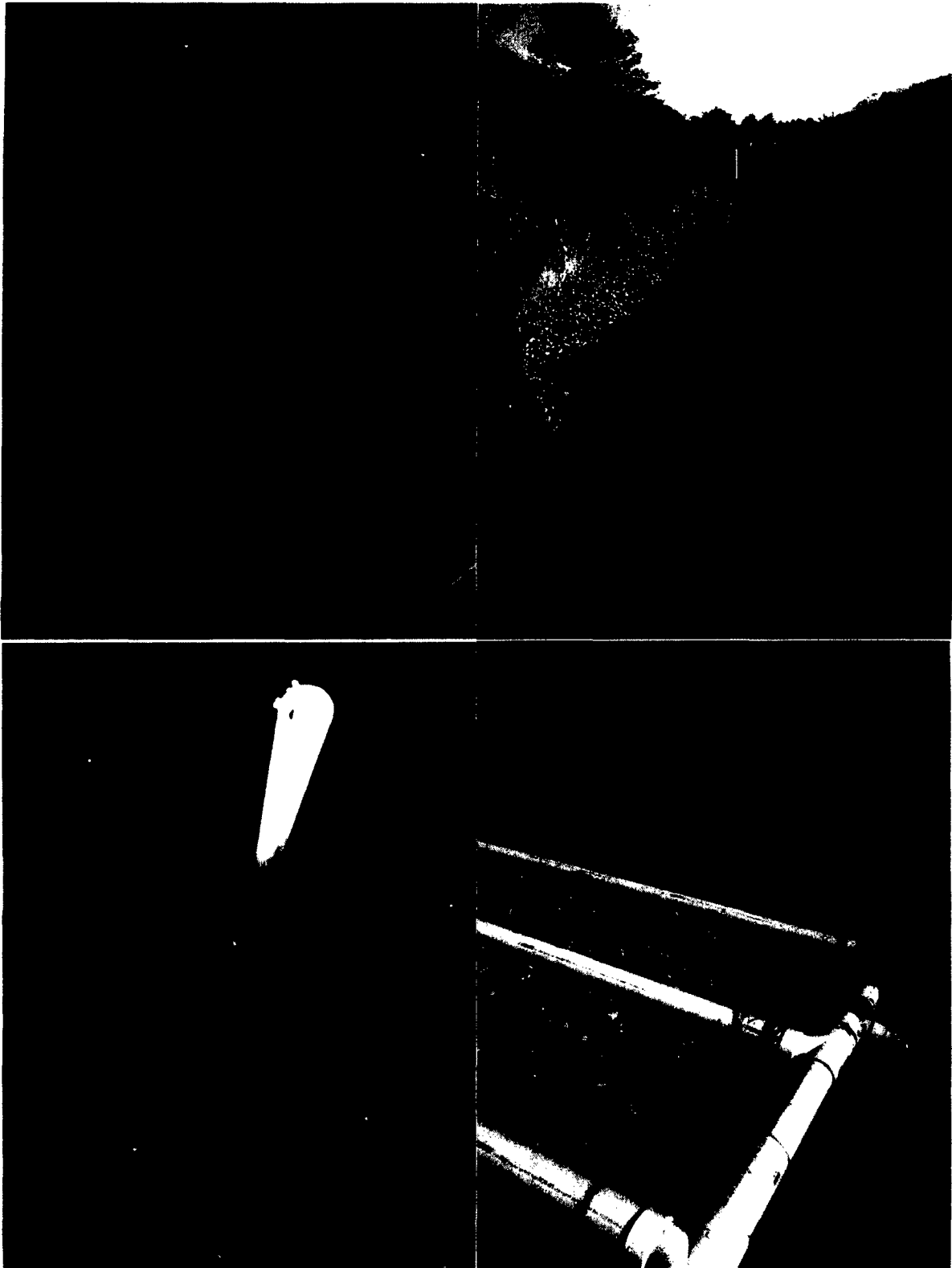
Thick Grass Cover
 Required Prior To
 Winter

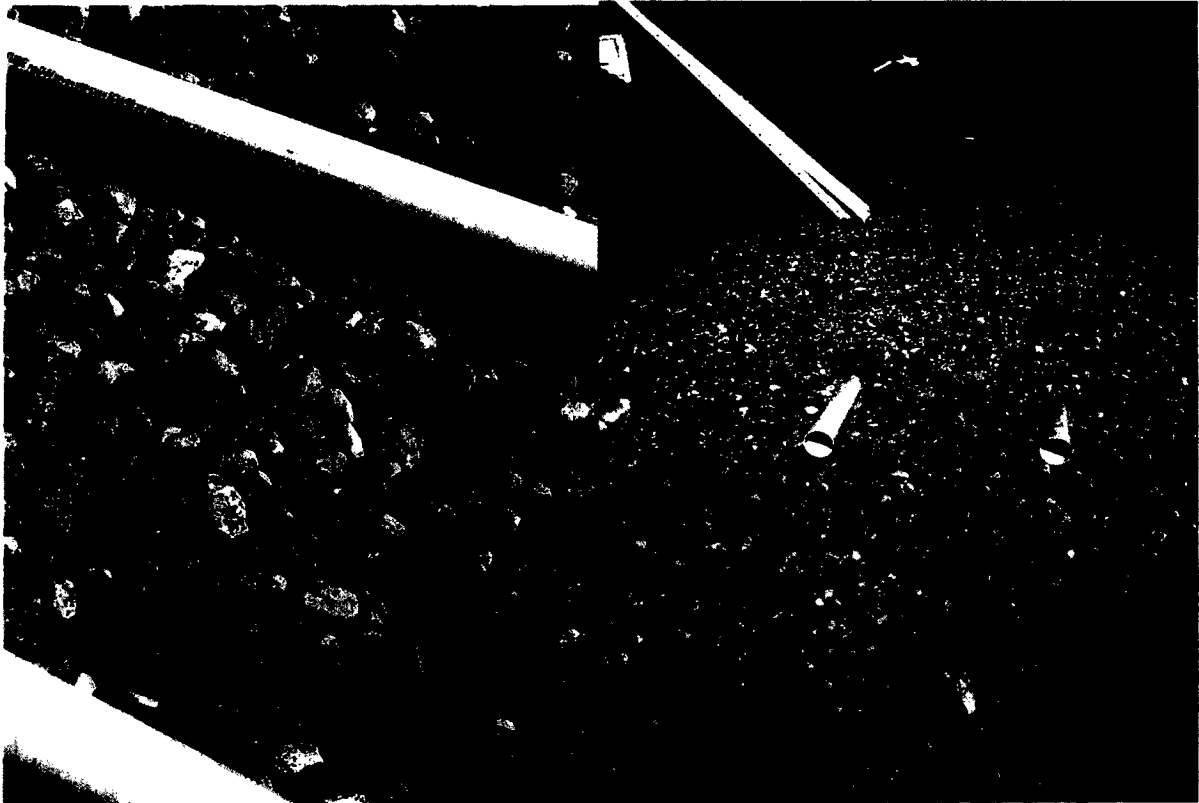
ALL PIPES 4" SDR 35
 OR STRONGER











462-2636

PRELIMINARY ONSITE WASTEWATER TREATMENT SITE SPECIFICATIONS AND LAYOUT

