

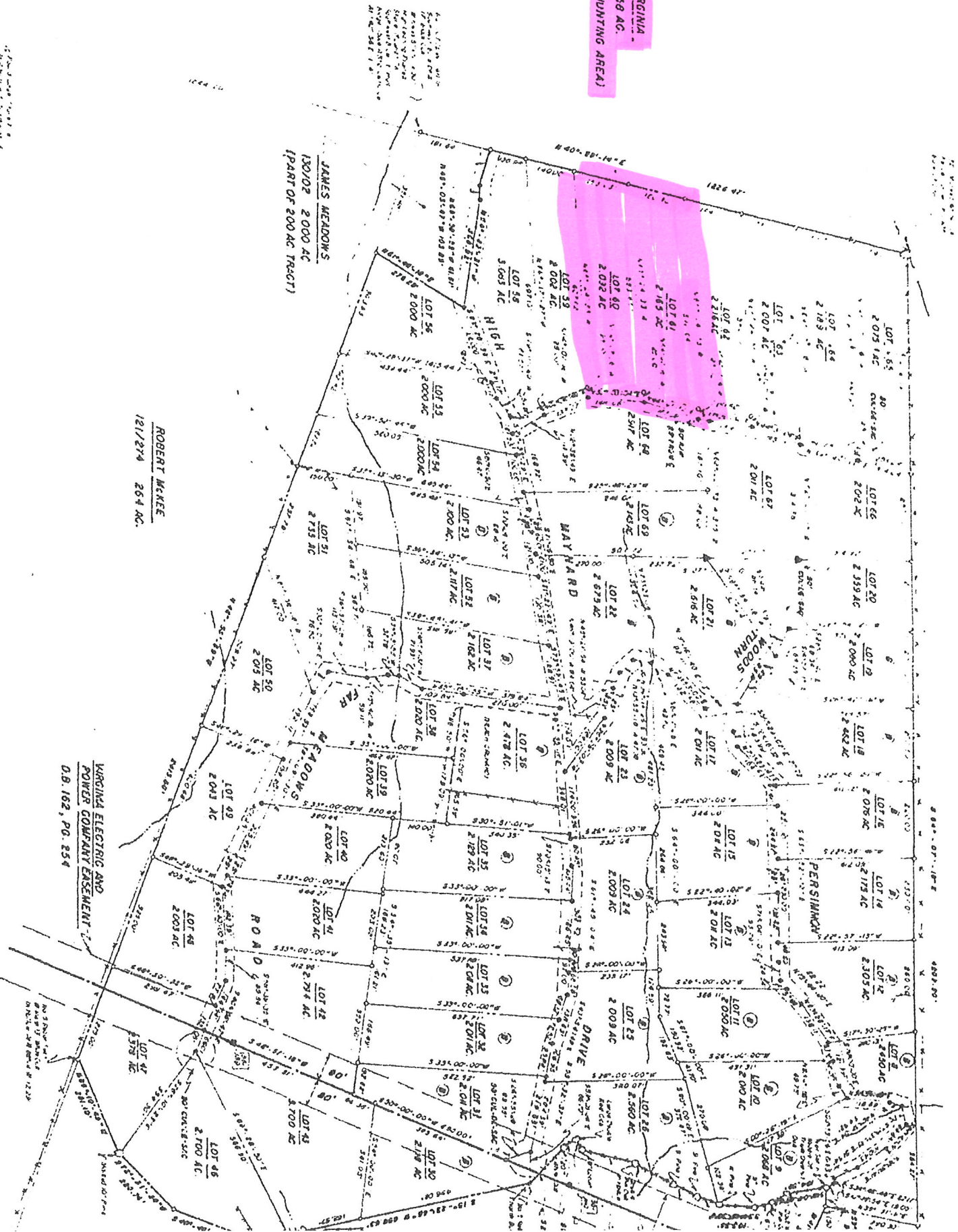
STEVEN HAGG
226/175 156-4/5 AC

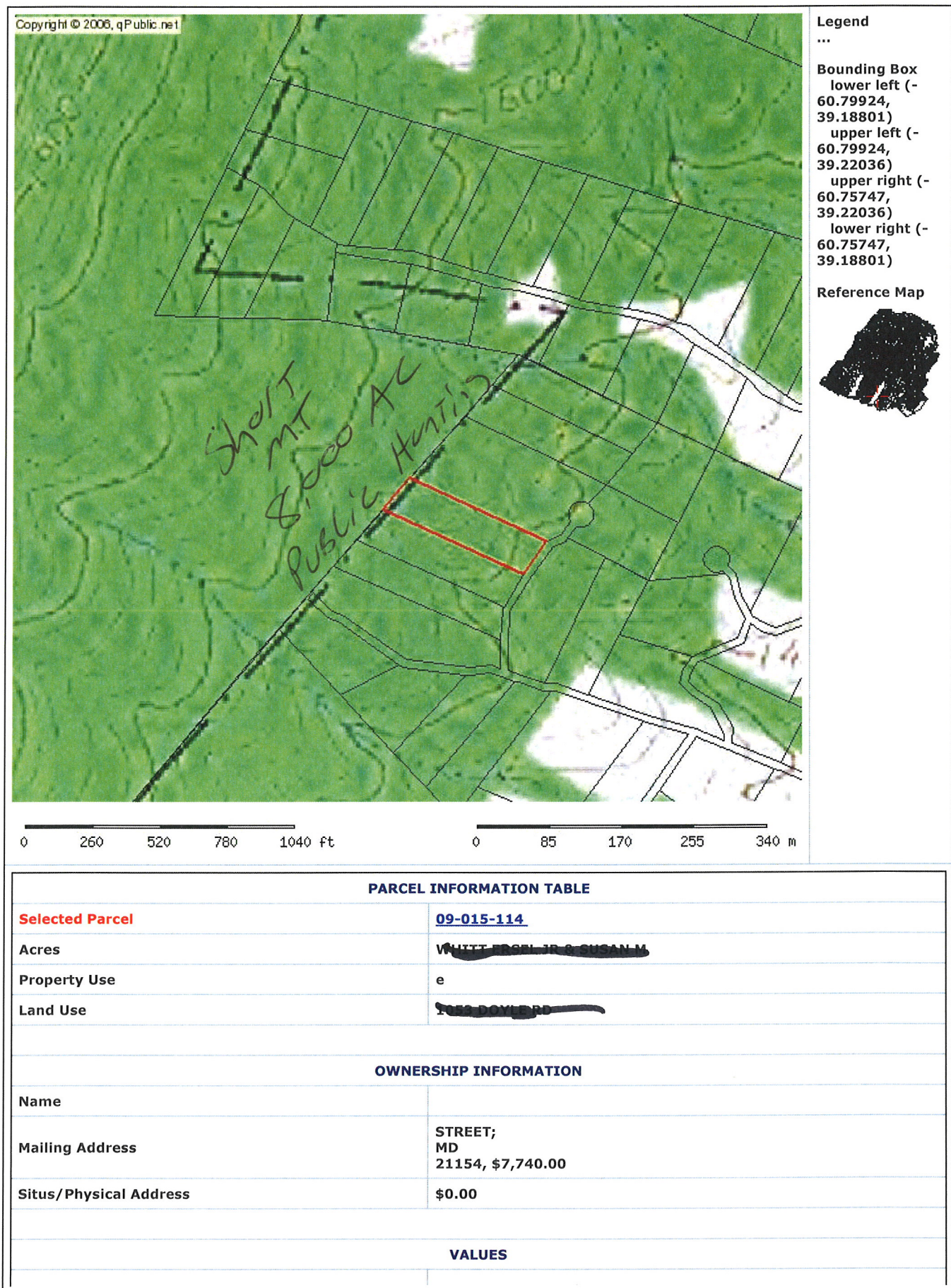
STATE OF WEST VIRGINIA
110/505 7754.58 AC.
(SHORT MOUNTAIN PUBLIC HUNTING AREA)

JAMES MEADOWS
130/02 2 000 AC
(PART OF 200 AC TRACT)

ROBERT MCKEE
121/274 264 AC.

VIRGINIA ELECTRIC AND
POWER COMPANY EASEMENT
D.B. 162, P.O. 254





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Legend

...

Bounding Box

lower left (-60.79924, 39.18801)
 upper left (-60.79924, 39.22036)
 upper right (-60.75747, 39.22036)
 lower right (-60.75747, 39.18801)

Reference Map



0 260 520 780 1040 ft

0 85 170 255 340 m

PARCEL INFORMATION TABLE

Selected Parcel	09-015-114
Acres	11.1111111111111
Property Use	e
Land Use	1053 DOYLE RD

OWNERSHIP INFORMATION

Name	
Mailing Address	STREET; MD 21154, \$7,740.00
Situs/Physical Address	\$0.00

VALUES



High Mountain Meadows Property Owners Association

DECLARATION OF EASEMENTS AND PROTECTIVE DEED COVENANTS (as modified October 1993)

1. Each owner of a lot shown on the subdivision plat shall have an easement over and upon the existing roadways running to and through the subdivision for ingress and egress to W.V. Rt. 11 and the private parking area adjoining Short Mountain State hunting and Fishing Area.
2. Maintenance and repairs to said roadways, (including the 1/2 mile right-of-way from Rt. 29 south) shall be performed on a continuing basis, by the owners association. Road maintenance shall be \$65.00 annually, per lot owned. No road fee, however, is payable for unsold lots.
3. The developers reserve unto themselves, their heirs and assigns, an easement or right-of-way over, under or through a twenty (20) foot strip of land along every lot line of every lot in the subdivision for the purpose of facilitating erection and maintenance of utilities, cables, drains, culverts, etc.
4. No commerce or business of any type is allowed within the subdivision. Mobile homes will be allowed on any lot "B" shown on the plat, as long as they are a permanent structure. Camping, motor homes, and camping trailers are permitted. No trucks, buses, old cars or unsightly conditions will be allowed to exist on any lot if deemed to be left, stored, or abandoned. The owners association reserves the right to implement noise, speed, and safety regulations from time to time.
5. Sewerage and waste systems shall conform to West Virginia State regulations.
6. No structure of any kind shall be built or erected within twenty-five feet of any property line. No driveway or access may be built across a road ditch without the installation of an appropriate culvert to divert run-off water from the roads.
7. Since private access is afforded to 8,000 acres of State hunting lands, the discharge of firearms is prohibited within 150 yards of any residence, campsite, posted land, or otherwise improved property within the subdivision.
8. Determination by any court that any provision herein is invalid for any reason whatever, shall not effect the validity of any other provision hereof or regulation of the Property Owners Association.
9. These Covenants -- which run with the land -- may be amended or modified by a two-thirds vote of the members in good standing, or by the developer, provided that any such change, amendment, or modification is duly recorded among the land records of the Hampshire County Supervisors Court, Romney, West Virginia, where these covenants are recorded of record and shall be referenced in each and every deed of conveyance.
10. The Property Owners Association shall be formed in April 1985. The organizational meeting shall be called to order by the developer, whereupon the owners of lots in High Mountain Meadows shall elect officers and make such rules and regulations as they deem appropriate. Each property owner, upon entering into an agreement to purchase, is automatically a member of said Association and agrees to abide by the lawful rules of said Association and to pay the road maintenance fee.

Original covenants recorded June 6, 1985-452, modified 1/26/94 recorded October 19, 1993-457

hampco.com



• RIO, WEST VIRGINIA 26755





100th 12th
High Mtn. Meadows
Lot # 60

Hampshire County Health Department

HC 71, Box 9

Augusta, WV 26704

Nursing: (304) 496-9640 Environmental: (304) 496-9641

Fax: (304) 496-9650

SUBDIVISION APPROVAL APPLICATION**I. General Information**Name of Applicant: Riox Runner Properties LLC Phone: 304 813 4858Mailing Address: HC 64 Box 1628 Romney, WV 26757

Property Owner Name & Address: _____

Deed Recorded in Book: 459 Page # 373 County of: HampshireTax District: Sherman Map: 15 Parcel: 115Total Acreage of Tract: 2.092 Total Acreage to be developed: 2.092Number of Lots to be developed: 1 Drinking water source: well

Location of Property (be specific, map may be attached): _____

Type of Structure(s) to be constructed: _____

Signature of Applicant: [Signature]Date: 4-13-09**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.

- ☐ A ^{150.00} \$150.00 per lot permit of approval fee must accompany any application

*In addition, a site visit of the proposed subdivision must be made by the appropriate Health Department Representative prior to permit issuance.

III. Health Department Use OnlyDate Application Received: 4-13-09 Receipt # _____ By: _____Approval Issued ☒ Yes ☐ No Permit # ST-14-07 Date: 4-14-09Sanitarian: [Signature]

Hampshire County Health Department

Subdivision Name: High Mountain Meadows
Total # of Lots: 1 Name of Applicant: RINDERKNECH PROPERTIES LLC
Name of Certified Installer Responsible for Testing: WALTER H. FIELDS
Installer Certification #: 542540037
Installer Signature: Walter H. Fields Date: 2-6-09
Installer Address: HC 86 Box 35A Green Springs, WV 26722

[illegible]

Hampshire County Health Department
HC 71, Box 9
Augusta, WV 26704
(304) 496-9640 Fax: (304) 496-9650

April 14, 2009

Hampshire County Planning Commission
P. O. Box 883
Romney, WV 26757

Dear Sirs;

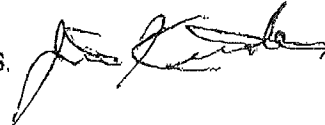
This office has reviewed a plat of survey for Ridgerunner Properties LLC to approve a lot located at High Mountain Meadows, Lot 60, and further referenced as Sherman District, Tax Map 15, Parcel 115, Deed book 459, Page 373. This lot consists of 2.092 acres. All lots require a percolation test and a sewage disposal area of 10,000 square feet where no development or structures other than the septic system shall be permitted. This lot is to be developed with an individual well and septic system to serve a single family dwelling.

Percolation test results are within limits as set forth by West Virginia CSR 16-1. Six foot 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.**

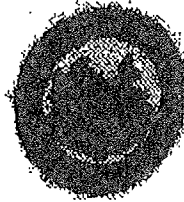
The plat of survey dated 2/06/2009 is hereby approved by the Hampshire County Health Department for a Class I sewage system. Any changes or revisions to the Health Department stamped and signed plat, or subsequent final plats approved based upon the approved plat, will make this approval null and void.

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,
Jim Kinder R.S.



cc: Ridgerunner Properties



Log # 1200

High Mt. Meadows
Lot # 61

Hampshire County Health Department

HC 71, Box 9

Augusta, WV 26704

Nursing: (304) 496-9640 Environmental: (304) 496-9641

Fax: (304) 496-9650

SUBDIVISION APPROVAL APPLICATION

I. General Information

Name of Applicant: RIDGE Runner Properties LLC Phone: 304 813 4858
Mailing Address: HC 64 Box 1628 Romney, WV 26757
Property Owner Name & Address: _____

Deed Recorded in Book: 459 Page # 373 County of: Hampshire
Tax District: Shenandoah Map: 15 Parcel: 114
Total Acreage of Tract: 2.165 Total Acreage to be developed: 2.165
Number of Lots to be developed: 1 Drinking water source: well
Location of Property (be specific, map may be attached): _____

LOT # 61 HIGH MT MEADOWSType of Structure(s) to be constructed: CARPORTSignature of Applicant: [Signature] Date: 2-3-09

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.
- ☐ A ~~\$150.00~~ ^{150.00} per lot permit of approval fee must accompany any application

*In addition, a site visit of the proposed subdivision must be made by the appropriate Health Department Representative prior to permit issuance.

III. Health Department Use Only

Date Application Received: 4-13-09 Receipt # 022722 By: _____Approval Issued ☒ Yes ☐ No Permit # ST-14-07 Date: 4/14/2009Sanitarian: [Signature]

Hampshire County Health Department

Subdivision Name: Hish MT Meadows
Total # of Lots: 1 Name of Applicant: Rioserum Properties
Name of Certified Installer Responsible for Testing: Walter H. Fields
Installer Certification #: 5405A0037
Installer Signature: [Signature] Date: 2-6-09
Installer Address: HC 86 Box 35A Green Springs, WV 26722

[illegible]

Hampshire County Health Department
HC 71, Box 9
Augusta, WV 26704
(304) 496-9640 Fax: (304) 496-9650

April 14, 2009

Hampshire County Planning Commission
P. O. Box 883
Romney, WV 26757

Dear Sirs;

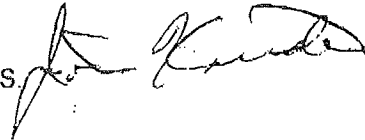
This office has reviewed a plat of survey for Ridgerunner Properties LLC to approve a lot located at High Mountain Meadows, Lot 61, and further referenced as Sherman District, Tax Map 15, Parcel 114, Deed book 459, Page 114. This lot consists of 2.145 acres. All lots require a percolation test and a sewage disposal area of 10,000 square feet where no development or structures other than the septic system shall be permitted. This lot is to be developed with an individual well and septic system to serve a single family dwelling.

Percolation test results are within limits as set forth by West Virginia CSR 16-1. Six foot 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 02/06/2009 is hereby approved by the Hampshire County Health Department for a Class I sewage system. 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,
Jim Kinder R.S.



cc: Ridgerunner Properties LLC