

From: Donohue, Thomas E
To: jayhores@acnrinc.com
Subject: 059-28629 Order to Plug
Date: Monday, February 9, 2026 1:55:00 PM
Attachments: [059-28629 Chas Tedrow #2 M-1882 1554317 Order to Plug.pdf](#)
[059-28629 Chas Tedrow #2 M-1882 1554317 OTP Application.pdf](#)

The Department of Environmental Protection has completed its review of the Application for an Order to Clean Out and Plug or Replug a Non-Producing Gas Well under Section 13 (c) of Act 214.

The department hereby issues the attached Order pursuant to applicable laws and regulations for this activity and to specific conditions of the Order.

(Please ensure all necessary approvals such as alternative methods are reviewed and signed as appropriate before those particular activities commence.)

Thomas E. Donohue, P.G. | *Environmental Program Manager*
Department of Environmental Protection | District Oil & Gas Operations
400 Waterfront Dr. | Pittsburgh, PA 15222
Phone: 412.442.4004 | Fax: 412.442.4328
www.dep.pa.gov

Keystone Land Resources
46226 National Road
St. Clairsville, OH 43950

ORDER

NOW this 9th day of February, 2026, pursuant to Section 13(c) of the Coal and Gas Resource Coordination Act, Act of December 18, 1984, P.L. 1069, 58 P.S. §§ 501-518, the Department of Environmental Protection hereby authorizes Keystone Land Resources (the "Applicant") to plug Well No. M-1882 on the Chas Tedrow #2 farm, Aleppo Township, Greene County, identified in the application attached hereto. Such plugging is to be conducted in accordance with the manner outlined in 25 Pa. Code §§ 78.91, 78.92 and 78.93 of the rules and regulations.

This authorization is conditioned on the Applicant's compliance with all applicable provisions of the Oil and Gas Act of 2012, 58 Pa. C.S. §§ 2301-3504; the Clean Streams Law, the Act of June 22, 1937, P.L. 1987, *as amended*, 35 P.S. §§ 691.1-691.1001; the Coal and Gas Resource Coordination Act, 58 P.S. §§ 501-518, and all other applicable laws.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717-787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800-654-5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at www.ehb.pa.gov or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

This authorization does not purport to confer any rights of ownership or access, nor to confirm title in any person, nor to confer any rights for payment of any kind, to any other person or property owner.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717-787-3483) FOR MORE INFORMATION.

FOR THE DEPARTMENT OF
ENVIRONMENTAL PROTECTION:

 2/9/26

Date

Thomas Donohue
Environmental Program Mgr.
District Oil & Gas Operations



DEP USE ONLY	
Auth #	APS #
1554317	1153477
Site #	Facility #
885457	889310
Client #	Sub-facility #
358023	1465699

**APPLICATION FOR AN ORDER TO CLEAN OUT AND PLUG OR REPLUG
A NON-PRODUCING GAS WELL UNDER SECTION 13(C) of ACT 214**

Please read instructions on reverse before completing this form

SECTION A. APPLICANT INFORMATION	SECTION B. OTHER AFFECTED PARTIES
Name Keystone Land Resources	SURFACE OWNER
Address 46226 National Road	Name Matt Tedrow
City St. Clairsville State OH Zip 43950	Address 459 West Roy Furman HWY
Telephone 740-338-3100 Fax	Address Wind Ridge, PA 15380
GAS WELL INFORMATION	Telephone Fax
Farm Name Chas Tedrow #2	OIL AND GAS LESSOR
Well No. M-1882 Serial No.	Name Unknown
Municipality (City, Borough, or Township) Aleppo	Address
County Greene	Address
Well Permit/Reg. No., if known 37-059-????? 059-28629 Date Drilled, if known	Phone Fax
Is this well the object of a Coal Pillar Permit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	OIL AND GAS LESSEE
SECTION C. ADDITIONAL INFORMATION REQUIRED	Name Unknown
Checklist	Address
Well Location Plat: Form 5500-FM-OG0002 <input checked="" type="checkbox"/>	Address
Copy of or record reference to a deed, lease or other document entitling the applicant to enter upon the surface land <input checked="" type="checkbox"/>	Telephone Fax
Proposed method of cleaning out, plugging or replugging the well <input checked="" type="checkbox"/>	SECTION D. SIGNATURE BLOCK
Notice of Intention to Plug (5500-FM-OG0005) (If previously submitted check this box) <input type="checkbox"/>	I HEREBY CERTIFY THAT I HAVE SENT BY Certified or Registered Mail a copy of this application to the surface landowner, the oil and gas lessor and lessee as identified above, and the coal owners and operators of all mineable coal seams.
If alternative method of plugging is proposed, is Form 5500-PM-OG0024 attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Jay Hores</i> _____ Signature of Applicant
	Project Engineer 1/6/26 Type or Print Name and Title Date

OBJECTION WAIVED MV 2-3-2026

JayHores@acnrinc.com

Reviewed By: 02/09/26



DEP	Auth ID #	6 3
USE	Permit #	
ONLY	Project #	

WELL LOCATION PLAT

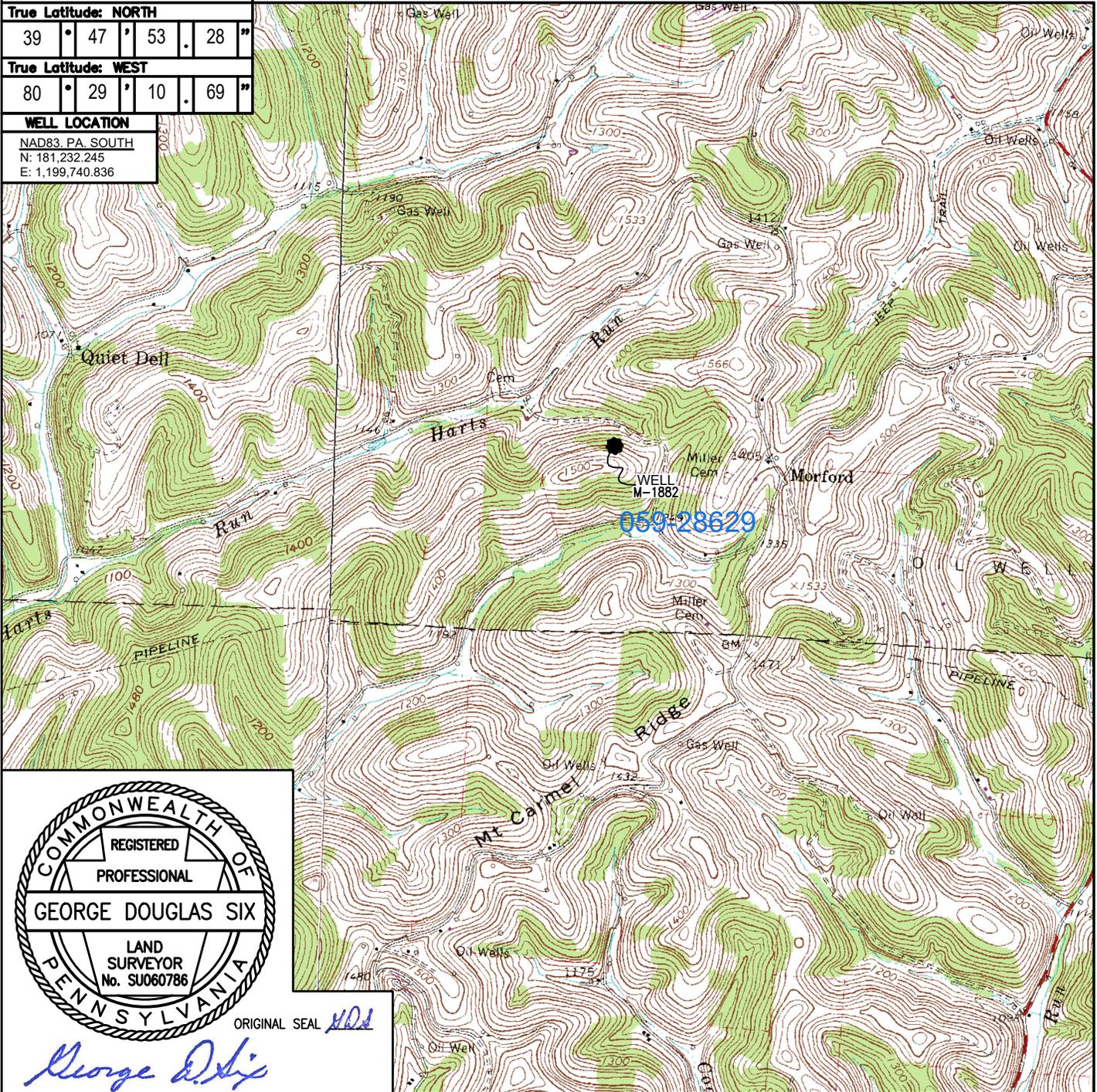
PAGE 1 Surface Location

Denotes location of top of well on topo map.

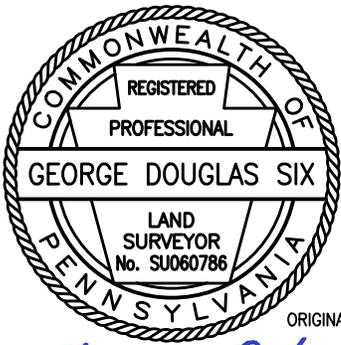
Well is located on topo map 12,839 feet south of latitude 39° 50' 00"

True Latitude: NORTH				
39	°	47	'	53.28"
True Latitude: WEST				
80	°	29	'	10.69"

WELL LOCATION
NAD83, PA. SOUTH
N: 181,232.245
E: 1,199,740.836



Well is located on topo map 7,935.5 feet west of longitude 80° 27' 30"



Applicant/Well Operator Name: KEYSTONE LAND RESOURCES		DEP ID #	Well (Farm) Name: Chas Tedrow #2		Well #: M-1882	Serial #:
Address: 46226 NATIONAL ROAD, ST. CLAIRSVILLE, OH 43950			County: GREENE	Municipality: ALEPPO	Well Type: GAS	
911 address of well site: NOT APPLICABLE			USGS 7½' Quadrangle Map Name: NEW FREEPORT, PA	Map Section: 4	Surface Elevation: 1413.37 ft.	
Surveyor or Engineer: GEORGE D. SIX P.L.S. SU060786	Phone #: (304)-662-6123	Dwg #: M-1882	Date: 11/06/2025	Scale: 1" = 2,000'	Tract Acreage: 86.4 ACRES	
Lat. & Long Metadata Method: G.P.S.		Accuracy: 1/100,000 ft.	Datum: NAD83 PAS	Elevation Metadata Method: G.P.S.	Accuracy: 1/100,000 ft.	Datum: N.A.V.D. 88
						Survey Date: 02/13/2024

MEMORANDUM OF EASEMENT AGREEMENT

This MEMORANDUM OF EASEMENT AGREEMENT is made and entered into this 20th day of December, 2025, by and between **Matt A. Tedrow**, unmarried, and **Kameron Patrick Tedrow**, unmarried, whose address for the purpose of this Agreement is 459 West Roy Furman Highway, Wind Ridge, PA 15380, hereinafter referred to as “**Grantor**,” and **Keystone Land Resources, Inc.**, a Pennsylvania corporation, whose address is 46226 National Road, St. Clairsville, OH 43950, hereinafter referred to as “**Grantee**.”

WITNESSETH:

The **Grantor** and **Grantee** are parties to an agreement entitled “Easement Agreement” (hereinafter called “Agreement”) dated December 20th, 2025.

The description of the Premises to which this Easement pertains is that certain parcel situated in Aleppo Township, Greene County, Pennsylvania, being Tax Parcel No. 01-03-138, which land is described in that certain Deed recorded in Deed Book 501, Page 3006, of the Greene County Recorder of Deeds Office (hereinafter and hereinbefore called the “Premises”).

By the terms of the Agreement, **Grantee**, its successors, assigns, employees, agents, and contractors are granted an exclusive easement and right-of-way with the right, privilege, and authority to search, drill, plug, remove, repurpose, and reclaim the abandoned gas well(s), and to construct, relocate if necessary, and/or upgrade a portion of an access road upon, over, and through the Premises, together with a right-of-way for ingress, egress, and regress thereto on the Premises (the “Easement”).

Said Easement is hereby granted to **Grantee**, its successors and/or assigns, for as long as **Grantee**, in its sole discretion, determines it is necessary for its Operations and Premises has been reclaimed so as to have the same use as prior to this Agreement.

Further, by the terms of the Agreement, it is agreed by the parties that the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, executors, administrators, successors, and assigns.

Further, this Memorandum contains only selected provisions of the Agreement, and reference is made to the full text of the Agreement for the full terms and conditions. This Memorandum does not amend or supersede the terms and conditions of the Agreement.

IN WITNESS WHEREOF, and with the intent to be legally bound hereby, the parties hereto have caused this Memorandum of Agreement to be executed as of the date and year first written above.

GRANTOR:

GRANTEE:

Matt A. Tedrow
Matt A. Tedrow

Keystone Land Resources, Inc.

By: [Signature]
Name: James R. Turner, Jr.
Its: President

[Signature]
Kameron Patrick Tedrow

STATE OF WEST VIRGINIA
COUNTY OF OHIO

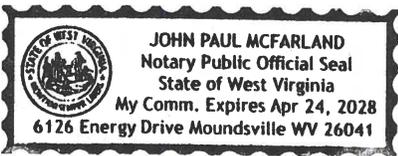
The foregoing instrument was acknowledged before me this 20th day of December, 2025, by Matt A. Tedrow.



[Signature]
Notary Public
My Commission Expires: April 24, 2028

STATE OF WEST VIRGINIA
COUNTY OF OHIO

The foregoing instrument was acknowledged before me this 20th day of December, 2025, by Kameron Patrick Tedrow.



[Signature]
Notary Public
My Commission Expires: April 24, 2028

STATE OF OHIO
COUNTY OF BELMONT

The foregoing ^{PT} instrument was acknowledged before me this 6 day of January, 2028, by James R. Turner, Jr., the President of Keystone Land Resources, Inc.

Patsy Jenkins

Notary Public

My Commission Expires: 08/24/2029



PATSY L. JENKINS
NOTARY PUBLIC, STATE OF OHIO
COMMISSION NUMBER: 2019-RE-798587
MY COMMISSION EXPIRES AUG 24, 2029

THIS INSTRUMENT WAS PREPARED BY:
Keystone Land Resources, Inc.
Christopher W. Capcara, Esq.
46226 National Road
St. Clairsville, OH 43950