

BK: 2024 PG: 2377  
Recorded: 10/1/2024 at 8:21:42.0 AM  
Pages 11  
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 Christopher Curtis and Meredith L. Curtis

Address	1228 Dutch Hill Road	Fordland	MO	65652
	Number and Street or RR	City, Town or PO	State	Zip

**TRANSFeree:**

Name Gary T. Steffen and Monica I. Steffen

Address	3127 230th Street	Saint Charles	IA	50240
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

	3127 230th Street	Saint Charles	IA	50240
	Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See Addendum

**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:

2024-33

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."

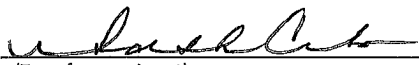
Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

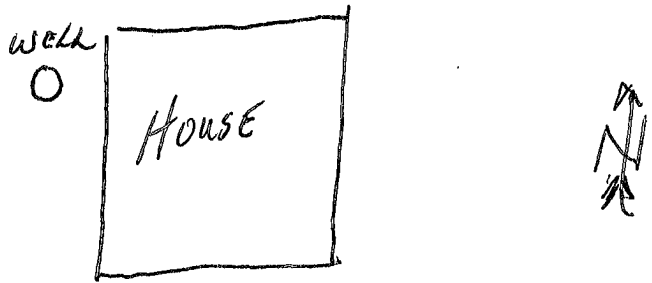
- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

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

New septic installed June 2024

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.: 515-577-1022  
(Transferor or Agent)



## Addendum

A parcel of land described as the East 75.5 feet of the South 577.5 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Said Parcel contains 0.9994 Acres including 0.0693 Acres of County Road Right of Way.

AND

A tract of land described as follows, to wit: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), thence North 86°50' East along the North line thereof 116 feet, thence South 12°06' East 751.2 feet, thence North 86°50' East 103.35 feet, thence South 174.5 feet, thence North 86°50' East 205 feet, thence South 21°15' West 191 feet, thence South 01°25' West 229.2 feet, thence South 86°50' West 507.05 feet to the Southwest corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence North along the West line thereof 1,320.7 feet to the point of beginning all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions of record.

**MADISON COUNTY ENVIRONMENTAL HEALTH SEPTIC INSPECTION REPORT – SAND FILTER**

**General Information**

Owner: CURTIS, CHRISTOPHER & Installer: Huff Well LLC  
Address: 3127 230TH ST, ST CHARLES  
Inspection Date/s: 06/06/2024 Inspected by: \_\_\_\_\_

System Materials: Rock and Pipe  EPS Aggregate

**Sewer Pipe from Building to Primary Treatment**

Sewer Pipe was installed in accordance with Chapter 69.7(1)-(3) & 69.9(1)g: Yes  or No   
If no, explain \_\_\_\_\_

**Septic Tank**

Septic Tank Size  1250  1500  1750  2000 Other \_\_\_\_\_ Material:  Concrete  
 septic tank only  Plastic  
 +500 gallon pump /siphon combination tank  
 + Separate 0 gallon pump/siphon tank Source: Indianola  
Septic tank was installed in accordance with Chapter 69.8(2)- 69.8(3): Yes  or No   
If no, explain \_\_\_\_\_

**Connection (Tank-to-box/filter bed) and Distribution Box**

Piping between tanks/after tank was installed according to Chapter 69.13(3): Yes  or No   
If no, explain \_\_\_\_\_  
Distribution Box was installed according to Chapter 69.13(3): Yes  No  or N/A   
If no, explain \_\_\_\_\_

**Siphon Dose and Pump Systems**

Siphon or Pump dosing system was installed according to Chapter 69.13(5): Yes  No  or N/A   
If no, explain \_\_\_\_\_  
High water alarm  at tank or  inside home  
Squirt test Height \_\_\_\_\_ inches or pumps to distribution box \_\_\_\_\_

**Construction Specifications**

Sand filter Type:  Gravity  Siphon Dose  Pressure Dose Bed Dimension 12 x 45  
# of Collector lines 4 # of Distribution Lines 4 NOI Required Yes  or No   
Discharge Type:  Direct or  Indirect  
Sand Filter was installed in accordance with Chapter 69.13(2-3): Yes  or No   
If no, explain \_\_\_\_\_

**Minimum Distances for Closed and Open Portions of Treatment System**

Both open and closed portion the the septic system have been installed in accordance with the minimum distances listed in Table 1 of Chapter 69.3(2): Yes  No   
If no, explain \_\_\_\_\_

Final Review:  Approved or  Disapproved

Madison County Environmental Health  
201 W. Court Ave  
Winterset, IA 50273  
515-462-2636

**Madison County**

# **Private On-Site Wastewater Treatment System Construction Permit**

**This permit shall be posted adjacent to the driveway or construction ingress/egress, and be viewable from the county (or private) road.**

Certificate Number: 2024-33

Date Issued: 06/05/2024

Date Expires: 06/05/2025

Owner(s): CURTIS, CHRISTOPHER & MEREDITH L (DED)

Address Location: 3127 230TH ST ST CHARLES, IA

Legal Description: 10.7A S1/2 SW 1/4 (9.7A SE SW & 1A SW|SW

Parcel #: 500090368013000

This Construction Permit has been issued in accordance with the Madison County Environmental Health Regulations, authorizing the construction of a private on-site wastewater treatment system, and shall be null & void one year from permit issuance.

All components of the system must be uncovered for the inspection and the system must be approved before it can be put into operation. Notice for inspection must be received 24 hours in advance (8 a.m. through 4:30 p.m., Monday-Friday). For inspection, contact the Madison County Zoning & Environmental Health Office at (515)-462-2636.

**This certificate is not transferable.**

**MADISON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT  
PRIVATE SEWAGE SYSTEM INSPECTION REPORT  
Sand Filter System**

GENERAL INFORMATION		
Owner: <i>Christopher &amp; Meredith Curtis</i>	Contractor: <i>Huff Well LLC</i>	
Address: <i>3127 230th St.</i>	Inspector: <i>Andrew Hornback</i>	
Inspection Date: <i>6-6-24</i>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
S = Satisfactory      U = Unsatisfactory      NA = Not Applicable		

S U NA	SITE PREPARATION
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Septic Permit Issued # <i>2024-33</i>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Soils Analyst ID
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	System Exposed for Inspection

S U NA	SETBACKS
Minimum Setbacks to Closed/Open Portions of Septic System	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Private Water Well      50'/100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Shallow Public Water Well      200'/400'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Deep Public Water Well      100'/200'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Heat Pump Borehole      50'/100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Lake or Reservoir      50'/100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Stream or Pond      25'/25'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Edge of Drainage Ditch      10'/10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Dwelling or Other Structure      10'/10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Property Lines      10'/10' (unless an easement signed & recorded)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Other Subsurface Treatment Systems      5'/10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Water Line Under Pressure      10'/10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Suction Water Line      50'/100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Foundation Drain or Subsurface Tiles      10'/10'

S U NA	SEWER PIPE FROM BUILDING TO PRIMARY TREATMENT
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Minimum Setbacks to Wells      Private Wells 10' / Public Wells 25'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Material      Sch.40 Plastic Pipe (or SDR 26 or Stronger) or Cast Iron
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cleanouts      At Building & every 100' & each >45° Direction Change

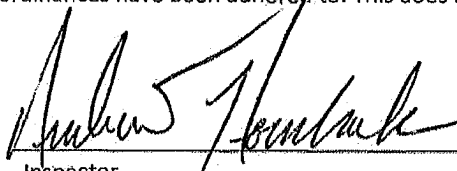
S U NA	PRIMARY TREATMENT – SEPTIC TANK
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Gallon Capacity <input checked="" type="checkbox"/> 1250 <input type="checkbox"/> 1500 <input type="checkbox"/> 1750 <input type="checkbox"/> 2000 <input type="checkbox"/> Other
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Watertight Material <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic (ribbed const.)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Manufacturer <i>Indicivola</i>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Compartments      At least 2 Compartments or 2 tanks in series
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Influent Compartment      1/2 to 2/3 of total tank capacity
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Effluent Compartment      1/3 to 1/2 of total tank capacity
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Inlet      2" to 4" higher than outlet
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Baffles      4" Diameter Schedule 40 plastic tees
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Effluent Screen      Meets NSF Standard 46 or equivalent

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Watertight Risers</b>	Minimum 18" Diameter at or above ground surface
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Inlet/Outlet Connections</b>	Self-sealing gaskets formed or cast into tank material
<input type="checkbox"/>	<input type="checkbox"/>	<b>Schedule 40 Pipe</b>	At least 5' past outlet & 2' past disturbed ground
<b>S U N A</b>		<b>DOSING SYSTEMS</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Type</b>	<input type="checkbox"/> Pump <input checked="" type="checkbox"/> Siphon <input type="checkbox"/> Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Watertight Pit</b>	At least 24" in diameter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Watertight Riser</b>	With tight-fitting cover at or above ground level
<input type="checkbox"/>	<input type="checkbox"/>	<b>Pump</b>	Submersible Pump of corrosion-resistant material
<input type="checkbox"/>	<input type="checkbox"/>	<b>Pressure Line Size</b>	Not smaller than outlet of pump it serves
<input type="checkbox"/>	<input type="checkbox"/>	<b>Pressure Line Drainage</b>	Drains between dosing or buried below frost level
<input type="checkbox"/>	<input type="checkbox"/>	<b>High Water Alarm</b>	Visual or Audio Alarm to alert of high water in pit
<input type="checkbox"/>	<input type="checkbox"/>	<b>Electrical Connection</b>	No Connections located inside pump pit

<b>S U N A</b>		<b>Distribution Box</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Placement</b>	Placed on undisturbed soil.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Material</b>	Corrosion-resistant rigid plastic
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Baffle</b>	Pipe tee or baffle at inlet.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Outlet heights</b>	Outlets at same level and min. 4" above bottom of box.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Levelers</b>	Outlets equipped with leveling device for equal flow.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Unused Outlets</b>	Securely closed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Header Pipes</b>	Rigid PVC (ASTM Standard 2729 or stronger).

<b>Subsurface Sand Filter Bed(s)</b>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Filter Beds</b>	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double
<input type="checkbox"/>	<input type="checkbox"/>	<b>Type</b>	<input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Siphon-Dosed <input type="checkbox"/> Pressure-Dosed
<input type="checkbox"/>	<input type="checkbox"/>	<b>Size</b> <del>5400 sqft</del>	Required: <b>540</b> sqft      Installed:      sqft
<input type="checkbox"/>	<input type="checkbox"/>	<b>No. of Collection Lines</b>	<b>4</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Collection Line Material</b>	4" SDR 35 or stronger PVC or approved material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Distribution Vent</b>	Distribution lines tied to a common vent.
<input type="checkbox"/>	<input type="checkbox"/>	<b>Sampling</b>	Sampling available at discharge or sample port installed.
Depth of layers (bottom to top)			
<input type="checkbox"/>	<input type="checkbox"/>	<b>Collection lines and river gravel</b>	<b>8"</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Pea Gravel or Fabric</b>	<input type="checkbox"/> Pea Gravel (3") <input type="checkbox"/> Fabric
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>DOT Concrete Sand</b>	<b>24"</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Distribution lines and river gravel</b>	<b>12"</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Pea Gravel or Fabric</b>	<input type="checkbox"/> Pea Gravel (3") <input checked="" type="checkbox"/> Fabric
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Soil Backfill</b>	<b>12"</b>

This report and the corresponding permit indicate the condition of the above-mentioned private sewage system at the time of inspection. To the best of my knowledge, all listed local & state ordinances have been adhered to. This does not guarantee the future condition or proper function of the system.

  
Inspector

Date



Christopher + Meredith Curtis

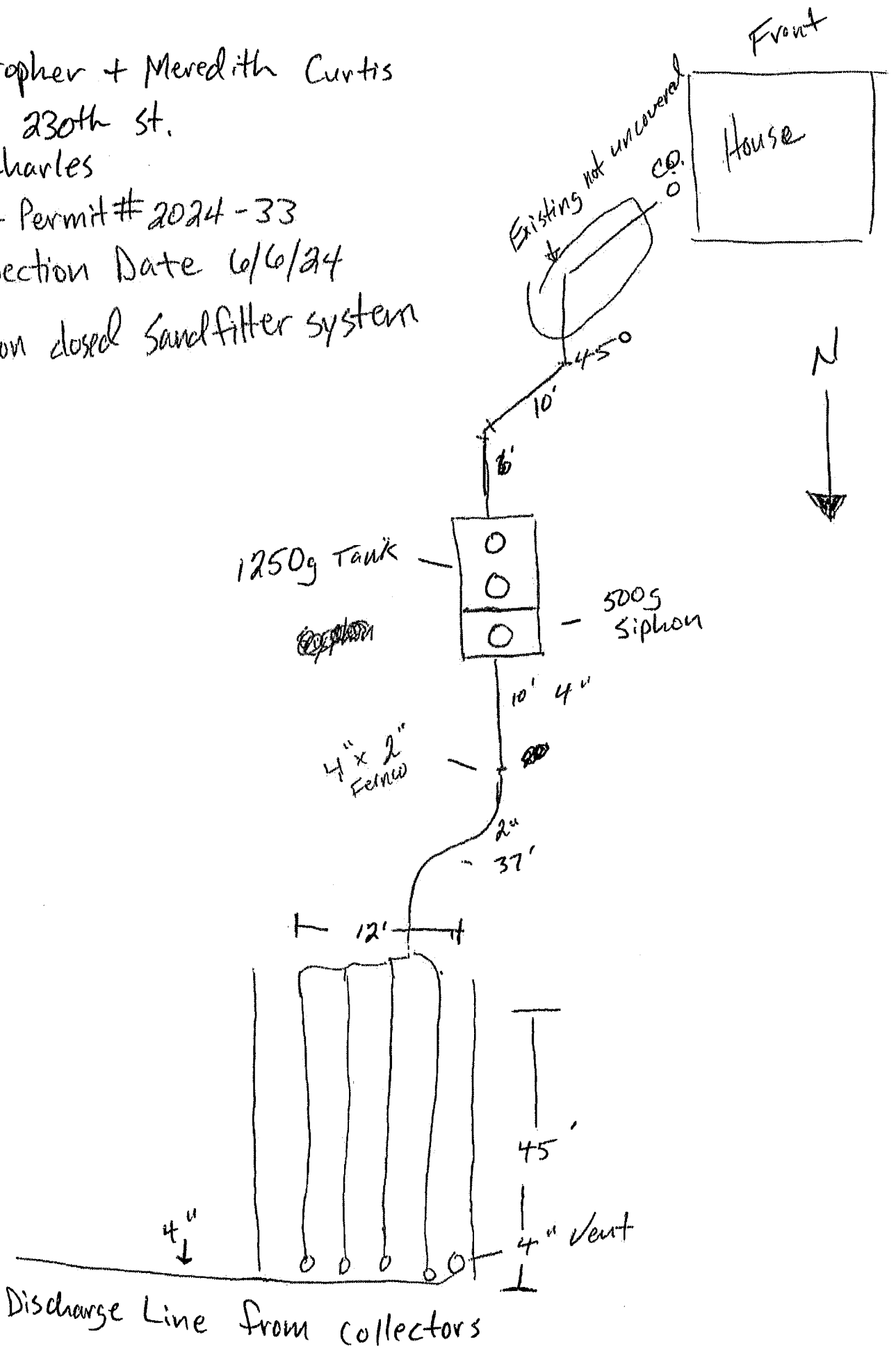
3127 230th St.

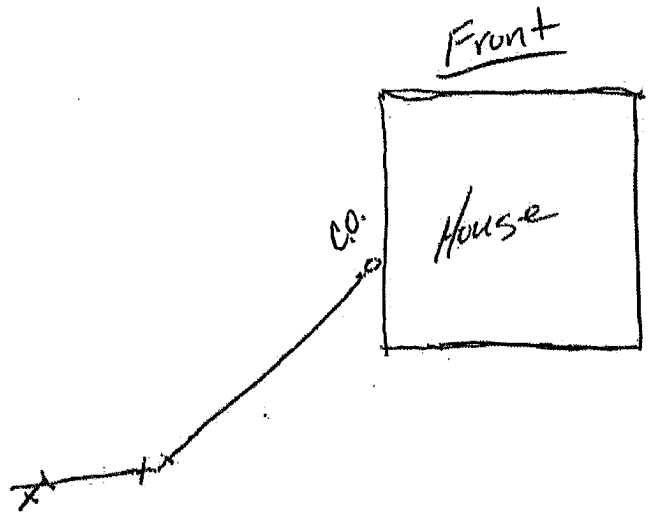
St. Charles

Septic Permit # 2024-33

Inspection Date 6/6/24

Siphon closed Sand filter system





Madison County Environmental Health  
201 W. Court Ave  
Winterset, IA 50273  
515-462-2636

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



***Certificate Number:*** 2024-33

***Date Issued:*** 06/05/2024

***Issued to:*** CURTIS, CHRISTOPHER & MEREDITH L  
3127 230TH ST  
ST CHARLES IA 50240

***Location & Scope of Work***

***Address:*** 3127 230TH ST

***Legal Description:*** 10.7A S1/2 SW 1/4|(9.7A SE SW & 1A SW|SW

***Parcel #:*** 500090368013000

***Sec-Twp-Rng:*** 3-75-26

***Parcel Area:*** 10.7

***POWTS Components Specifications:*** 1250/500 Gal. Septic/Siphon Tank & a 540 sq.ft. Sand System

***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 & the Madison County Environmental Health Regulations.
3. Permit shall be null & 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 & the system must be approved before it can be put into operation. Notice for inspection must be received 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, testing, & construction shall be in accordance with Engineer, Manufacturer, County and State regulations.***

**At Least a 24-hour notice for inspection is required.**

A handwritten signature in cursive script, appearing to read "Michelle Fairch".

***Environmental Health Officer  
Madison County Iowa***