



Jolly, Becky <becky.jolly@dnr.iowa.gov>

Environmental Covenant, Bremer County SLF, IDNR Permit No. 09-SDP-01-75C

1 message

Doug Luzbetak <dluzbetak@hlwengineering.com>

Thu, May 7, 2026 at 3:12 PM

To: "Davison, Brad" <brad.davison@dnr.iowa.gov>, "Mike Smith [DNR]" <mike.smith@dnr.iowa.gov>

Cc: "Becky Jolly [DNR]" <becky.jolly@dnr.iowa.gov>

Brad/Mike,

We are working on a draft Environmental Covenant (EC) for the Bremer County SLF for both parties to review. Based on my understanding of our conversations during the site visit, we do not need a legal survey as long as we can delineate the area that will be covered by the EC. As suggested we are using the EC for the Great River Regional Waste Authority (GRRWA) as an example to limit the EC to just a portion of the property owned by Bremer County at this location. Based on my review of the EC with the GRRWA it appears that the EC is limited to the waste boundary of the "Phase 1 MSWLF Unit".

We plan to include the following as Exhibit A:


1. The deed for the property owned by Bremer County at this location (attached). The legal description on the deed covers the "Project Location" on the SDP Permit.
2. A figure from the Bremer County assessor's page showing the assessor's parcel that the closed landfill is located on (attached). The County is completing the Property Interest Form for this parcel. The Property Interest Form will be included in the EC as Exhibit B.
3. A figure (attached) that shows the area that will be covered by the EC. The waste boundary is highlighted. We will label this area "Closed Bremer County SLF" or give it some other type of designation that you feel is appropriate so the EC is limited to the highlighted area.

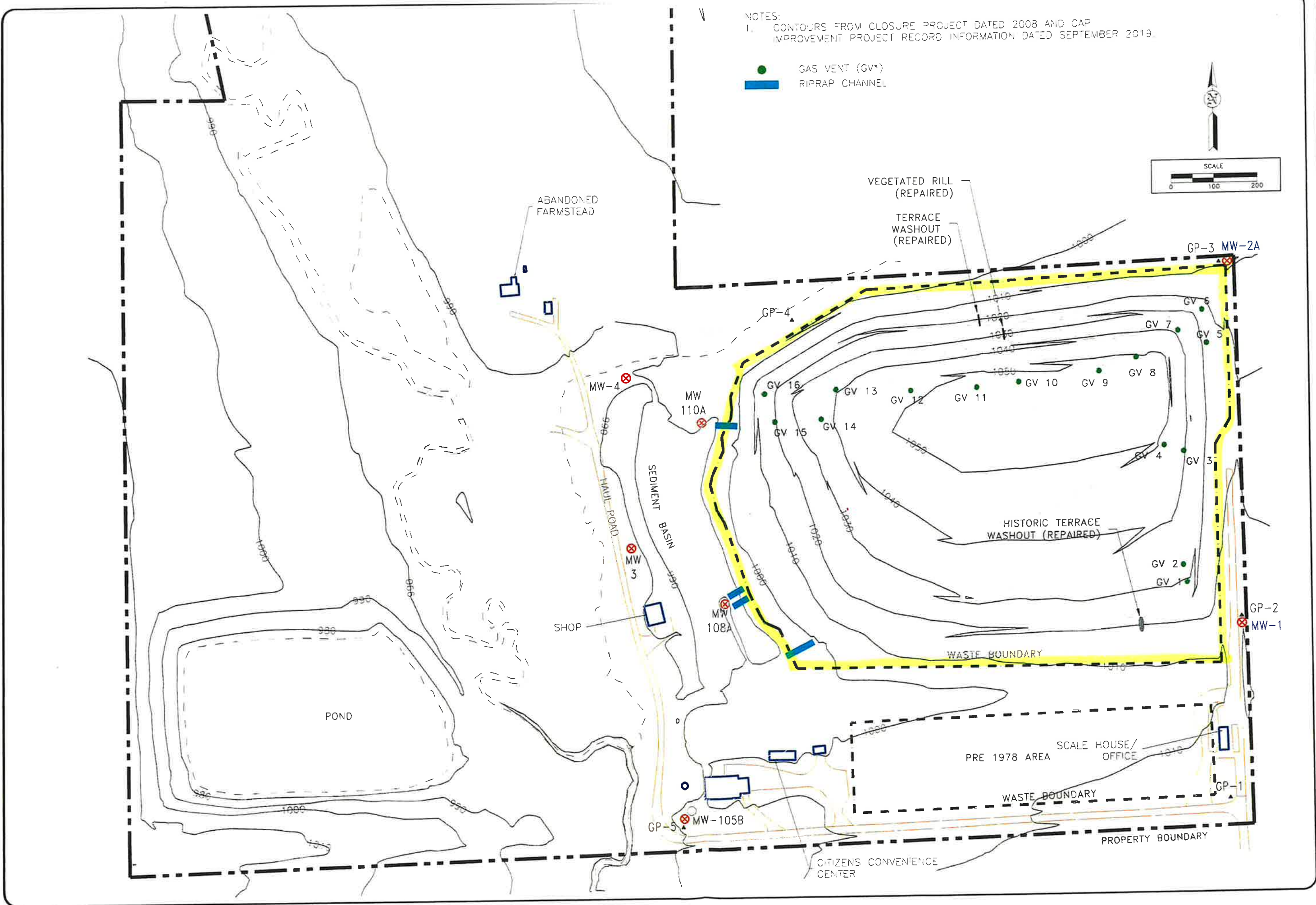
Does this approach make sense to you as we prepare the draft EC?

Thank you for your help,

Doug

Doug Luzbetak, P.E.
HLW Engineering Group
[204 West Broad Street](#)
PO Box 314
Story City, IA 50248
(515)7334144
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Cell (515)2900247
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3 attachments **Deed, Bremer Co SLF.pdf**
254K **SLF parcel, assessors page, Bremer Co SLF.pdf**
1272K **Waste Boundary, Bremer Co SLF.pdf**
162K



NOTES:
 1. CONTOURS FROM CLOSURE PROJECT DATED 2008 AND CAP IMPROVEMENT PROJECT RECORD INFORMATION, DATED SEPTEMBER 2019.

● GAS VENT (GV*)
 ■ RIPRAP CHANNEL

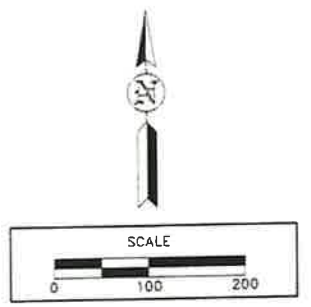


FIGURE: 1

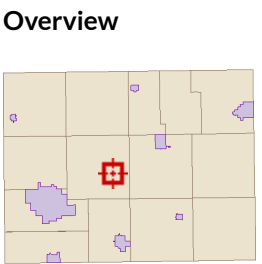
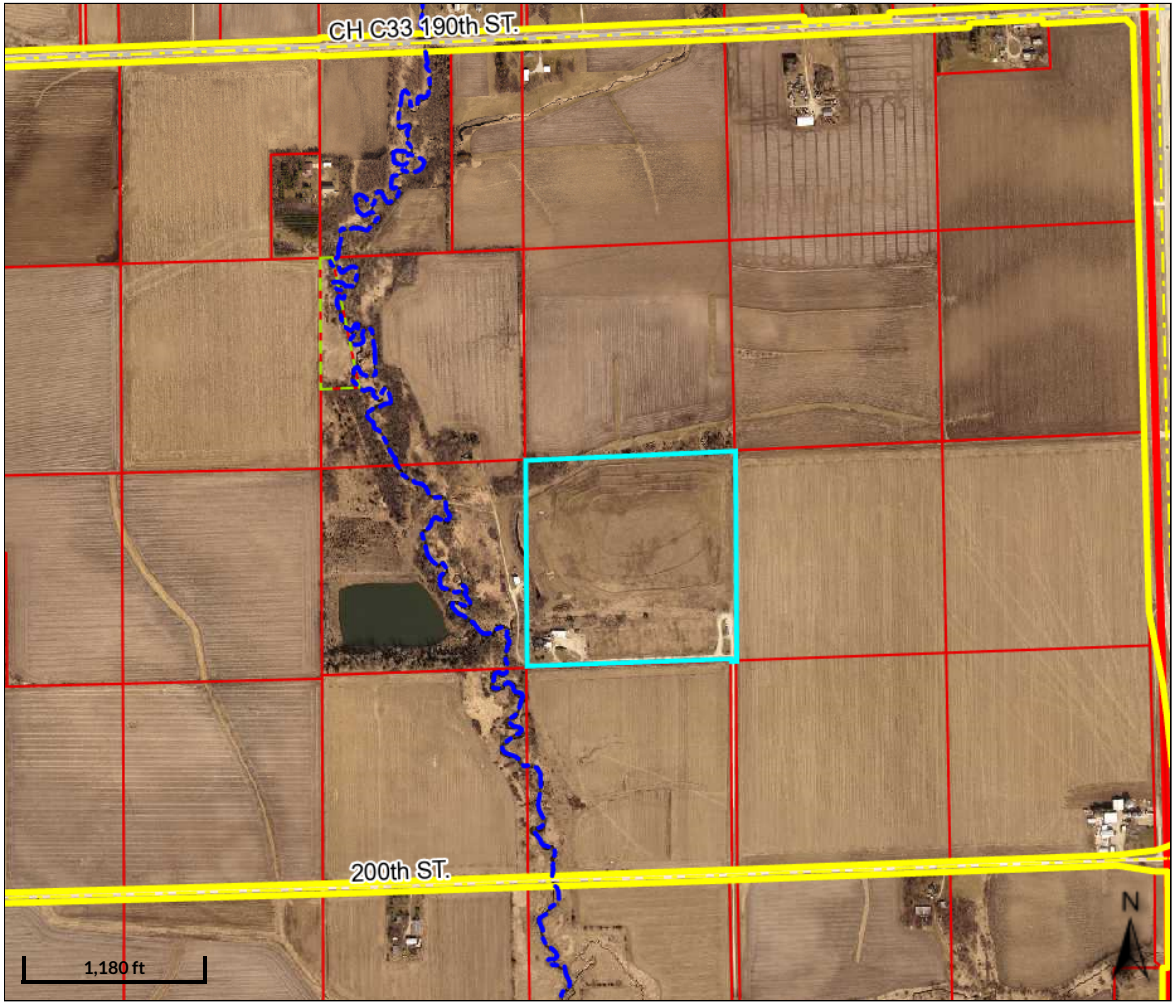
REVISION	NO.	DATE
DRAWN	JG11	6035-24A
PROJECT NO.	6035-24A	DATE
		10/16/25

2025 INSPECTION

BREMER COUNTY SANITARY LANDFILL
 BREMER COUNTY, IOWA

HLW Engineering Group
 204 West Broad Street, P.O. Box 314
 Story City, Iowa 50248
 Phone: (515) 733-4144
 FAX: (515) 733-4146





- Legend**
- County Highways
 - US & State Highways
 - Cadastral Lines**
 - Corp Line
 - County Line
 - Geo Twp Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Pol Twp Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Sub Line 100
 - Sub Line 400
 - Water Line
 - <all other values>
 - Corporate Limits
 - Political Townships
 - Parcels

Parcel ID	0623300003	Alternate ID	062330000300	Owner Address	BREMER COUNTY, IOWA
Sec/Twp/Rng	23-92-13	Class	C		415 E BREMER AVE
Property Address	2049 200TH ST WAVERLY	Acreage	39.5		WAVERLY, IA 50677
District	30001				
Brief Tax Description	23-92-13 NE SW "EX W 78 RODS OF THE S 1 ROD" (LANDFILL)				
	(Note: Not to be used on legal documents)				

The maps included in this website are for informational purposes only and not intended for use as a technical or legal document. Maps and layers displaying district or boundary information are for reference only and cannot be relied upon as the final authority for district determinations.

Date created: 4/27/2026
Last Data Uploaded: 4/27/2026 5:19:07 AM

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE
OF
AUGUST DREWES, DECEASED,
now pending in the District Court of the State of Iowa
in and for Bremer County. Probate No. 6353

Know All Men by These Presents:

That pursuant to the authority and power vested in the undersigned by law or by the orders of the court in the above entitled cause, or by the Will of the above named decedent, and

In consideration of the sum of Forty-two Thousand and no/100
DOLLARS (\$42,000.00)

in hand paid, the undersigned, in the representative capacity designated below, hereby conveys unto

BREMER COUNTY

the following described real estate situated in Bremer County, State of Iowa, to-wit:

The Southwest Quarter (SW_{1/4}) of the Northwest Quarter (NW_{1/4}) and the North One-half (N_{1/2}) of Southwest Quarter (SW_{1/4}) (except the West 78 rods of the South One rod of the North-east Quarter (NE_{1/4}) of Southwest Quarter (SW_{1/4}), also the East Two rods of the Southeast Quarter (SE_{1/4}) of Southwest Quarter (SW_{1/4}), Section Twenty-three (23), Township Ninety-two (92) North, Range Thirteen (13), West of the 5th P. M.

Signed this 11th day of September, 19 70

By *August Drewes*
AUGUST DREWES

By _____ (Title)
ESTATE BY John E. Behnke

By _____ (Title)
As Executor in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, County of Butler, ss.

On this 11th day of September, 19 70, before me, the undersigned, a Notary Public in and for said County in said State, personally appeared John E. Behnke, Executor of the Estate of August Drewes, deceased,

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as the voluntary act and deed of himself and of such fiduciary.

Kathryn Karsjens
(Kathryn KARSJENS) Notary Public in and for said County

Use space for corporate fiduciary. Insert official titles with names.

Probate Code Sections 4, 96, 393 to 400, 652 and 699(2).

If this is a Referee's, Commissioner's or Receiver's Deed, determine for yourself whether endorsement or confirmation by Clerk's Certificate is required.

Revised in conformity with the Technical Amendments to the Probate Code; such Amendments being effective July 4, 1965.

COURT OFFICER DEED

BOOK 186 PAGE 518

2-11-70
RECEIVED
TRANSFER TAX
11 SEP 70
109 OFF 889 806-75

110
M

Doc. No.
20010959

March 9, 2001 AT 12:15 PM

RECORDING \$ 11.00 TRANSFER \$ 5.00

By Donna Ellison Recorder /
Nancy Hatfield Registrar
Deputy

Send tax statement to ^{Ret} Kendall Wittenburg, 1893 190th St., Waverly, IA 50677
Prepared by Bremer County Attorney's Office



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of One (\$1)
Dollar(s) and other valuable consideration, Bremer County, Iowa,

do hereby Convey to Kendall Wittenburg

the following described real estate in Bremer County, Iowa:

A parcel of land lying in the SW 1/4 of the NW 1/4, Section 23, Township 92 North, Range 13 West of the 5th P.M., Bremer County, Iowa, more particularly described as follows:

Commencing at the W 1/4 corner of said Section 23; thence North 0°00'00" East, along the West line of said SW 1/4, NW 1/4, 495.97 feet to the point of beginning; thence continuing along said West line SW 1/4, NW 1/4 North 0°00'00" East, 820.03 feet to the NW corner SW 1/4, NW 1/4; thence North 88°06'23" East, along the North line said SW 1/4, NW 1/4, 75.00 feet; thence South 11°17'37" East, 842.60 feet; thence North 89°06'01" West, 240.00 feet to the point of beginning. Said parcel contains 2.97 acres.

33.17(2) Land disposal. Whenever the department, and, if a city or county, the grantee, determine that land acquired or developed with resource enhancement and protection fund assistance is no longer of value for the program purposes, or that the grantee can show good cause why the land should no longer be used in accord with the approved project purpose; the land may be disposed of with the director's approval and the proceeds therefrom used to acquire or develop an area of equal value, or all grant funds shall be returned to the state for inclusion in the amount from which the grant was originally made. If land acquired through the private grant program is determined to be no longer of interest by the state, the proposed dispersal of the property shall be reviewed by the grantee, and the grantee shall have the first right of refusal on an option to take title to the property in question.

310-06-23-100-006

Exempt from revenue (Government)

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA,
SS: BREMER COUNTY.

DATED: 10/23/00

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Bremer County Board of Supervisors (Grantor)

Steve Reuter, Chair (Grantor)

to me known to be the identical persons named in and who executed the foregoing Instrument and acknowledged that they executed the same as their voluntary act and deed.

Bremer County Auditor (Grantor)

Notary Public
(This form of acknowledgement for individual grantor(s) only)

Marilyn Schmitt (Grantor)

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, BREMER COUNTY, ss:

On this 23rd day of October, A. D. 2000, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Steven C. Reule and Marilyn Schnell, to me personally known, who, being by me duly sworn, did say that they are the Board of Supervisors, Chair and County Auditor, respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) on (the seal affixed thereto is the seal of said)

behalf of said corporation by authority of its Board of Directors; and that the said Steven C. Reule and Marilyn Schnell acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trademark Registered, State of Iowa, 1937)

Kathy J. Hoss
Notary Public in and for said County.

STATE OF IOWA, BREMER COUNTY, ss
Entered for location this 5th
day of March, A.D. 2001
Marcus J. Swanson Auditor
Charles K. Kibler