



Document 2017 GW197

Book 2017 Page 197 Type 43 001 Pages 7

Date 1/17/2017 Time 3:04:27PM

Rec Amt \$.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT  
TO BE COMPLETED BY TRANSFEROR**

**TRANSFEROR:**

Name James L. Thalacker and Sara A. Thalacker  
Address 1659 McBride Road, Van Meter, IA 50261  
Number and Street or RR City, Town or P.O. State Zip

**TRANSFeree:**

Name Replat of Guye Woods Overlook Subdivision  
Address \_\_\_\_\_  
Number and Street or RR City, Town or P.O. State Zip

**Address of Property Transferred:**

\_\_\_\_\_  
Number and Street or RR City, Town or P.O. State Zip

Legal Description of Property: (Attach if necessary) See attached.

**1. Wells (check one)**

- There are no known wells situated on this property.
- 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)**

- There is no known solid waste disposal site on this property.
- 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)**

- There is no known hazardous waste on this property.
- 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)**

- 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.)
- 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)**

- There are no known private burial sites on this property.
- 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)**

- All buildings on this property are served by a public or semi-public sewage disposal system.
- This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- 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.
- 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.
- There is a building served by private sewage disposal system on this property. 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.
- 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 #9]
- This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

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

3 wells on North line of Lot 1

---

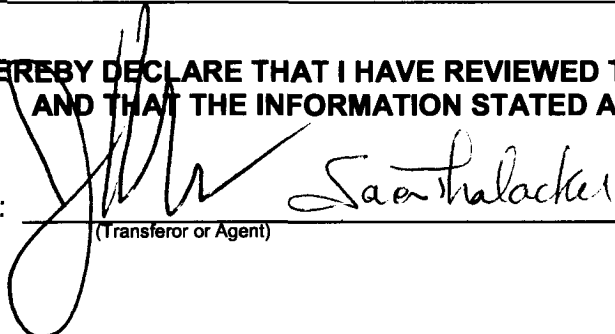


---



---

**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) 480-9336  
(Transferor or Agent)

DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning;  
 thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;  
 thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision;  
 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;  
 thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4;  
 thence South 89 degrees 54 minutes 40 seconds East along the northerly line of said Guye Woods Overlook Subdivision and the northerly line of said Southeast Quarter of the Northeast Quarter 1013.36 feet to the easterly line of said Guye Woods Overlook Subdivision;  
 thence South 01 degrees 11 minutes 44 seconds East along said easterly line 271.21 feet to a point located on the northerly line of said Guye Woods Overlook Subdivision;  
 thence South 88 degrees 43 minutes 31 seconds East along said northerly line 296.97 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;  
 thence South 88 degrees 41 minutes 47 seconds East along said northerly line 134.74 feet;  
 thence South 88 degrees 41 minutes 56 seconds East along said northerly line 412.62 feet to the northeast corner of said Guye Woods Overlook Subdivision;  
 thence South 00 degrees 00 minutes 14 seconds West along the easterly line of said Guye Woods Overlook Subdivision 980.79 feet;  
 thence South 50 degrees 52 minutes 44 seconds East along said easterly line 79.30 feet to the northerly line of the Northwest Quarter of the Southwest Quarter of said Section 3 and the northerly line of a Madison County Highway;  
 thence South 83 degrees 38 minutes 14 seconds East along the southerly line of said Guye Woods Overlook Subdivision 96.05 feet to the centerline of a Madison County Highway;  
 thence southwesterly 117.17 feet along said centerline and the southeasterly line of said Guye Woods Overlook Subdivision and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 178.85 feet, a central angle of 37 degrees 32 minutes 10 seconds, and a chord 115.09 feet in length bearing South 71 degrees 28 minutes 35 seconds West to the southeast corner of lot 2 of said Guye Woods Overlook Subdivision;  
 thence North 29 degrees 46 minutes 45 seconds West along the northeasterly line of said Lot 2 a distance of 33.22 feet to the northerly line of a Madison County Highway;  
 thence North 43 degrees 52 minutes 26 seconds West along said northeasterly line 102.96 feet;  
 thence North 42 degrees 05 minutes 34 seconds West along said northeasterly line 115.06 feet;  
 thence North 60 degrees 50 minutes 00 seconds West along said northeasterly line 171.87 feet;  
 thence North 39 degrees 39 minutes 27 seconds West along said northeasterly line 79.14 feet to the northeast corner of said Lot 2;  
 thence South 67 degrees 43 minutes 03 seconds West along the northerly line of said Lot 2 a distance of 120.92 feet;  
 thence North 90 degrees 00 minutes 00 seconds West along the said northerly line 119.43 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;  
 thence North 90 degrees 00 minutes 00 seconds West along said northerly line 540.81 feet to the northwest corner of said Lot 2;  
 thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.



# Time of Transfer Inspection Report

### Property Information

Current Owner: JIM THALACKER  
 Buyer: LUKE & LINDA CRAVEN Realtor: SARAH COWMAN  
 Mailing Address: 1646 PRAIRIEVIEW CT, VAN METER IA 50261  
 Site Address/County: SAME AS ABOVE / MADISON CO  
 Legal Description: AS ABSTRACT  
 No. of bedrooms: 4 Last occupied: present Records available: yes  
 Permit/ installation date: 09-05 / 11-3-05 Separation distances (ok/no?): ok

### Septic System Information

Septic tank(s): Size: 2000 gal Material: Concrete Condition: ok  
 Tank pumped?  Y  N Date: 11-2-16 Licensed pumper: Country Side Septic  
 Septic/Trash/Processing tank: Size: \_\_\_\_\_ Material: \_\_\_\_\_ Condition: \_\_\_\_\_  
 Tank pumped?  Y  N Date: \_\_\_\_\_ Licensed pumper: \_\_\_\_\_  
 Aerobic treatment unit (ATU) mfg: \_\_\_\_\_ Size: \_\_\_\_\_  
 Tank pumped?  Y  N Date: \_\_\_\_\_ Licensed pumper: \_\_\_\_\_  
 Maintenance contract?  Y  N Expiration date: \_\_\_\_\_ Service provider: \_\_\_\_\_  
 Condition: \_\_\_\_\_  
 Pump tanks/vaults: Type: \_\_\_\_\_ Size: \_\_\_\_\_ Condition: \_\_\_\_\_  
 Distribution system: Distribution box yes Outlets used 5 Condition: ok  
 Header pipe(s): \_\_\_\_\_ No. of lines: \_\_\_\_\_ Pressure dosed? \_\_\_\_\_

### Secondary Treatment:

Length of absorption fields: (5) 92' Determined by: County Records  
 Condition of fields: ok - dry Determined by: probing & hydraulic  
 Type of trench material: CHAMBER TEST  
 Size of sand filter: \_\_\_\_\_ Determined by: \_\_\_\_\_  
 Vent pipes above grade?  Y  N Discharge pipe located?  Y  N  
 Effluent sample taken \_\_\_\_\_ Results: \_\_\_\_\_  
 Media Filters: Type: \_\_\_\_\_  
 Maintenance contract?  Y  N Expiration date: \_\_\_\_\_ Service provider: \_\_\_\_\_  
 Condition: \_\_\_\_\_  
 NPDES General Permit No. 4: Required?  Y  N Permitted?  Y  N NOI provided: \_\_\_\_\_



# Time of Transfer Inspection Report

Other components:

Alarms:  Y  N Working:  Y  N Disinfection:  Y  N Working:  Y  N

Control Box: \_\_\_\_\_ Timers: \_\_\_\_\_ Inspection Ports: \_\_\_\_\_

Other components: NONE

Overall condition of the private sewage disposal system:

Report system status: See Attached page

Explain (attach additional pages as needed): \_\_\_\_\_

Comments: Laterals are located in tall grassy area 190' from septic tank.

Site status at conclusion of Time of Transfer inspection:

- Verify that controls are set on the appropriate mode.
- Power is on to all components.
- Revisit all components to verify lids are secure.
- Gather all tools for removal from the site.
- Verify that no sewage is on the ground surface.

Using this worksheet, write a narrative report of the inspection results and attach a site sketch.

This report indicates the condition of the private sewage disposal system at the time of the inspection. It does not guarantee that it will continue to function satisfactorily.

Signature of Certified Inspector: Brian Rinard Date: 11-3-16

Name (print): Brian Rinard Certificate #: 8805

Address: PO Box 204 NORWALK, IA 50211

Phone #: 515-202-4895

Provide a copy of this report, the narrative report and sketch to the seller/agent, buyer/agent or the person ordering the inspection, the county sanitarian/environmental health office and to:

Iowa DNR  
Private Sewage Disposal Program  
502 E 9<sup>th</sup> St  
Des Moines IA 50319

DNR Time of Transfer Report System Status

Address: 1646 PRAIRIEVIEW CT Date: 11-3-16

Comments: JAN Meter IA Technician BRIAN  
'50261

ALL WASTEWATER FROM HOUSE APPEARS TO  
DRAIN INTO SEPTIC SYSTEM.  
2000 GALLON CONCRETE (2) COMPARTMENT SEPTIC TANK  
WITH RISERS & EFFLUENT FILTER WAS IN  
WORKING CONDITION.  
PLASTIC DISTRIBUTION BOX WITH Baffle AND speed  
levelers used WAS IN WORKING CONDITION.  
(5) 90' chamber laterals ALL TOOK WATER AND  
PROBED DRY AT THE TIME OF THE INSPECTION

THIS IS NOT A GUARANTEE.  
THIS CERTIFIES THAT THE SEPTIC  
SYSTEM WAS IN WORKING CONDITION  
AT THE TIME OF THE INSPECTION

DIAGRAM OF SYSTEM

See  
County  
Records

Permit #097-05 Thalacker Inspection 11/3/05

