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- 14. RURAL PRESERVATION LOT

KEYMAP



FINAL PLAT FOR RURAL PRESERVATION SUBDIVISION

KEPLINGER ESTATES

GAINESBORO MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

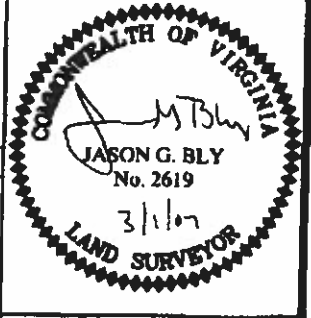
SCALE: 1" = 400' DATE: MARCH 1, 2007

GREENWAY ENGINEERING, INC.



Engineers
Surveyors

151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com



**KEPLINGER ESTATES
A RURAL PRESERVATION SUBDIVISION – FREDERICK COUNTY VIRGINIA
2189 Cedar Grove Road, Gainesboro Magisterial District**

Price: \$2,250,000

16 Lots with 4 bedroom perks – Zoned RA

Lot 1 - Map ID 21 10 1 1	3.18 Acres
Lot 2 - Map ID 21 10 1 2	2.54 Acres
Lot 3 - Map ID 21 10 1 3	2.93 Acres
Lot 4 - Map ID 21 10 1 4	3.00 Acres
Lot 5 - Map ID 21 10 1 5	2.01 Acres
Lot 6 - Map ID 21 10 1 6	2.01 Acres
Lot 7 - Map ID 21 10 1 7	2.70 Acres
Lot 8 - Map ID 21 10 1 8	3.01 Acres
Lot 9 - Map ID 21 10 1 9	2.21 Acres
Lot 10 - Map ID 21 10 1 10	2.01 Acres
Lot 11 - Map ID 21 10 1 11	2.03 Acres
Lot 12 - Map ID 21 10 1 12	2.16 Acres
Lot 13 - Map ID 21 10 1 13	2.04 Acres
Lot 14 - Map ID 21 10 1 14	4.47 Acres
Lot 15 - Map ID 21 10 1 15	3.92 Acres
Parcel 21-A-52A	7.7168 Acres

Total Acreage including dedicated right of way – 52.7566 Acres

30.05 Acres with house does not convey. Parcel 21-A-52

Owner will consider a joint venture with a builder.

Owner will consider some financing.