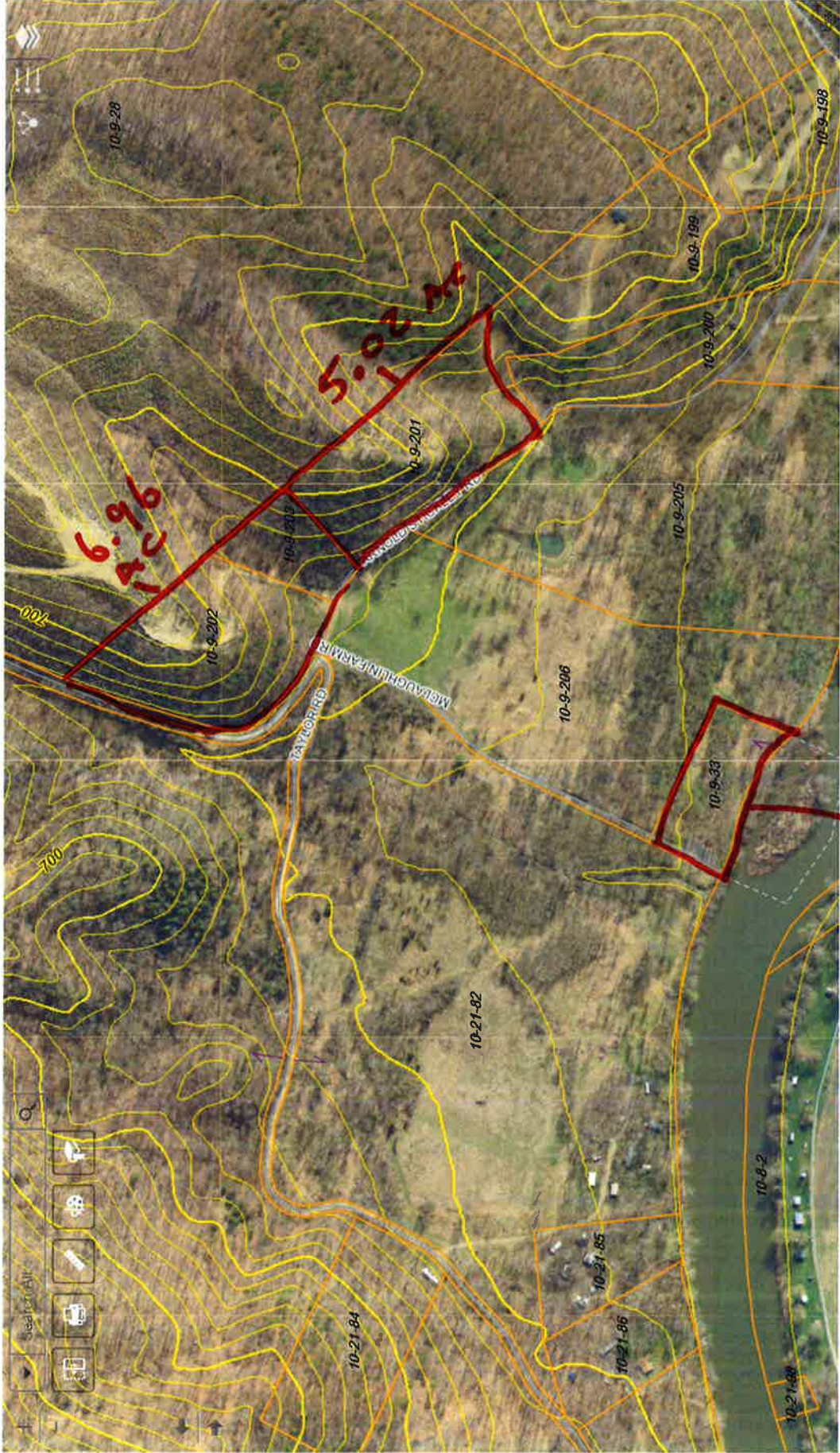


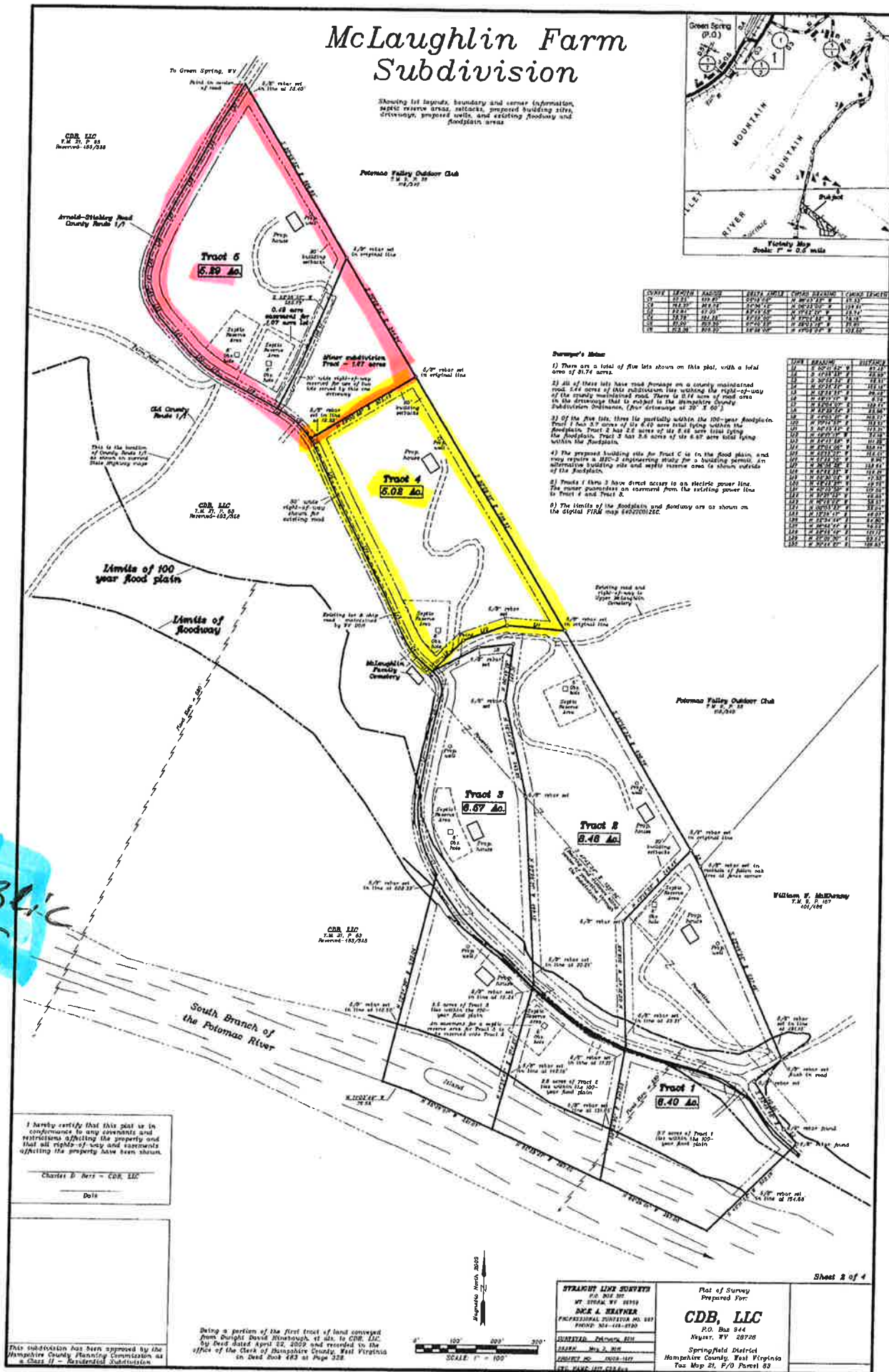
Hampshire Parcel Viewer



DNR R.Iver Access "Blue Ford"

300ft
-78.598 39.499 Degrees

McLaughlin Farm Subdivision



Surveyor's Notes

- There are a total of five lots shown on this plat, with a total area of 33.42 acres.
- All of these lots have road frontage on a county maintained road 1.44 miles of this subdivision lies within the right-of-way in the drainage that is subject to the Hampshire County Subdivision Ordinance, (for drainage of 20' x 60').
- Of the five lots, three lie partially within the 100-year floodplain. Tract 1 has 0.7 acres of its 6.40 acre total lying within the floodplain. Tract 2 has 2.8 acres of its 9.48 acre total lying within the floodplain. Tract 3 has 0.8 acres of its 6.67 acre total lying within the floodplain.
- The proposed building site for Tract 4 is in the flood plain, and may require a FEMA-2 engineering study for a building permit. An alternative building site and septic system area is shown outside of the floodplain.
- Tracts 1 thru 3 have direct access to an electric power line. The owner guarantees an easement from the existing power line to Tract 4 and Tract 5.
- The limits of the floodplain and floodway are as shown on the digital FIRM map 440200021C.

TRACT	ACRES	TRACT	ACRES	TRACT	ACRES	TRACT	ACRES
1	6.40	2	9.48	3	6.67	4	5.08
5	5.89						

I hereby certify that this plat is in conformance to any covenants and restrictions affecting the property and that all rights-of-way and easements affecting the property have been shown.

Charles D. Bess - CDB, LLC

Date:

Being a portion of the first tract of land conveyed from Dwight David McLaughlin et al. to CDB, LLC, by deed dated April 22, 2009 and recorded in the Office of the Clerk of Hampshire County, West Virginia in Deed Book 483 at Page 328.

STRAIGHT LINE SURVEY
 P.O. Box 944
 Mt. Storm, WV 26039
DAVE A. HAYTHOR
 PROFESSIONAL SURVEYOR NO. 187
 PHONE: 304-428-8700
 FAX: 304-428-8700
 E-MAIL: DAVID@DAVEHAYTHOR.COM

Plat of Survey
 Prepared For:
CDB, LLC
 P.O. Box 944
 Hager, WV 26728
 Springfield District
 Hampshire County, West Virginia
 Tax Map 21, P/O Parcel 93