

September 26, 2025

Jon Pearson
14 Baldwin Lane
Hilton Head Island, SC 29926
jpears2278@gmail.com

RE: Results of the Septic Compliance Inspection
1896 Echo Trail, Ely

Dear Jon,

The purpose of this letter is to outline the compliance inspection of the septic system serving your property at 1896 Echo Trail in Ely, Minnesota. This report documents the condition of the system at the time of inspection and identifies any compliance issues relative to current Minnesota Rules and St. Louis County Ordinance 61 requirements.

Inspection Summary

The system was determined to be *non-conforming* as the soil treatment area does not meet the 100-foot setback to the drilled well.

System Description:

The system serves a two-bedroom house. The septic system consists of the following components:

- 1,000-gallon Septic Tank
- Seepage bed with a 10' x 55' rock cell

All components were accessible for inspection and appear to be functioning as intended at the time of evaluation.

Inspector's Notes and Disclaimer

This report reflects the observed condition of the onsite wastewater treatment system at the time of inspection and is based on compliance standards outlined in Minnesota Rules Chapters 7080-7082 and St. Louis County Ordinance 61. The purpose of this inspection is to evaluate compliance as of the inspection date only.

1896 Echo Trail
Ely, Minnesota

Compliance Inspection

System performance and compliance cannot be guaranteed beyond the date of inspection. Future performance depends on proper use, maintenance, and site conditions beyond the control of the inspector.

By accepting this report, Northern GeoSeptic's liability for this inspection and report is expressly limited to the amount of the inspection fee paid. No warranty, guarantee, or certification of future system performance is expressed or implied.

Closing

If you have any questions about the findings, recommendations, or next steps, please feel free to contact me directly at 218-235-3491.

Sincerely,



Michael Heiman
Northern GeoSeptic, Inc.
MPCA License #4321
MPCA Certification #10163

Attached:

Compliance Inspection Report - 1896 Echo Trail



REPORT

Compliance Inspection

Existing Subsurface Sewage Treatment System

Form

3031

Rev. 02-25-2025

INSPECTOR

Licensed Business Name Northern GeoSeptic, Inc.	License # L4321	Certification # C10163
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Inspector's Comments *(To On-Site Wastewater Staff)*

Signature	Date 9/26/2025
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INSTRUCTIONS

If more than one SSTS is serving this location, complete a separate Compliance Inspection worksheet for each system (including privies)
 If dwelling classification is different than design, provide dwelling classification information in the comments or provide Form 3011 Dwelling Classification
 A Compliance Inspection Fee of \$35 due payable to *St. Louis County Auditor*
Provide a site drawing with the following
 North orientation, location of tank(s), buried septic lines, drainfield area and dimensions, soil boring locations, expansion area, well(s), dwelling and structure locations, driveway(s), property lines, waterways, curtain drain, setback distances (well, structures, property lines, shoreland, roadways, etc...)

EXISTING SYSTEM COMPLIANCE AND SYSTEM UPGRADE AND REPLACEMENT CRITERIA

Ordinance 61, Compliance Inspection Program, Article VIII, Section 2.06

A. All system types.
 1. Any system identified as an Imminent Threat to Public Health and/or Safety must be abated within 10 days and repaired, upgraded or replaced within 10 months of the determination. 2. Any system within a SWF area with less than 12 inches of vertical separation is considered non-compliant and must be upgraded or replaced within 12 months of the determination. Any system outside a SWF area with less than 12 inches of vertical separation is considered non-compliant and must be upgraded or replaced within 24 months of the determination. 3. Any system within a SWF area with a leaking or structurally unsound tank or riser, or a system with indications of past tank leakage is considered non-compliant and must be repaired, upgraded or replaced within 12 months of the determination. Any system outside a SWF area with a leaking or structurally unsound tank or riser, or a system with indications of past tank leakage is considered non-compliant and must be repaired, upgraded or replaced within 24 months of the determination.

B. Type I - V systems built before April 1, 1996.
 1. Systems in SWF areas with less than the equivalent of 30.6 inches but at least 12 inches of vertical separation between system bottom and saturated soil or bedrock are considered non-conforming and no system upgrade or replacement is required until the addition of a bedroom, an increase in water usage as determined by the Department or as determined by a variance decision. 2. Systems outside of SWF areas with less than the equivalent of 24 inches but at least 12 inches of vertical separation between system bottom and saturated soil or bedrock are considered non-conforming and no system upgrade or replacement is required until the addition of a bedroom, an increase in water usage as determined by the Department, or as determined by a variance decision.

C. Type I - V systems built after April 1, 1996.
 1. Systems in SWF areas with less than the equivalent of 30.6 inches but at least 12 inches of vertical separation between system bottom and saturated soil or bedrock are considered non-conforming and no system upgrade or replacement is required until the addition of a bedroom, an increase in water usage as determined by the Department, or as determined by a variance decision. 2. Systems outside of SWF areas with less than 30.6 inches but at least 12 inches of vertical separation between system bottom and saturated soil or bedrock are considered non-conforming and no system upgrade or replacement is required until the addition of a bedroom, an increase in water usage as determined by the Department, or as determined by a variance decision.

DEFINITIONS

SL: Shoreland (1000' of a lake or 300' of a river)	SWF: Shoreland or Wellhead Protection Area or Food, Beverage, Lodging Establishment	WPA: Wellhead Protection Area
ITPH: Imminent Threat to Public Health	Watertight: means constructed so that no liquid can get into or out of a device except through designed inlets and outlets.	FBL: Food, Beverage or Lodging Establishment

AGREEMENT

By submitting this application, the entire contents of which are considered to be public data, I certify that all the necessary information has been gathered to determine the compliance status of the system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage. This CI Form was completed by me, a MCPA certified inspector, and submitted to SLC and the SSTS owner within 30 days of inspection including Detailed Site Drawing, Soil Boring Log(s), MCPA Compliance Inspection Form, & any other applicable information.

CONTACT Planning and Zoning (Onsite Wastewater Division)

Duluth Office		Virginia Office	
Government Services Center 320 W 2nd Street, Suite 301 Duluth, MN 55802	Phone (218) 471-7103 Toll Free (800) 450-9777 www.stlouiscountymn.gov/septic	Government Services Center 201 South 3rd Avenue West Virginia, MN 55792	Phone (218) 471-7103 Toll Free (800) 450-9777 www.stlouiscountymn.gov/septic

OFFICE USE ONLY

Amount Paid	Paid by	Cash	Check #	Permit #
Revenue Code	Received By	<input type="checkbox"/> Mail <input type="checkbox"/> IP	Date RIO	

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: 2025-269

Parcel ID# or Sec/Twp/Range: 465-0020-00866 Reason for Inspection Point of Sale
Local regulatory authority info: St. Louis County Planning & Zoning
Property address: 1896 Echo Trail, Ely, MN 55731
Owner/representative: Jon Pearson Owner's phone: (540) 535-8358
Brief system description: 2-Bedroom house to 1,000 gallon septic tank to 10' x 55' seepage bed.

System status

System status on date (mm/dd/yyyy): 09/23/2025

Compliant – Certificate of compliance*

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

Noncompliant – Notice of noncompliance

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- Soil separation (Compliance component #5) – *Failing to protect groundwater*
- Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

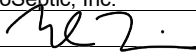
Comments or recommendations

St. Louis County Planning & Zoning SSTS Permit 28504.

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Northern GeoSeptic, Inc. Certification number: C10163
Inspector signature:  License number: L4321
(This document has been electronically signed) Phone: (218) 365-3491

Necessary or locally required supporting documentation (must be attached)

- Soil observation logs
- System/As-Built
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list): Site Sketch, Well Construction Log

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface Yes* No

System discharges sewage to drain tile or surface waters. Yes* No

System causes sewage backup into dwelling or establishment. Yes* No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Inspection of the area around the tanks and soil treatment area revealed no sewage discharge, staining, or other indicators of surface leakage.

Inspection of the soil treatment area did not reveal any excessive ponding at the time of inspection.

Liquid levels in the septic tank were observed to be at the outlet at the time of inspection. No evidence of higher liquid levels in the tank was observed.

Attached supporting documentation:

Other: _____

Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit? Yes* No

Sewage tank(s) leak below their designed operating depth? Yes* No

If yes, which sewage tank(s) leaks: _____

Any "yes" answer above indicates the system is failing to protect groundwater.

Attached supporting documentation:

Empty tank(s) viewed by inspector

Name of maintenance business: BW Septic

License number of maintenance business: L4160

Date of maintenance: 09/23/2025

Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

Tank is Noncompliant (pumping not necessary – explain below)

Other: _____

Describe verification methods and results:

Observed the septic tank being pumped at the time of the inspection.

Used a videoscope to view the empty septic tank. No cracks, corrosion, concrete spalling, or root intrusion were observed. The septic tank appeared to be watertight and in proper working condition.

Baffles observed to be in good condition. No effluent filter or alarm.

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

Yes* No Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? Yes* No Unknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector? Yes* No

3d. System not abandoned in accordance with Minn. R. 7080.2500? Yes* No

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

Visual observation.

Reviewed publicly available septic records, discussed with the owner, and walked the property. No former systems or components that were not properly abandoned were observed on the property.

Attached supporting documentation: Not applicable

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No **If “yes”, A below is required**

Is the system required to employ a Nitrogen BMP specified in the system design? Yes No **If “yes”, B below is required**

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is “no”, this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? Yes No

b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any “no” answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: Operating permit (Attach)

5. Soil separation – Compliance component #5 of 5

Date of installation 07/01/1983 Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria (select one):

<p>5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:</p> <p>Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*</p>
<p>5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:</p> <p>Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No*</p>
<p>5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day)</p> <p>Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No*</p>

Attached supporting documentation:

- Soil observation logs completed for the report
- Two previous verifications of required vertical separation
- Not applicable (No soil treatment area)
- _____

Indicate depths or elevations

A. Bottom of distribution media	96.97'
B. Periodically saturated soil/bedrock	93.98'
C. System separation	36"
D. Required compliance separation*	30.6"

*May be reduced up to 15 percent if allowed by Local Ordinance.

***Any "no" answer above indicates the system is failing to protect groundwater.**

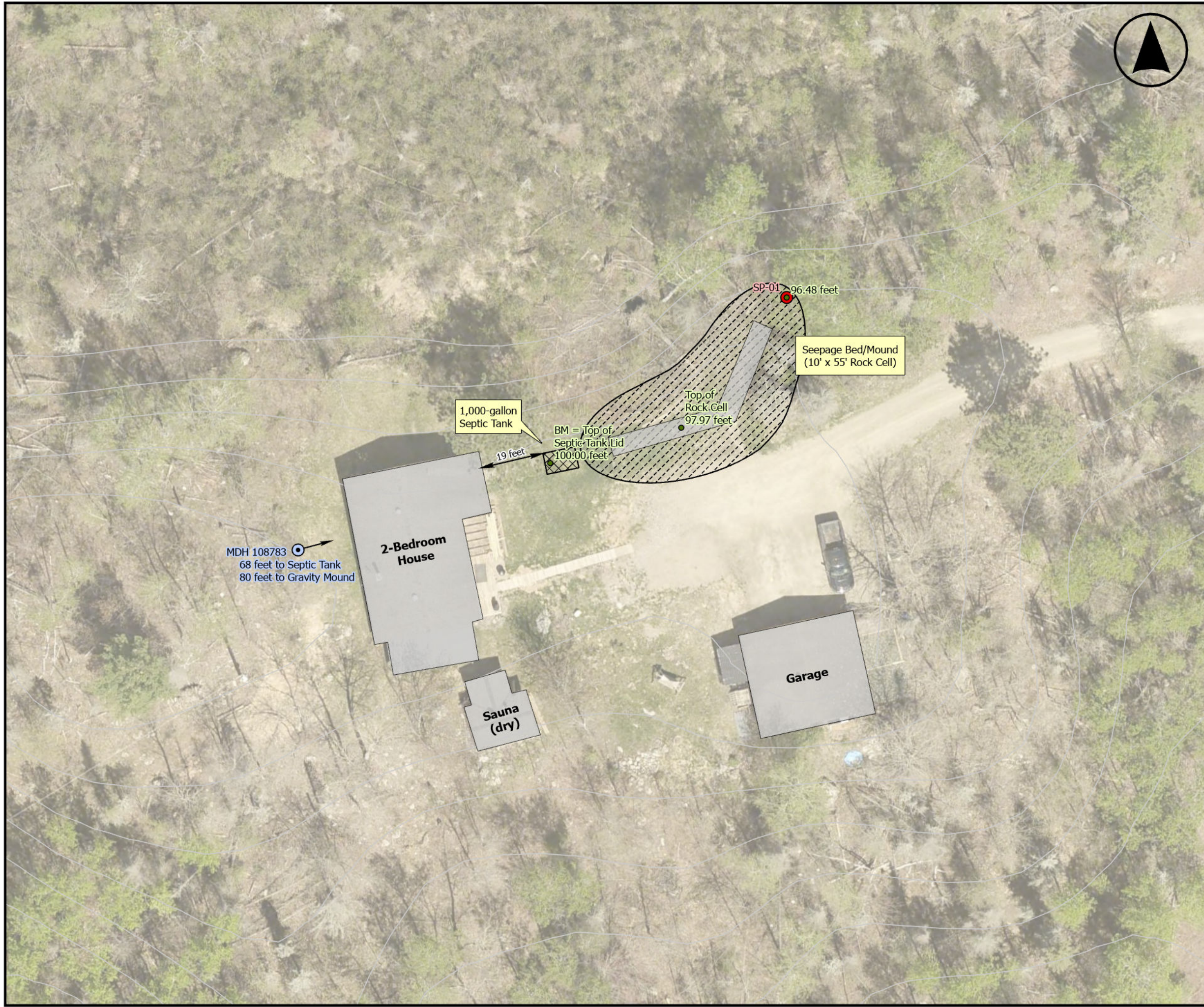
Describe verification methods and results:

The soil observation was completed in proximity to the soil treatment area as shown on the site sketch. The soil observation was completed using an auger.

A grade laser was used to measure the relative elevations between the top of the rock cell and the ground surface at SP-01.







Measured 16 inches of cover over the rock cell within the seepage bed. Rock Cell is 12 inches thick. Bottom of distribution media = 28 inches.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Scale: 1:300

Legend

-  Well
-  Soil Pit
-  2-foot Contours
-  Tanks
-  Soil Treatment Area
-  St. Louis County Tax Parcels

Sources:

- Imagery: St. Louis County 2023.
- Elevation Contours: Sourced from MN DNR LiDAR data and are intended to illustrate general topographic features.
- Property Boundaries: Estimated using St. Louis County GIS data and intended to be approximate.

Figure 1 Septic Inspection Sketch

Client: Jon Pearson
 Parcel ID: 465-0020-00866
 Address: 1896 Echo Trail
 City: Ely County: St. Louis



108783

County St. Louis
 Quad Shagawa
 Quad ID 347B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
 Minnesota Statutes Chapter 1031

Entry Date 02/22/1988
 Update Date 08/07/2019
 Received Date

Well Name SCHING, STEVE	Township 63	Range 12	Dir Section W 7	Subsection ADAADA	Well Depth 120 ft.	Depth Completed 120 ft.	Date Well Completed 06/28/1983																				
Elevation 1491	Elev. Method LiDAR 1m DEM (MNDNR)	Drill Method Non-specified Rotary		Drill Fluid																							
Address Well 1896 ECHO TR ELY MN 55731					Use domestic		Status Active																				
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To																						
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Geological Material</th> <th style="width:10%;">From</th> <th style="width:10%;">To (ft.)</th> <th style="width:10%;">Color</th> <th style="width:10%;">Hardness</th> </tr> </thead> <tbody> <tr> <td>TOP SOIL</td> <td>0</td> <td>5</td> <td>BROWN</td> <td></td> </tr> <tr> <td>LEDGE</td> <td>5</td> <td>118</td> <td>GRAY</td> <td></td> </tr> <tr> <td>AQUIFER</td> <td>118</td> <td>120</td> <td>GRAY</td> <td></td> </tr> </tbody> </table>					Geological Material	From	To (ft.)	Color	Hardness	TOP SOIL	0	5	BROWN		LEDGE	5	118	GRAY		AQUIFER	118	120	GRAY		Casing Type Single casing Joint Welded		
Geological Material	From	To (ft.)	Color	Hardness																							
TOP SOIL	0	5	BROWN																								
LEDGE	5	118	GRAY																								
AQUIFER	118	120	GRAY																								
					Drive Shoe? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Above/Below 1 ft.																						
					Casing Diameter Weight 6 in. To 21 ft. 19.4 lbs./ft.																						
					Open Hole From 20 ft. To 120 ft.																						
					Screen? <input type="checkbox"/> Type Make																						
					Static Water Level																						
					Pumping Level (below land surface)																						
					Wellhead Completion Pitless adapter manufacturer Model <input type="checkbox"/> Casing Protection <input checked="" type="checkbox"/> 12 in. above grade <input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)																						
					Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified																						
					<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Material</th> <th style="width:10%;">Amount</th> <th style="width:10%;">From</th> <th style="width:10%;">To</th> </tr> </thead> <tbody> <tr> <td>bentonite</td> <td></td> <td>8 ft.</td> <td>20 ft.</td> </tr> </tbody> </table>			Material	Amount	From	To	bentonite		8 ft.	20 ft.												
Material	Amount	From	To																								
bentonite		8 ft.	20 ft.																								
					Nearest Known Source of Contamination feet Direction Type																						
					Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																						
					Pump <input checked="" type="checkbox"/> Not Installed Date Installed																						
					Manufacturer's name																						
					Model Number HP Volt																						
					Length of drop pipe ft Capacity g.p. Typ																						
					Abandoned Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No																						
					Variance Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No																						
					Miscellaneous																						
					First Bedrock Schist & migmatite Aquifer Schist &																						
					Last Strat Schist & migmatite Depth to Bedrock 5 ft																						
					Located by Minnesota Geological Survey																						
					Locate Method GPS SA Off (averaged) (15 meters)																						
					System UTM - NAD83, Zone 15, Meters X 581553 Y 5312164																						
					Unique Number Verification Tax Records Input Date 02/01/2017																						
					Angled Drill Hole																						
					Well Contractor																						
					Rasmussen Well Co. 38019 RASMUSSEN, L																						
					Licensee Business Lic. or Reg. No. Name of Driller																						

Remarks
 CASING BOTH WELDED AND THREADED
 DRILLING METHOD: AIR/ROTARY
 CASING; THREADED/WELDED