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west virginia department of environmental protection

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Office of Oil and Gas  
601 57<sup>th</sup> Street, S.E.  
Charleston, WV 25304  
(304) 926-0450  
fax: (304) 926-0452

Harold D. Ward, Cabinet Secretary  
[www.dep.wv.gov](http://www.dep.wv.gov)

Friday, November 14, 2025  
PERMIT MODIFICATION APPROVAL  
Vertical / Plugging

JAY-BEE OIL & GAS, INC.  
23 EGANFUSKEE ST., SUITE 126  
  
JUPITER, FL 33477

Re: Permit Modification Approval for 1  
47-073-00749-00-00

**Monument Location**

JAY-BEE OIL & GAS, INC.

The Office of Oil and Gas has reviewed the attached permit modification for the above referenced permit. The attached modification has been approved and well work may begin. Please be reminded that the oil and gas inspector is to be notified twenty-four (24) hours before permitted well work is commenced.

If there are any questions, please feel free to contact me at (304) 926- 0450.

H. Jason Harmon  
Acting Chief

A handwritten signature in black ink that reads "Jason Harmon".

Operator's Well Number:  
Farm Name: WAGNER, D. J.  
U.S. WELL NUMBER: 47-073-00749-00-00  
Vertical Plugging  
Date Modification Issued: 11/14/2025

Promoting a healthy environment.

11/14/2025



Jay-Bee Oil & Gas, Inc.  
429 Simonton Rd.  
P.O. Box 129  
Ellenboro, WV 26346

October 17, 2025

Plugging Permitting Office  
Office of Oil and Gas  
WV Department of Environmental Protection  
601 57<sup>th</sup> St. SE  
Charleston, WV 25304

Re: D.J. Wagner #1 Well API # <sup>47-073-00749</sup> ~~47-073-00779~~ Plugging Permit Mod

To Whom It May Concern:

Jay-Bee Oil & Gas, Inc. is submitting a plugging permit mod for well API# 47-073-00749. This modification is to request variance for a below ground monument for the Wagner #1 well. The well location is near a new compressor station that is currently in construction phase, and for future safety purposes, we are requesting this variance.

Should you have any further questions, please feel free to contact me either by email at [epotesta@jaybeeoil.com](mailto:epotesta@jaybeeoil.com), or by phone at 304-203-0665. I appreciate your time and attention to this matter.

Sincerely,

Emily Potesta  
Regulatory Agent

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Office of Oil and Gas

OCT 31 2025

WV Department of  
Environmental Protection

11/14/2025

## PUBLIC NOTICE

West Virginia Bureau of Environment  
Department of Environmental Protection  
Office of Oil and Gas  
601 57<sup>th</sup> St.  
Charleston, WV 25304  
Telephone (304) 926-0499

### VARIANCE FROM WELL PLUGGING REGULATIONS

As required under 35CSR4-18, the Office of Oil and Gas is providing public notice and seeking comment for a 20-day period on the proposal described below. Please direct all comments to:

James Martin, Chief  
Office of Oil and Gas  
601 57<sup>th</sup> Street  
Charleston, WV 25304  
E-mail: [jmartin@wvdep.org](mailto:jmartin@wvdep.org)

The Office of Oil and Gas is considering granting a general variance to the requirements under 35CSR4-5.5b of erecting a monument upon the plugging of certain wells. If granted, the following conditions will be met:

- 1) the well will be surveyed and a plat constructed as required under 22-6 of the WV Code and 35CSR4,
- 2) a readily visible, permanent offset marker, in as close proximity as reasonably possible, will be erected and will provide distance and bearing information to the plugged well,
- 3) the plugging affidavit (form WR-38), will document the absence of a monument at the well location and document the existence and location of the offset marker,
- 4) a steel plate no smaller than one square foot shall be affixed to the well casing no deeper than three feet below the ground surface and be inscribed with the api number of the well.

To qualify under the general variance, an operator may make a variance request to the Chief of the Office of Oil and Gas for a specific well(s) in conjunction with a showing of good cause by the surface owner.

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## SURFACE OWNER WAIVER

Operator's Well  
Number

Wagner #1 47-073-00749

### INSTRUCTIONS TO SURFACE OWNERS NAMED ON PAGE WW4-A

The well operator named on page WW-4A is applying for a permit from the State to plug and abandon a well. (Note: If the surface tract is owned by more than three persons, then these materials were served on you because your name appeared on the Sheriff's tax ticket on the land or because you actually occupy the surface tract. In either case, you may be the only owner who will actually receive these materials.) See Chapter 22 of the West Virginia Code. Well work permits are valid for 24 months. If you do not own any interest in the surface tract, please forward these materials to the true owner immediately if you know who it is. Also, please notify the well operator and the Office of Oil and Gas.

**NOTE: YOU ARE NOT REQUIRED TO FILE ANY COMMENT.  
WHERE TO FILE COMMENTS AND OBTAIN ADDITIONAL INFORMATION:**

Chief, Office of Oil and Gas  
Department of Environmental Protection  
601 57<sup>th</sup> St. SE  
Charleston, WV 25304  
(304) 926-0450

**Time Limits and methods for filing comments.** The law requires these materials to be served on or before the date the operator files his Application. You have **FIVE (5) DAYS** after the filing date to file your comments. Comments must be filed in person or received in the mail by the Chief's office by the time stated above. You may call the Chief's office to be sure of the date. Check with your postmaster to ensure adequate delivery time or to arrange special expedited handling. If you have been contacted by the well operator and you have signed a "voluntary statement of no objection" to the planned work described in these materials, then the permit may be issued at any time.

**Comments must be in writing.** Your comments must include your name, address and telephone number, the well operator's name and well number and the approximate location of the proposed well site including district and county from the application. You may add other documents, such as sketches, maps or photographs to support your comments.

The Chief has the power to deny or condition a well work permit based on comments on the following grounds:

- 1) The proposed well work will constitute a hazard to the safety of persons.
- 2) The soil erosion and sediment control plan is not adequate or effective;
- 3) Damage would occur to publicly owned lands or resources;
- 4) The proposed well work fails to protect fresh water sources or supplies;
- 5) The applicant has committed a substantial violation of a previous permit or a substantial violation of one or more of the rules promulgated under Chapter 22, and has failed to abate or seek review of the violation..."

**If you want a copy of the permit as it is issued or a copy of the order denying the permit, you should request a copy from the Chief.**

### **VOLUNTARY STATEMENT OF NO OBJECTION**

I hereby state that I have read the instructions to surface owners and that I have received copies of a Notice and Application For A Permit To Plug And Abandon on Forms WW-4A and WW-4B, and a survey plat.

I further state that I have no objection to the planned work described in these materials, and I have no objection to a permit being issued on those materials.

FOR EXECUTION BY A NATURAL PERSON  
ETC.

FOR EXECUTION BY A CORPORATION,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name  
By  
Its

Jay-Bee Oil + Gas, Inc  
Adam Brimford  
Director of Land

\_\_\_\_\_  
Date 11/3/2025

\_\_\_\_\_  
Signature

**11/14/2025**  
\_\_\_\_\_  
Date

11/3/2025



Jay Bee Oil and Gas  
P&A Procedure



Well: DJ Wagner #1  
County: Pleasants  
Quad: Bens Run  
API: 47-073-0749-00-00  
AFE:  
39.423197 N,  
Surface Coordinates: 81.058867 W  
Address:

Date Drilled:	6/9/1980
Surface Equipment:	Pulled
Producing Formation:	Unknown
Conductor:	0
Surface:	250
Intermediate:	0
Production:	3000
Tubing:	0
Perforations:	See WBD

**\*\*Note:** A 6% Bentonite Gel Spacer is to be used in-between each cement plug. All cement is to be CLASS A mixed at 15.6#

**Plugging Proposal: w/1.18 cf/sx or CLASS A w/2% CaCl**

1	Pull production rods and tubing if still in well. If state inspector is ok with it use this as cementing string.
2	RIH w/workstring and mill or roller cone to confirm TMD. Pump 1-2 bottoms up takign returns to surface. TOOH.
3	RU Wireline and make GR and CBL/Freepoint run on 4.5" Casing. <b>Not good records.</b> Permit Application said cement w/280 sx.
4	Pump/Set +/-1600' Bottom Hole ( <b>Plug #1</b> ) at TD w/~144 sx / 26 bbls Class A Cement. Est Top of Plug: ~1400'. Adjust if Orioginal 4.5" TOC is different. Take all returns to pits.
5	Quickly but safely pull up and out of cement ( <b>Pull Min of 500' above ETOC</b> ) & <b>pump 2X bottoms up to 1/2 rds (or until returns are free of cement)</b> to endure WS is clear. WOC
6	With hole loaded w/fluid, RIH to tag TOC (Record depth). If TOC is above upper perf, proceed to step 6.
7	Once free point is determined, RIH and cut pipe. Be sure pipe is 100% free prior to cutting pipe. If no free point is found, 4.5" casing can not be pulled, make call to engineer to discuss next steps.
8	Pull and LD 4.5" Casing.
9	RIH w/tubing to cut depth, pump/set min of 350' cut plug ( <b>Plug #2</b> ). ~350' coverage: ~13 bbl 70 ft3 60 sx
10	Quickly but safely pull up and out of cement ( <b>pull Min of 500' above ETOC</b> ) & <b>pump 2X bottoms up (or until returns are free of cement)</b> to 1/2 rd to endure WS is clear. WOC
11	RIH to tog TOC. If cement is above cut depth proceed to step #12. If cement is below Cut Depth additional plug is needed.
12	Ensure that hole is full of fluid and RIH w/WL Free Point tool to determine where 8-8/5" Casing is free. Well Records indicate that is it to surface.
13	RIH w/workstring and set 8-5/8" cut plug / Elevation Plug ( <b>Plug #3</b> ) (utilize one plug only if the FP is close to elevation depth, if not separate into two plugs), plan for 350' of coverage. ~13 bbl 70 ft3 60 sx. Take returns to 1/2 rd. WOC.
14	Quickly but safely pull up and out of cement ( <b>pull Min of 500' above ETOC</b> ) & <b>pump 2X bottoms up (or until returns are free of cement)</b> to 1/2 rd to endure WS is clear. Trip remainder of tubing to surface prior to shutting down. WOC
15	RIH and tag TOC. If cement is in place, proceed to pump Surface Plug ( <b>Plug #4</b> ). Plan cement to surface, covering any potential FW Zones and any potential old shallow producing formations. ~300' coverage. ~19 bbl 107 ft3 90 sx
16	<b>TOOH (to surface) and WOC.</b>
17	If cement is not visible at surface, RIH and tag TOC. Record depth. If cement is at surface proceed to step #20. If it is not plan to grout to surface.
18	Rig down Service Rig and pull off of well.
19	<b>Would like to request variance in marker/monument installation. Would like to request for no surface marker in order for site to be reused as a laydown yard and or compressor station.</b> Install monument per state guidelines, "monument or marker consisting of a length of pipe (minimum diameter size six inches (6")) filled with concrete (or the equivalent thereof if approved by the Chief) shall be erected over the well. The marker shall extend no less than thirty inches (30") above the surface and not less than ten feet (10') below the surface and into the well, and shall be sealed with concrete for the purpose of making the marker permanent. The API well identification number, as described above, shall be attached or stamped in a permanent manner to the monument, and the numbering shall be no less than one half inch
20	Move off service rig and all surface equipment.
21	Begin reclamation process, seed and mulch. Check with State to see if any additional work is needed.

11/14/2025

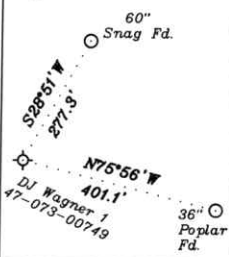
Sherman King



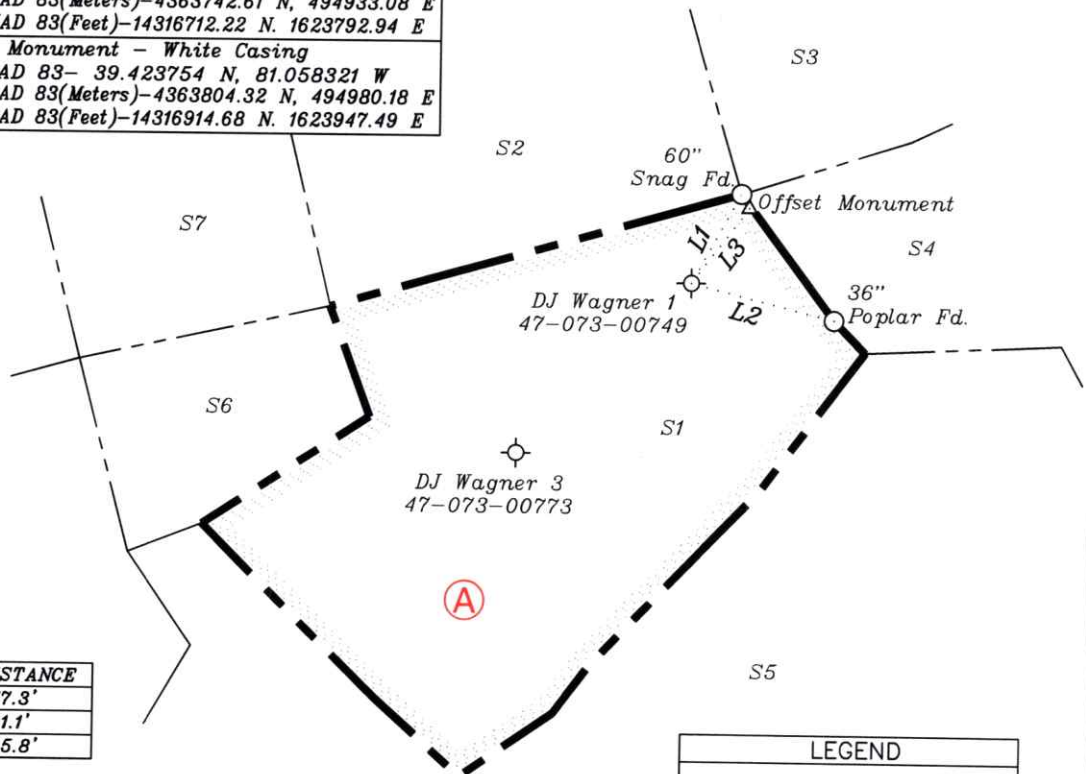
LATITUDE 39-27-30 N (TH)

Top Hole 4,857'

## References:

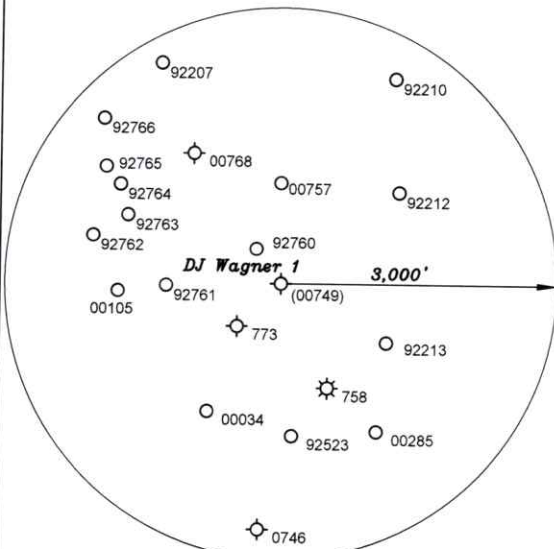


**Plugged Well - DJ Wagner 1**  
Geo NAD 83- 39.423197 N, 81.058867 W  
UTM NAD 83(Meters)-4363742.61 N, 494933.08 E  
UTM NAD 83(Feet)-14316712.22 N, 1623792.94 E  
**Offset Monument - White Casing**  
Geo NAD 83- 39.423754 N, 81.058321 W  
UTM NAD 83(Meters)-4363804.32 N, 494980.18 E  
UTM NAD 83(Feet)-14316914.68 N, 1623947.49 E



NUMBER	DIRECTION	DISTANCE
L1	S28°51'W	277.3'
L2	N75°56'W	401.1'
L3	S38°19'W	245.8'

LEGEND	
	Lease lines
	Adjoiner tracts
	Offset Well Marker
Well: DJ Wagner #1	
API #: 47-073-00749	
Distance to well: 245.8'	
Bearing to well: S38°19'W	



(\*) DENOTES LOCATION OF WELL ON UNITED STATES TOPOGRAPHIC MAPS

FILE NO. \_\_\_\_\_  
DRAWING NO. 1  
SCALE 1" = 500'  
MINIMUM DEGREE OF  
ACCURACY 1 in 50  
PROVEN SOURCE OF  
ELEVATION GPS  
submeter unit

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
AND SHOWS ALL THE INFORMATION REQUIRED BY LAW  
AND THE RULES ISSUED AND PRESCRIBED BY THE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION.

(SIGNED)

David L JacksonR.P.E. \_\_\_\_\_ P.S. 708

STATE OF WEST VIRGINIA  
Division of Environmental Protection  
OFFICE OF OIL AND GAS

DATE September 30, 2025OPERATOR'S WELL NO. DJ Wagner 1  
API WELL NO. 47-073-00749

WELL TYPE: OIL    GAS X LIQUID INJECTION    WASTE DISPOSAL     
(IF "GAS") PRODUCTION X STORAGE    DEEP    SHALLOW X  
LOCATION: ELEVATION 812.6' WATER SHED Big Run of Outlet Middle Island Creek (HUC-10)  
DISTRICT Union COUNTY Pleasants  
QUADRANGLE Bens Run 7 1/2'  
SURFACE OWNER Jay-Bee Royalty, LLC ACREAGE 35.0 Ac.  
OIL & GAS ROYALTY OWNER Jay-Bee Royalty, LLC LEASE ACREAGE 35.0 Ac.

PROPOSED WORK: DRILL    CONVERT    DRILL DEEPER    REDRILL    FRACTURE OR  
STIMULATE    PLUG OFF OLD FORMATION X PERFORATE NEW  
FORMATION    OTHER PHYSICAL CHANGE IN WELL (SPECIFY) \_\_\_\_\_

PLUG AND ABANDON    CLEAN OUT AND REPLUG     
TARGET FORMATION N/A ESTIMATED DEPTH TVD = 3,000'  
WELL OPERATOR Jay-Bee Oil & Gas, Inc. DESIGNATED AGENT Deborah Broda-Morgan  
ADDRESS 16 South Avenue W, Ste 118, Cranford NJ 07016 ADDRESS 429 Simonton Road, Ellenboro, WV 26346

LONGITUDE 81-02-30 W—Top Hole 12,798'

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form ww6

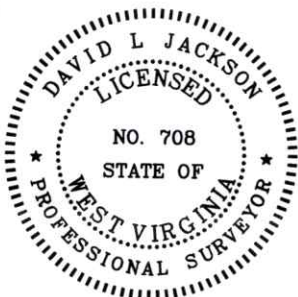
JACKSON SURVEYING  
INC.  
2413 East Pike Street  
#112  
Clarksburg, WV 26301  
304-623-5851

Tags	Number	Tax Map -Parcel	Surface Owner	Acre
A	S1	7-11-32.1	Jay-Bee Royalty, LLC	35
	S2	7-11-17	Jay-Bee Royalty, LLC	40
	S3	7-11-20	William G. Everett	13
	S4	7-11-19	William G. Everett	14.5
	S5	7-11-32	Linda Lou Fetty, et al	231.824
	S6	7-11-31	Jay-Bee Oil + Gas, Inc.	13.11
	S7	7-11-18	Jay-Bee Royalty, LLC	26.75

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OCT 31 2025

Environmental Protection



P.S.  
708

David L Jackson

- Notes:
1. Ties to wells and corners are based on State Plane Grid North-WV North Zone NAD 83.
  2. Surface and Royalty owner information and boundaries shown hereon were plotted from deeds and/or Tax Parcel Maps and/or field locations.
  3. This plat does not represent a boundary survey of parcels shown hereon.

11/14/2025



Jay Bee  
Oil & Gas  
DRILLING  
into the future

API #:	47-073-00749	WELL PLAT PAGE 2 OF 2 DATE: 09/30/2025
WELL #:	DJ Wagner 1	
DISTRICT:	Union	
COUNTY:	Pleasants	
STATE:	WV	



Kennedy, James P &lt;james.p.kennedy@wv.gov&gt;

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**plugging permit modification issued 4707300749**

1 message

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**Kennedy, James P** <james.p.kennedy@wv.gov>

Fri, Nov 14, 2025 at 1:50 PM

To: Emily Potesta &lt;epotesta@jaybeeoil.com&gt;, Sherman B King &lt;sherman.b.king@wv.gov&gt;, vgorrell@assessor.state.wv.us

To whom it may concern, a modification has been issued for 4707300749.

--

***James Kennedy***

Environmental Resource Specialist III / Permitting

WVDEP Office of Oil and Gas

601 57<sup>th</sup> Street, SE

Charleston, WV 25304

304-926-0499 ext. 45025

[james.p.kennedy@wv.gov](mailto:james.p.kennedy@wv.gov)**4707300749.pdf**

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11/14/2025