

Document 2025 GW162

Book 2025 Page 162 Type 43 001 Pages 15 Date 1/17/2025 Time 10:46:35AM

Rec Amt \$.00

INDX **ANNO SCAN** 

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

### **REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**

TO BE COMPLETED BY TRANSFEROR

TR.	Δħ	20	FF	$P \cap$	ıD.

Name: Susan C. McDonald Revocable Trust Address: 2678 Truro Road, St. Charles, IA 50240

TRANSFEREE:

Name: Madison County Iowa

Address: PO Box 152, Winterset, IA 50273

Address of Property Transferred:

Bare Land

Legal Description of Property: (Attach if necessary)

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND

EXC	LEP1, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.
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. Hazaı	rdous 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.
<b>4. Unde</b> ☑	erground 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)  $\square$ 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. X 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:

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



GOVERNOR KIM REYNOLDS
DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 12887 BEN BEDWELL CERT # 11612

Site Information -

Parcel Description: 500092566005000

Address: 2678 truro rd, St. Charles, IA 50240

County: Madison

Owner Information

Property is owned by a business: No

**Business Name:** 

Owner Name: susan mcdonald trust

Email Address: johnmac2678@gmail.com
Address: 2678 truro rd, St. Charles, IA 50240

Phone No: 515-669-4997

-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: 10/23/2024

Currently Occupied: **Yes** 

System Installation Date:

Permit Number:

County contacted for records: Yes

Primary Treatment

Tank 1

Tank Name: Tank 1

Tank Material: Concrete

No. of Compartments: 2

Date Pumped: 10/24/2024

Distance To Well (Ft.):

Risers Intact: Yes

Type: Septic Tank

Tank Corrosion Type: None

Pump Tank Chamber: No

Meets Setback to Well: N/A

Is Accessible: **Yes** 

Effluent Filter Present: Yes

Tank Size (Gal): 1500

Liquid Level Type: Normal

iquia zever rype: recimar

Licensed Pumper Name: Wiegert

Well Type:

Lid Intact: 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

Box Opened: Yes

Watertight: Yes

Material Type: Plastic

Baffle Present: Yes

Functioning As Designed: Yes

Accessible: Yes

Speed Levelers Present: Yes

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: Distribution Box

Lines: 4

Gallons Loaded: 300

Distance To Well (Ft.):

Grass Cover Present: Yes

Easement Present: N/A

Comments:

Material Type: Leaching Chamber

Total Length of Absorption Line: 400

Meets Setback to Well: N/A

Lateral Lines Probed: Yes

Lateral Lines Equal Length: Yes

Functioning as Designed: Yes

Trench Width: 36

System Hydraulic Loaded: Yes

Well Type:

Saturation or Ponding Present: No

System Located on Owner Property: Yes

**General Secondary Treatment Comments:** 

-Narrative Report

TOT Inspection Report Overall Narrative Comments: The system was working properly during the Inspection.



DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 12887 BEN BEDWELL CERT # 11612

Owner Name:

susan mcdonald trust

Address:

2678 truro rd , St. Charles , IA 50240

County:

Madison

Inspection Date:

10/23/2024

Submitted Date:

10/27/2024

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: 024-10

Date Issued: 7/2/10

Issued to: John & Susan McDonald

Address: 2700 Woodland Ave.

St. Charles, IA 50240

2678 Inno Rd PID #500092566005000

Legal Description: SW SW EX S700' W435' (6.99A) & EX PAR A 3A Section 25-75-26

POWTS Components Specifications: 1500 gal. Septic Tank & 4ea. 36in. Chamber 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: A curtain drain is to be installed up slope from the lateral field.

Environmental Health Officer

This h. Rol

**Madison County** 

Office of Zoning and Environmental Health

## Madison County Office of Zoning & Environmental Health

# Application to Construct Private Sewage Disposal System (PSDS)

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

Office Use On	对。 对自己的特殊。 可可以可以可以可以可以可以可以可以可以可以可以可以可以可以可以可以可以可以可	Temp E911	学业的心态
Tracking No. Date Received Fee Paid 7.2 10 150	Check # 7 Date Issued 7-2-10	Section/Township	

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	Please Print All Information.									
	rmation (Applie		rate years, in c	8.27 (25a-4.79 PT.97)	2. Installa	tion Contracto	r Informat	ion - 5	R SERE DATE A	AND THE WALLET
First Name	First Name Last Name			First Name			Last N		7, 7, 5, 5, 5, 5	
_04n	/	MCL	ONAL		1 - N	Ark		m	ease	
Address 2700	Wood 1	nor			Address	929 T		> 1		
City	-0000		State	Zip	City	107 11	rum p	4	State	Zip
St. CHARLES IA 50340				1	<b>)</b> 	711	$\mathcal{O}_{\mathcal{O}}$	L~	p	
Phone Number			ell Phone	2-090	Phone Nun	nber (area code)	<del>/ / · · · · · · · · · · · · · · · · · ·</del>	<u>5 %</u>	Cell Phone	
575-66	5-499	7				` ,			515-46	68-1671
3. System Req	uirement Inforn	nation 🌠 🎉	<b>从内部的工程</b> 由	W. P. P. COLD	42. Site and Soil Evaluator. (Percolation Test/Soils Analysis):					
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED			PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT							
ł		Min	imum Tank S	ize Required	1	_				RALLEMAN
1-3 Bedroom			1250		Date test	taken 5/15/1	<u>p</u> Test tak	en by	Louis	The same
4 Bedroon			1500		Passed: _	<u> </u>			led:	
5 Bedroon	<del></del>		1750			on Rate:				
6 Bedroon	n.		2000		Soils Loa	ding Rate:	<u> 158</u>	•		
5. Type of Subr	nittal	•	ess Information							
New House		911 444	ress or nearest r	and: 26	78 -	12400	R.J.			
<sup>1</sup> □ Existing Hou		1		0au		1,000	1-01			
Repair, Tank		Legal De	scription:	JW JN	1 EX 5700' W 435' (6,99A) + EXPANCEL 3A					
Repair, Treat				nor	075 0		. • -	Cui	1 1 mg V C	-Armiel St
☐ System Repl		1		UAS	0/3 026					
Previous Perm		l bu Örmanı	The Samuel Company	FAC. SEC. DATE	Cores - November 1	Se 1919 1 2 1 192	and a second			
Building Square	fl.: 266 2 1	Sumber of Bea	drooms: 4		hrooms: 2/2   Non-Residential uses:					
	served by this sy				imstances which may affect water usage: NONC					
	Water softener			rs must be routed to a brine pit independent of septic system.						
8. Tanks		Your contra	ctor or system d	esigner should c	omplete the remaining portion of this application.					
Septic Tank		Type: / 67	screte	Size:	500 SAL Manufacturer: PellA Pre CASA					
Pump Tank		Type:		Size:	Manufacturer:					
Additional Tan		Туре:		Size:	Manufacturer:					
.9 Secondary.	l'reatment Area	12 11 S	<b>科斯洛姆</b> 达斯		<b>这种</b>	域的影響			<b>经验</b> 的证据	
Laterals	Type: Blo Q1	4. Lred	LINH Length of each: /00/		Total nun	iber: 4		Maxi	imum trench Dep	oth: 244-38'
Sand Filter	Square ft.:		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.  Applicant Signature:  Date:  7-2-3-010  Officer.										

PID 500092566004000 00 Tax Dist 500 000 Class A INQUIRY RLI1002 2009 061 Map# 000001225300008 GIS# Real Estate Inquiry Property 004094100 DED Mcdonald, John K & Susan C Ownership 2700 Woodland Ave St Charles IA 50240-00000000 2700 Street WOODLAND AVE City ST CHARLES Location Recorded REC 136 191 Documents Misc Exempt Code No Ag Cr Vin Sec-Twp-Rng 025 075 026 Cty-Adn-Blk 00025 Title Legal Desc SW SW EX S700' W435' (6.99A) & EX PARCEL A 3A Applications Typ 1 AGL Ovr Amt 12,483 Typ 2 Ovr Amt Typ 3 Ovr Amt Typ 4 Ovr Amt Rollback Acres Acres Typ Value 100%Gs 22,300 Gr 30.01 LND 22,300 14,779 28.68 1.33 22,300 1.33 EXM 100%Nt Ex TaxGrs 14,779 PE . 00

F3=Exit F10=Owners F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes F17=IE F18=TaxHist F19=Aplc F20=Value F21=Print F22=View Image F23=Indexing

.00

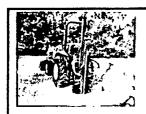
28.68

Dr

14,779 Net

Milt

TaxNet



## BOECKMAN SERVICES

1990 CLOVER AVENUE CRESTON, IA 50801 PHONE: (641)-782-4595 Louis Boeckman, CPSS-PSCI

May 17, 2010

MADISON COUNTY HEALTH & ZONING Elton Root, Sanitarian PO Box 152 Winterset, IA 50273-0152

RE: Soil Analysis for John McDonald

2678 Truro road

St. Charles, IA 50240 Section 25 South Township

Dear Mr. Root:

Enclosed are the soil analysis results conducted on May 15, 2010 and soil transect for a new home site of John McDonald located in section 25 of South Township near St. Charles, Iowa.

Two sites were investigated for this home site. One of sites is located east of the proposed building and home sites. An alternative site is located west of the home site identified as test hole 6. Both sites have similar soils and occur near drainage ways.

The loading rate is .58 gallons per square foot for the potential soil absorption field. The total footage for the field if constructed would be 600 feet with a 2-foot trench width for 600 gallons per day water usage. The wide chamber product can be used with 400 feet of 3-foot trench at this home site.

Soil borings indicate the soils are Nira soils. Soils at this site are moderately well drained and have a seasonal high water table of 2 to 5 feet during spring months or during heavy rainfall periods. Seasonal high water table was observed at depths of 32-54 inches.

If this site is used for soil absorption field, trenches must be constructed at depths of 24-30 inches with a maximum depth of 36 inches. Construction of trenches can be installed upslope from test hole 5 and 6 to allow for greater depth to limiting layers.

It is recommended a curtain drain installed upslope of the field at depth of 5-7 feet. This will maintain a lower water table and improve performance of the field.

At either site, a pump system will be required to service the basement of the home site. There is possibility the shop building will have a bathroom and a sewer dump for a RV camper.

If there are any questions, you can contact me at 641-344-6408.

Respectfully submitted,

Louis Boeckman, CPSS

#### Enclosure:

Soil Analysis Results
Soil boring & Transect
Drawing of Site
Invoice—Sent to John McDonald

Cc: John McDonald

SOIL SYMBOL: 570C DATE: 5-15-2010 Time Started: 12:09/99Time Completed: 41:00/99
Conducted By: 100:5 Boeck 1996.

Certification: 0.859-1562 HLGEO PM = PARENT MATERIAL--(1) Loess, (2) Glacial TillL, (3) Weathered Glacial Till, (4) Valley Fill, (5) Outwash, (6) Eolian A J Alluvium 01 REDOX FEATURES: Depletions: LOCATION: 1/2 feet 5 mith of fixed & 76 feet wed of Control of SECTION NO.: 1

LANDSCAPE-LANDFORM-SLOPE TYPE: (Place "X" on Diagrams-Back of Sheet) TOWNSHIP:

SOIL SYMBOL: 570C SOIL NAME: N/16 5/1/1 (Nay/16-11) 570 9 feet care 57 19-(Inches) 765 w W 410 S クタ DEPTH OF LIMITING LAYERS(KD/in.): 1711 10-É THICKNESS OF SURFACE SOIL (in.): DRAINAGE: ASPECT (°): E-8 E DEPTH TO Revised by LEB 03/10/2003 10:08 AM DEPTH TO CLAY MAXIMUM: HOR-00 B 812 B DE B NOZ DEPTH TO GRAY MATRIX: DEPTH OF ACTIVE W.T.: @ 54" OIL BORINGS AND TRANSECT OF ON-SITE WASTEWATL., TREATMENT AND DISPOSAL SYSTEM SITE TEXTURE sel 5/02 3400 35% C Sie 30 817 40 7 00 KSW Sie 2320 30.1.5 37-33% siec SOIL an Concentrations: SOIL BORINGS: WANTS. 1136 11 0 M/S 261 (Jestes) NELO 118th 2,5752 ひつびのかん 7.5/104 18/20 MATRIX COLOR SLOPE (%): o mid longe 5/2 1440 DEPTH OF POTENTIAL SEASONAL HIGH WATER TABLE (ft.): 1436-L REDOX 19-25 8 8 8 NO. 1 **CLAY FILMS** 036" 7% Mason Food Rock to 10/1× 22 COATS or Vexto! NO. 2 Alternaly Site 100 10 4 sign to Sas A STRUC-107 1 10564 1000 72 for V ON S 3 14 /4 6 5/1/2 tr 6.0 K 15" SOIL PERMEABILITY: CONSIS 6, 5 ď, Ø to the TENCY ROOTS Í, 2 2 NO. 4 (D) 25" tut HOME OWNER: Lut. 3 NO. 5 16.30 30,4 164 ADDRESS: BOUN-12-22 DARY Described By: a N 80 *8*1 NO. 6 ſ 5 こるだく 120 124 0 STATE **MOIST** NO. 7 Magal. 0.5-1 pt 4 Custon Drai rapore upsilva lohn 5/04/ Truro Ro COMPAC-TION 5000 NO.8 75 N. R. ZCW. COUNTY: Markson \$ . REMARKS Loess Roop ST: 7/21p: 50240 PM or NO. 9 GPD = 600 LR = , 58 LLR = 1029 - WT Formula: Long: -93.80502 Lat: 4/.266 49 GPD = LLR = FOOTAGE No. of Bedrooms: Elev (ft.): Average Loading Rate = 두 TW = 3 LOADING .65-4 RATE 6 ₹ 2 34-30" (MOYO 36") = 343 ft. SOIL ANALYSIS 1/03 Rolling LR by 514th. = 600 th. b) 46 o IJ for confuction 2.5 27.0 1) 00H = even 100 ft. next higher Round to · ck Balan 35A 6/35

Permit No 024-10 Name: McDonald 911 Sign Lo Date of Inspection: 10/1/10 Inspected by: Elton Root Contractor: Mark Mease	cate 🗌	
Dwelling under construction or moved in Yes $\boxtimes$ No $\square$	]	
Setbacks		
Meets required setbacks.		
<ul> <li>Rural Water</li> <li>Private wells/heat pump wells/suction water lines/lakes</li> <li>Outside required 50-foot setback for tank</li> <li>Outside required 100-foot setback for laterals</li> <li>Streams/ponds (25-25 ft)-ditches (10-10 ft)</li> <li>Indications of water lines under pressure</li> </ul> Comments:	Yes 🔀 Yes 🔯 Yes 🔯 Yes 🔯 Yes 🔯	No
<ul> <li>Building Sewer</li> <li>Clean outs – one right outside of house</li> <li>location of cleanout inside house and set requirement</li> <li>Pipe is SCH 40 and has a 4-inch diameter.</li> <li>Grade – has adequate fall.</li> </ul>	Yes ⊠ Yes ⊠ Yes ⊠	No
Comments:		
<ul> <li>Tank</li> <li>Septic Tank Size &amp; Manufacturer Pella 1500 Concrete</li> <li>Pump Tank Size &amp; Manufacturer Conc</li> <li>Septic compartments, meet the specs for capacity.</li> <li>Baffle</li> <li>Inlet/Outlet tees are ok.</li> <li>Effluent filter in the outlet. Yes No Mar</li> <li>Tank depth. 12 inches</li> <li>Risers</li> <li>Lids above grade screwed on</li> <li>Comments:</li> </ul>		
Distribution Box  Brand Tuf-Tite Other  Bedded in cement.  Has required inlet baffle.  Outlet levels –are level.  Comments:	Yes☐ Yes☑ Yes☐	No Will be Will be Will be No Unknown
<ul> <li>Laterals</li> <li>Distribution lines: 4 -inch PVC pipe – SCH40</li> <li>Lateral used. 36in. Chamber Reduction?</li> <li>Lateral depth. 28 inches Perc depth 36 inches</li> <li>Laterals were level.</li> <li>Adequate amount of undisturbed soil between laterals.</li> <li>Distance 7 feet between laterals.</li> </ul>	Yes Yes⊠ Yes⊠	

Comments:



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Permit # 024-10 Inspection 10-1-10

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