

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

CBA, LLC
T.M. 21, P. 83
Revised-4/23/24

Polkman Valley Outdoor Club
P.M. 1. P. 10
11/2/11

Arnold-Holby Road
County Road 1/1

Tract 5
5.29 40

1414

Fract
5.08

Tract 5
8.57 40

Tract A
B.48 Ac

Forman Valley Outdoor Club
T.M. O. P. 28

WILLIAM F. McDERMOTT
T.M. 9, P. 167

South Branch of
the Potomac

Tract 1
B-10-1

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

Charles D. Berry - COB, LLC

Def

Being a portion of the first tract of land conveyed from Dwight David Hinesbaugh, et al, to CDR, LLC, by Deed dated April 22, 2002 and recorded in the office of the Clerk of Hampshire County, West Virginia in Deed Book 483 at Page 318.

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

STRAIGHT LINE SURVEYS
P.O. BOX 377
MT. STROM, VT 05154
DAVE & KRAVER
PROFESSIONAL SURVEYORS INC. 81
PHONE 204-418-6780

INVITED - February 2011
DEADLINE - May 2, 2011
PROJECT NO. 10029-1009
SEE: www.usbr.gov

Flat of Survey
Prepared For:
CDB, LLC
P.O. Box 944
Keyser, WV 26728

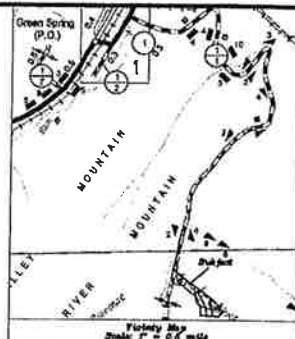
CDB, LLC

P.O. Box 944
Krysar, WV 26728

Springfield District

Thompson's Company, West Virginia
 700 Mar 21, P/O Rupture

Sheet 2 of 4



DATE	TIME	NAME	TYPE	STATUS	REMARKS
11/11/11	10:00	JOHN	REG	OK	
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11/11/11	10:10	JOHN	REG	OK	
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200	0.00000000	0.00000000

Sturges's Ethic

1) There are a total of five lots shown on this plot, with a total area of 31.74 acres.

2) All of these lots have road frontage on a newly maintained road. Lots across of this subdivision lies within the right-of-way of a newly maintained road. There is 0.64 acre of road area in the driveway of the subject to the immediately adjacent Subdivision Ordinance. (this driveway is 20' X 60')

3) Of the five lots, three lie partially within the 100-year floodplain. Tract 1 has 0.25 acres of its 0.42 acre total lying within the floodplain, Tract 2 has 2.2 acres of its 3.45 acre total lying within the floodplain, Tract 3 has 2.6 acres of its 6.67 acre total lying within the floodplain.

4) The proposed building site for Tract C is in the flood plain, so may require a HEC-2 engineering study for a building permit. A alternative building site and septic reserve area is shown outside of the floodplain.

5) Tracts 4 thru 8 have direct access to an electric power line. The owner purchases an easement from the existing power line to Tract 4 and Tract 8.

6) The limits of the floodplain and floodway are as shown on

the stylized FIRM may 8402100126C.

Hampshire County, WV

Map

Layers

Search by Owner

Owner Name: stapleford

Search

Clear

Map

Help

Zoom In

Zoom Out

Full Extent

Zoom Prev

Zoom Next

Par

Identify

Print

Measure

Go To XY

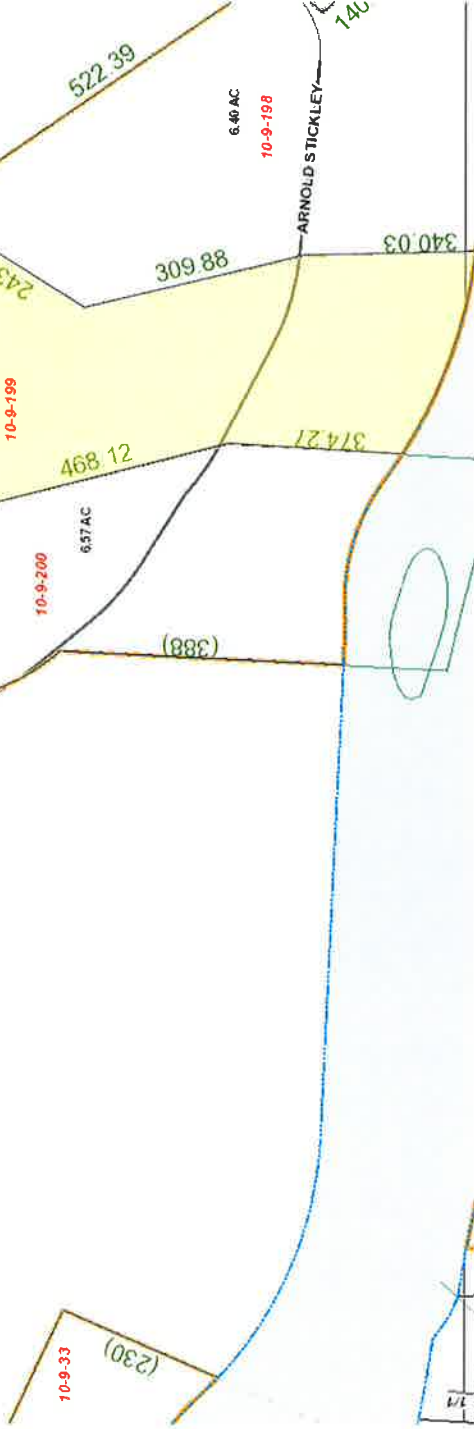
Select Tools

Clear Selection

PRC L

Results

- SNOW BRYAN P & SAMANTHA N &
Zoom To
OWN1: SNOW BRYAN P & SAMANTHA M &
OWN2: BARRY D STAPLEFORD
CAREOF:
PARID: 10 9019900000000
ADDR1:
ADDR2: 10238 BRADLEY LN



- Layers

☒ Anno

☒ Land Marks

☒ Cemetery

☒ Church

☒ School

☒ Cadastral

☒ Acres

☒ Parcel Centroid

☒ Misc-Lines

☐ <all other values>

Searches are not case sensitive. SMITH is exactly the same as smith.
For more results use less text for example to find parcel # "123-123-34-234" enter "123-123-34"