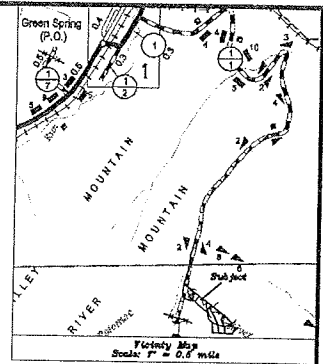


McLaughlin Farm Subdivision

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

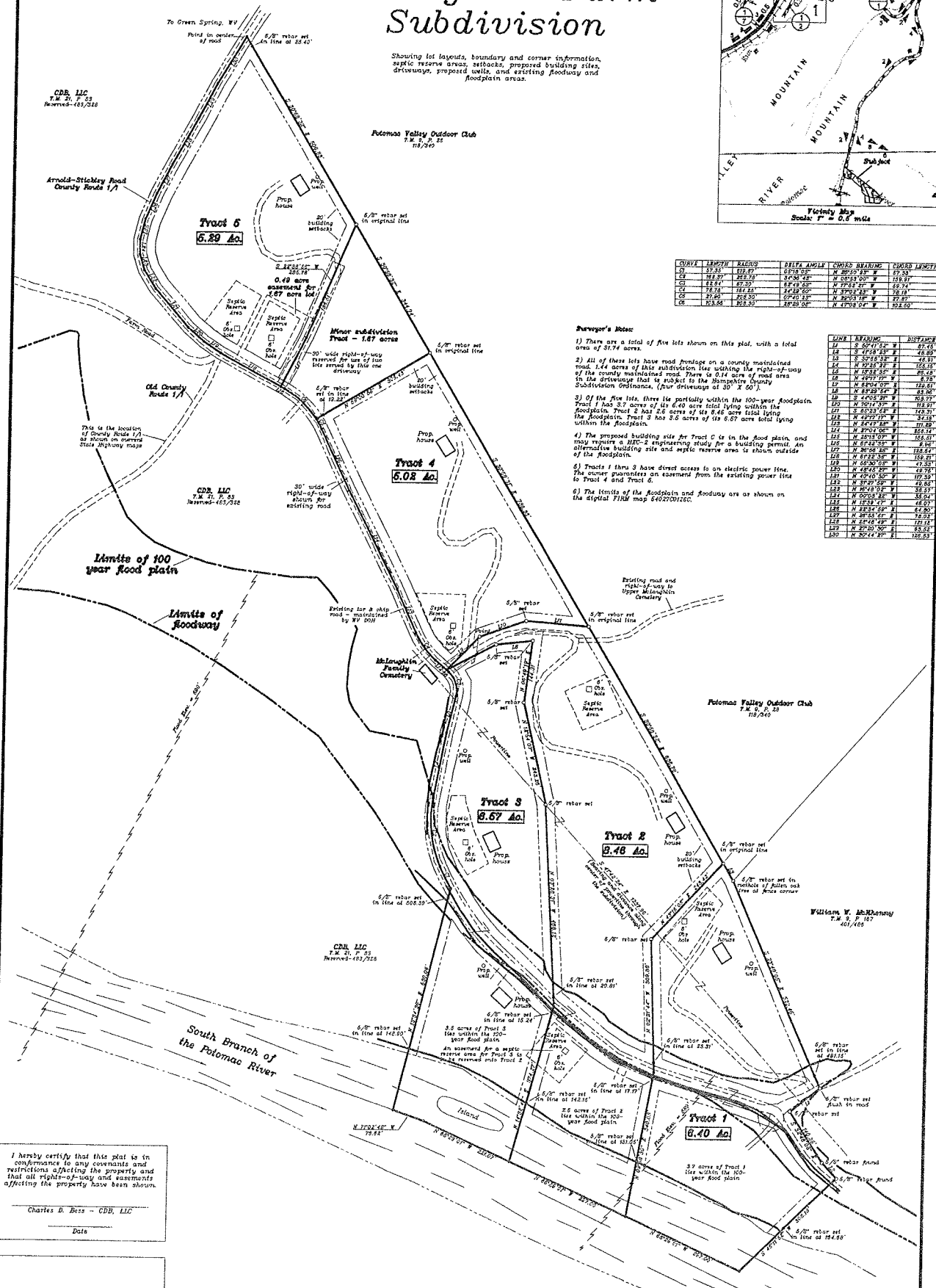


LINE	LENGTH	BEARING	AREA	BEARING	LENGTH
1	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
2	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
3	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
4	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
5	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
6	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
7	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
8	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
9	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35
10	17.35	N 89° 55' 30" E	0.010	N 89° 55' 30" E	17.35

Surveyor's Notes:

- There are a total of five lots shown on this plat, with a total area of 31.74 acres.
- All of these lots have road frontage on a county maintained road. 1.44 acres of this subdivision lies within the right-of-way of the county maintained road. There is 0.14 acre of road area in the driveway that is subject to the Hampshire County Subdivision Ordinance, (Surf Driveways at 30' x 60').
- Of the five lots, three lie partially within the 100-year floodplain. Tract 1 has 3.7 acres of its 6.40 acre total lying within the floodplain. Tract 2 has 2.6 acres of its 6.46 acre total lying within the floodplain. Tract 3 has 2.6 acres of its 6.67 acre total lying within the floodplain.
- The proposed building site for Tract 3 is in the flood plain, and may require a HEC-2 engineering study for a building permit. An alternative building site and septic reserve 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 64072012C.

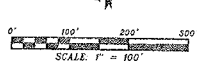
LINE	BEARING	LENGTH
1	N 89° 55' 30" E	17.35
2	N 89° 55' 30" E	17.35
3	N 89° 55' 30" E	17.35
4	N 89° 55' 30" E	17.35
5	N 89° 55' 30" E	17.35
6	N 89° 55' 30" E	17.35
7	N 89° 55' 30" E	17.35
8	N 89° 55' 30" E	17.35
9	N 89° 55' 30" E	17.35
10	N 89° 55' 30" E	17.35
11	N 89° 55' 30" E	17.35
12	N 89° 55' 30" E	17.35
13	N 89° 55' 30" E	17.35
14	N 89° 55' 30" E	17.35
15	N 89° 55' 30" E	17.35
16	N 89° 55' 30" E	17.35
17	N 89° 55' 30" E	17.35
18	N 89° 55' 30" E	17.35
19	N 89° 55' 30" E	17.35
20	N 89° 55' 30" E	17.35



I hereby certify that this plat 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. Bates - CDB, LLC
Date

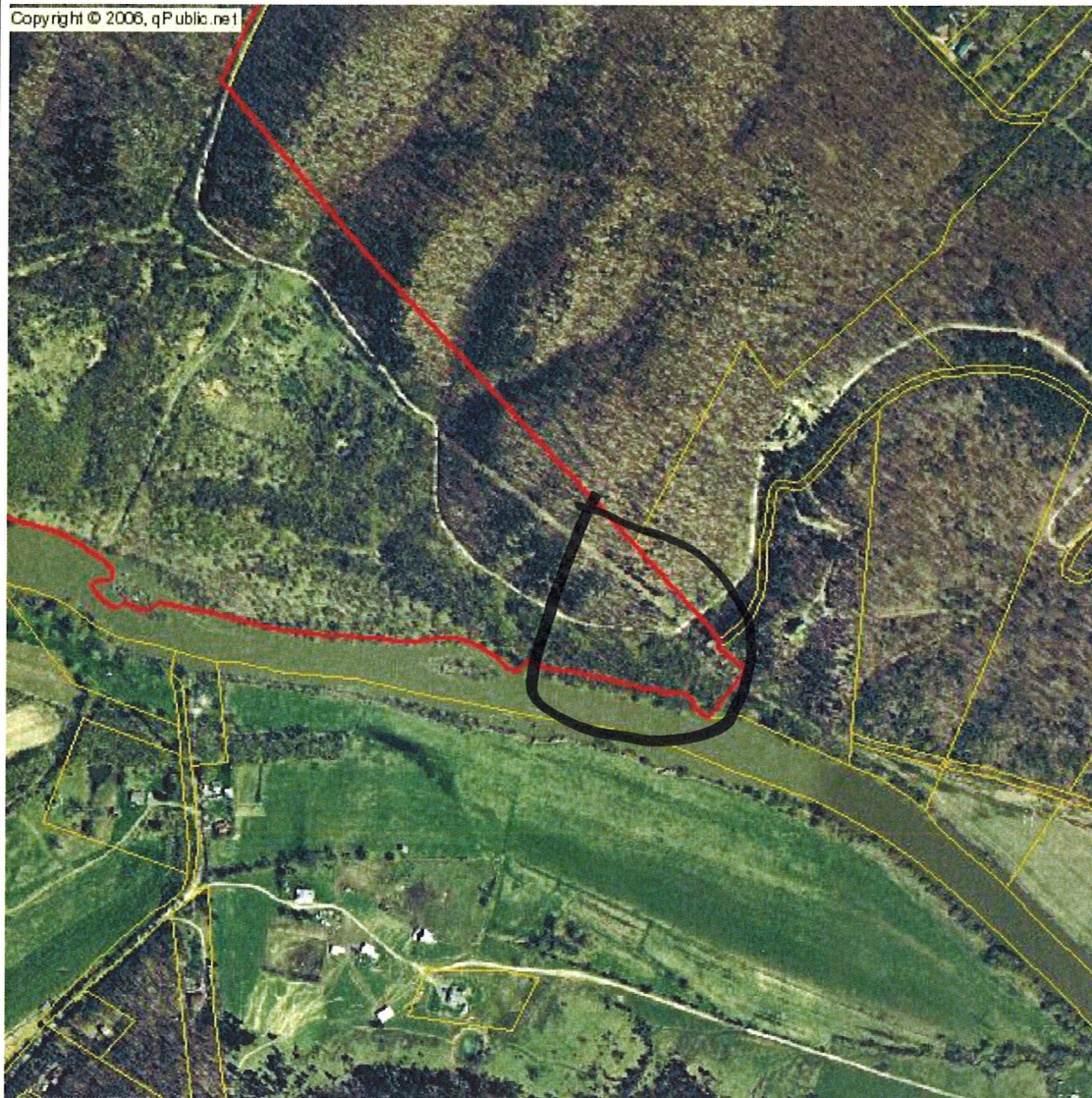
Being a portion of the first tract of land conveyed from Dwight David Hinebaugh, et al., to CDB, LLC, by Deed dated April 22, 2009 and recorded in the office of the Clerk of Hampshire County, West Virginia in Deed Book 483 at Page 325.



STRAIGHT LINE SURVEYS
P.O. BOX 87
MT. STORM, WV 26735
DICK A. WATKINS
PROFESSIONAL SURVEYOR NO. 637
PHONE: 304-416-6780
SURVEYED: February, 2011
DRAWN: May 2, 2011
REVIEWED: 12/20/11
BY: NAME: CDB, LLC

Plat of Survey
Prepared For:
CDB, LLC
P.O. Box 844
Keyser, WV 26726
Springfield District
Hampshire County, West Virginia
Tax Map 21, P/O Parcel 83

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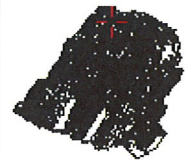
Legend

...

Bounding Box

lower left (-
60.35617,
40.20828)
upper left (-
60.35617,
40.25375)
upper right (-
60.29656,
40.25375)
lower right (-
60.29656,
40.20828)

Reference Map



0 370 740 1110 1480 ft

0 120 240 360 480 m

PARCEL INFORMATION TABLE

Selected Parcel

10-021-082

Acres

JOHNSON FANNIE HINEBAUGH ETAL

Property Use

e

Land Use

UNDERWOOD RD

OWNERSHIP INFORMATION

Name

Mailing Address

OAKLAND;
MD
21550, \$528,000.00

Situs/Physical Address

\$0.00

VALUES

