



Hampshire County Health Department

HC 71, Box 9

Augusta, WV 26704

(304) 496-9640

Fax: (304) 496-9650

May 31, 2006

Hampshire County Planning Commission
PO Box 883
Romney, WV 26757

Dear Sirs;

This office has reviewed a plat of survey for Melbourne Properties to create a subdivision called Cardinal Ridge, located off Sandhill Road and further referenced as Tax District Romney, Tax Map 019, Parcel 004, Deed book 437, Page 144. This subdivision contains 37 lots for a total of 292.757 acres.

All lots require a percolation test and a sewage disposal area of 10,000 square feet where no development or structures other than the septic system shall be permitted. These lots are to be developed with an individual well and septic to serve a single-family dwelling.

Percolation test results are within limits as set forth by West Virginia CSR 16-1. Six feet soil observation holes indicate no restrictions due to water table or shallow bedrock within the designated sewage disposal area except as noted on the Health Department subdivision application.

The plat of survey dated May 31, 2006 is hereby approved by the Hampshire County Health Department. Any changes or revisions to the Health Department stamped and signed plat, or subsequent final plats approved based upon the approved plat, will make this approval null and void.

This approval is not a permit for individual water systems or individual sewer systems. Applications for permits must be made separately to the Hampshire County Health Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denson Taketa".

Denson Taketa

cc: Melbourne Properties (c/o Steve Sites)

ES-76
Rev 11/04

STATE OF WEST VIRGINIA
SUBDIVISION APPROVAL APPLICATION FORM
HAMPSHIRE COUNTY HEALTH DEPARTMENT

I. General Information

Name of Applicant: Melbourne Properties Phone: 304-257-5511
Mailing Address: P.O. Box 190 Petersburg WV 26887
Property Owner (Name & Address): Same as above

Deed Recorded in Book: 437 Page: 144 County of: Hampshire
Tax District: Romney Map: 19 Parcel: 4
Location of Property (be specific - map may be attached): Off Rt 50 East on
Sand Hill Road 1.5 mi. on left

Total Acreage of Tract 292.757 Total Acreage to be Developed 292.757
Number of Lots to be Developed 37 Drinking Water Source public water
Type of Structure(s) to be Constructed:
Have any previous subdivision approvals or declaratory rulings been issued on this tract or adjacent tracts?
Yes ☐ No ☒
If yes, give details _____

Signature of Applicant Stephen Goto Date 5/26/06

II. Check List

- ☐ Three (3) copies of plat plan of property (show lot layout, lot dimensions, lot numbers, streets, location of percolation test holes and six foot test holes, location of wells and public water lines, location of 10,000 square foot reserve area) must accompany this application.
- * In addition, a site visit of the proposed subdivision must be made by the appropriate Health Department representative prior to permit issuance.
- * A \$100 per lot permit of approval fee must accompany any application.

III. For Health Department Use Only

Approval Issued Yes ☐ No ☐ Date: _____
By: _____ Date Received: 5/26/06 Receipt Number: 5336
T. J. W.

**REPORT SHEET
FOR
PERCOLATION AND SIX FOOT HOLE TESTING**

Subdivision Name Cardinal Ridge County Hampshire

Total Number of Lots 37 Name of Applicant Melbourne Properties

Name of Certified Installer Responsible for Testing John R Kuhn

Installer Certification No. _____ Installer Signature John R Kuhn

Address P.O. Box 204 Petersburg, WV 26847

Type System	Lot Number	Percolation Test Results (Minutes per Inch of Fall)					Six Foot Hole Results		Date Conducted
						Average Results	Depth to Water	Depth to Rock	
II	1	60	60	50	50	55			5-19-06
I	2	15	20	45	45	32			
II	3	5	5	8	15	8			
II	4	12	12	15	20	15			
I	5	25	25	40	45	34			
II	6	16	20	40	40	29			
II	7	10	30	45	45	33			
I	8	20	25	30	30	26			
I	9	10	8	25	30	18			
I	10	20	25	25	29	25			
II	11	16	16	20	20	19			
II	12	22	22	30	32	27			
II	13	12	12	16	25	16			
II	14	22	22	40	40	31			
I	15	10	10	30	30	20			
II	16	12	10	25	50	24			
I	17	9	20	11	15	11			
II	18	8	15	6	16	11			
II	19	19	19	25	40	25			
I	20	16	16	11	20	16			

(Attach additional pages if needed)

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- * Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- * A duty of honest and fair dealing and good faith.
- * Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- * Must promptly present all written offers to the owner.
- * Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Sandra Hunt, affiliated with
(firm name) WV LAND & HOME REALTY, is acting as agent of:

☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.
☐ Both the Seller and Buyer, with the full knowledge and consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

DocuSigned by:

Robert C. Leary

8/8/2023

Seller

Date

Buyer

Date

Kathleen (Harkabus) Leary

8/8/2023

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date

I hereby certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature

Sandra Hunt

Date

8/8/23

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<http://rec.wv.gov>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

