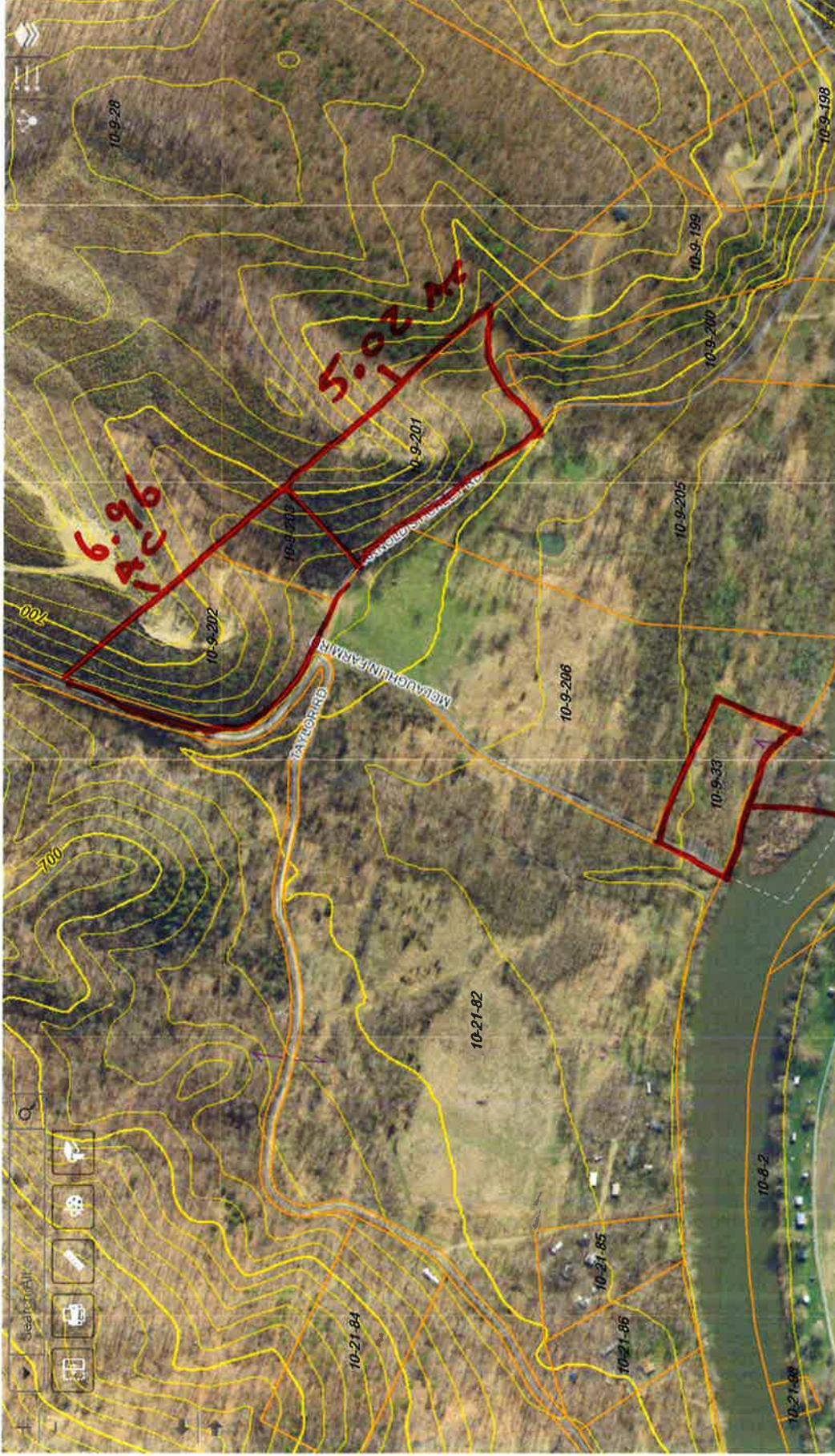
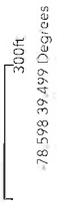


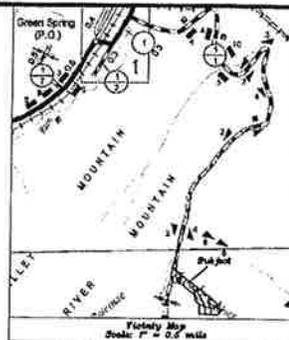
Hampshire Parcel Viewer



DNR River Access "Blue Ford"



McLaughlin Farm Subdivision

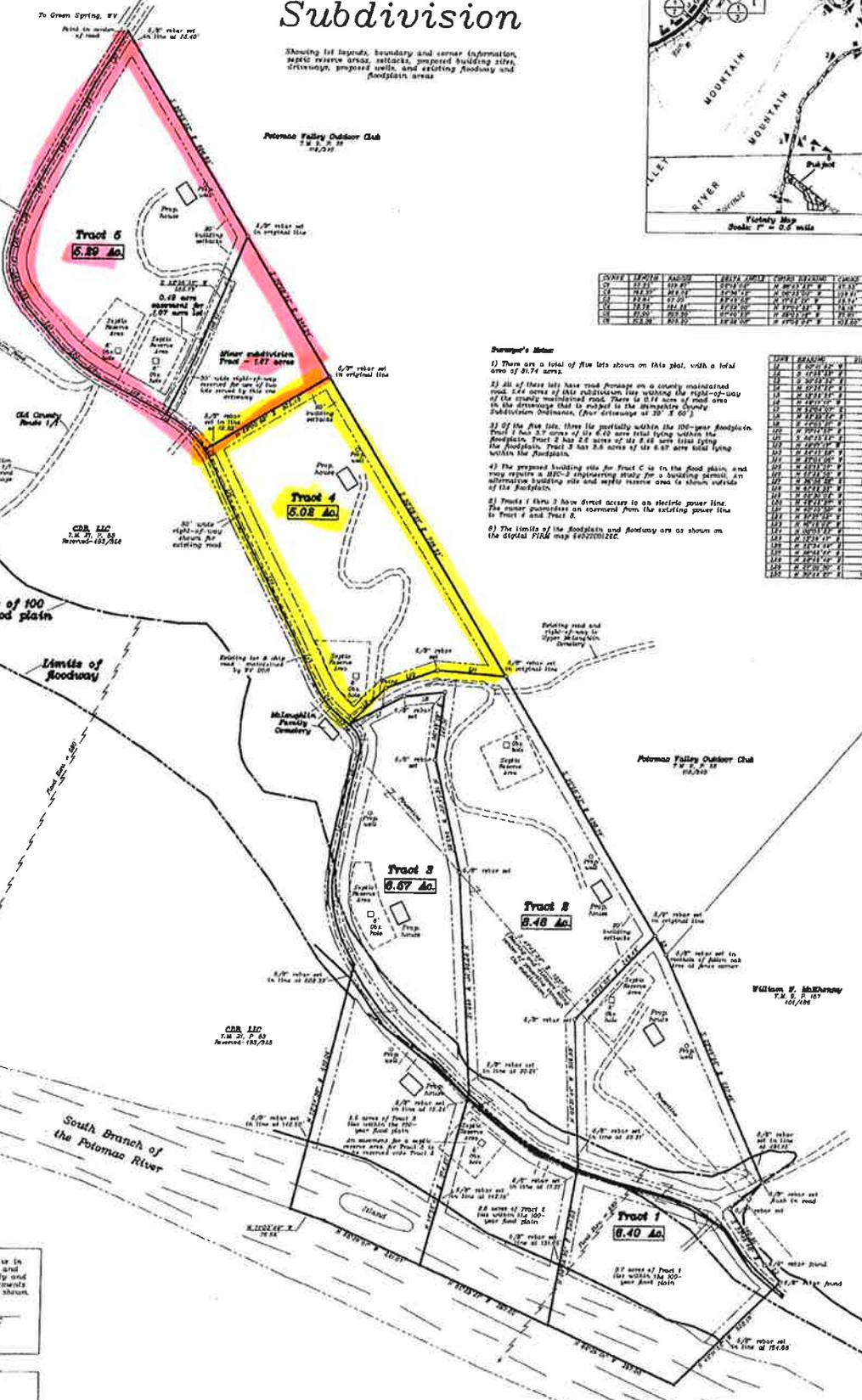


Showing lot layout, boundary and corner information, water reserve areas, setbacks, proposed building sites, driveway, proposed wells, and existing floodway and floodplain areas.

CDB, LLC
P.O. Box 944
Newport, VA 23124

Arnold-Stinking Road
County Route 17

Potomac Valley Outdoor Club
P.O. Box 100
Newport, VA 23124



TRACT	AREA	ACRES	PERCENT	TOTAL ACRES	TOTAL PERCENT
1	1.00	1.00	100.00	1.00	100.00
2	1.00	1.00	100.00	2.00	200.00
3	1.00	1.00	100.00	3.00	300.00
4	1.00	1.00	100.00	4.00	400.00
5	1.00	1.00	100.00	5.00	500.00
TOTAL	5.00	5.00	500.00	5.00	500.00

Developer's Notes

- There are a total of five lots shown on this plat, with a total area of 5.00 acres.
- All of these lots have road frontage on a county maintained road 20 feet wide of this subdivision lies within the right-of-way in the driveway that is subject to the Hampshire County Subdivision Ordinance, (for driveway of 20' x 60').
- Of the five lots, three lie partially within the 100-year floodplain. Tract 1 and 2 are of the 0.40 acre total lying within the floodplain. Tract 3 has 0.60 acres of the 0.60 acre total lying within the floodplain.
- The proposed building site for Tract C is in the flood plain, and may require a U.S.-S engineering study for a building permit. An alternative building site and water reserve area is shown outside of the floodplain.
- Tracts 4 thru 5 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 40220021C.

TRACT	AREA	ACRES	PERCENT	TOTAL ACRES	TOTAL PERCENT
1	1.00	1.00	100.00	1.00	100.00
2	1.00	1.00	100.00	2.00	200.00
3	1.00	1.00	100.00	3.00	300.00
4	1.00	1.00	100.00	4.00	400.00
5	1.00	1.00	100.00	5.00	500.00
TOTAL	5.00	5.00	500.00	5.00	500.00

Limits of 100 year flood plain

Limits of floodway

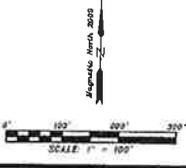
PUBLIC River Acces

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

Charles D. Hays - CDB, LLC
Date: _____

This subdivision has been approved by the Hampshire County Planning Commission as a Class II - Residential Subdivision.

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



STRAIGHT LINE SURVEY
P.O. Box 944
Newport, VA 23124
JACK A. HAYNER
PROFESSIONAL SURVEYOR NO. 187
PHONE 534-111-8700
HARRISBURG, VIRGINIA, USA
EXPIRES MAY 2, 2015
LICENSE NO. 0004-1117
TEL. 534-111-8700 FAX

Plot of Survey
Prepared For:
CDB, LLC
P.O. Box 944
Newport, VA 23124
Springfield District
Hampshire County, West Virginia
Tax Map 21, P/O Parcel 93