

N13°07'27"E 175.03'
N08°03'25"E 104.90'

ROUTE 823

S51°08'04"E 7000'
1100.81'
S08°38'04"E 050.71'
S47°28'17"E 180.22'
S34°07'30"E 077.17'
S4°12'17"E 244.31'
S75°43'44"E 072.15'
S51°40'15"E 198.04'
S35°08'10"E 204.31'
S48°30'05"E 370.507'
S40°50'10"E 1407.501'

ASHLEY

BROWN

JOHNSON AND WIMSATT, INC.

N54°33'02"E 1759.00'
DAFFAN'S OUTLET

404.7136 ACRES

DAFFAN

N70°41'50"W 39.45'
N37°46'47"W 231.97'
N13°04'04"W 204.37'
N31°27'24"W 195.30'
N45°03'54"E 02.28'
N07°49'20"E 154.81'
N04°24'48"E 09.27'
N31°17'14"W 05.03'
N00°57'49"E 204.90'
N10°43'30"W 99.72'

POLE CAT BRANCH

DAFFAN

N11°48'13"W 189.34'
N47°22'33"E 439.00'
N47°22'33"E 510.00'
N23°22'33"W 310.00'
S30°09'18"W 1748.40'
S30°44'54"W 397.05'
S30°44'54"W 1748.40'

WILSON

WILSON'S OUTLET
S50°19'55"E 509.79'
S32°05'30"W 1748.40'

TIMMONS

VEPCO

DEEP RUN

S43°30'20"W 137.40'
S23°58'00"W 122.98'
S57°01'18"E 110.11'
S34°41'10"E 179.38'
S00°45'48"E 257.97'
S35°35'55"W 188.21'
S20°01'00"E 299.30'
S03°52'19"E 175.49'
S17°37'27"W 194.04'
S51°40'57"W 99.15'
S35°39'28"E 103.72'
S03°20'27"W 84.04'

Fauquier County
Stafford County

PLAT CEDAR GROVE LLC
JOHNSON AND WIMSATT, INC. PROPERTY
LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 300' JUNE 10, 1970

JAMES G BUTLER, JR.
CERTIFIED LAND SURVEYOR
WARRENTON, VIRGINIA





Summary Information

Owner:	Cedar Grove Ltd Liability Co	Property Class:	Vacant
Owner Address:	103 Newlands St	Annual Tax:	\$583
Owner City State:	Chevy Chase Md	Settle Date:	09/06/74
Owner Zip+4:	20815-3332	Book:	308
Company Owner:	CEDAR GROVE LTD LIABILITY CO	Page:	138
No Mail(P):	No	Tax Record Updated:	11/29/25
Owner Carrier Rt:	C038		

Geographic Information

County:	Fauquier, VA	Sub District:	004
Municipality:	Unincorporated	Legal Subdivision:	
High Sch Dist:	Fauquier County Public Schools		
Tax ID:	7824-90-2755		
Tax Map:	7824		
Tax ID Alt:	7824-90-2755-000		
Tax Act Num:	7824902755000		
City Council Dist:	10		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$583	Taxable Total Asmt:	\$60,300
County Tax:	\$469	Taxable Land Asmt:	\$60,300	Special Tax:	\$114
Asmt As Of:	2025	State/County Tax:	\$469		

Lot Characteristics

Topography Desc:	ON GRADE	SQFT:	10,594,384	Zoning:	RA
		Acres:	243.2136	Zoning Desc:	AGRICULTURE DISTRICT

Building Characteristics

Fireplace Total:	0	Elec:	Yes	Sewer:	None
		Property Class Code:	R6		

Codes & Descriptions

Land Use: 600V Agricultural 100+ AC
 County Legal Desc: 2432136 ACRES





Summary Information

Owner:	Cedar Grove Ltd Liability Co	Property Class:	Vacant
Owner Address:	103 Newlands St	Annual Tax:	\$153
Owner City State:	Chevy Chase Md	Settle Date:	09/06/74
Owner Zip+4:	20815-3332	Book:	308
Company Owner:	CEDAR GROVE LTD LIABILITY CO	Page:	138
No Mail(P):	No	Tax Record Updated:	11/29/25
Owner Carrier Rt:	C038		

Geographic Information

County:	Fauquier, VA	Sub District:	004
Municipality:	Unincorporated	Legal Subdivision:	
High Sch Dist:	Fauquier County Public Schools		
Tax ID:	7833-19-2380		
Tax Map:	7833		
Tax ID Alt:	7833-19-2380-000		
Tax Act Num:	7833192380000		
City Council Dist:	10		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$153	Taxable Total Asmt:	\$15,800
County Tax:	\$123	Taxable Land Asmt:	\$15,800	Special Tax:	\$30
Asmt As Of:	2025	State/County Tax:	\$123		

Lot Characteristics

Topography Desc:	ON GRADE	SQFT:	2,787,840	Zoning:	RA
		Acres:	64.0000	Zoning Desc:	AGRICULTURE DISTRICT

Building Characteristics

Fireplace Total:	0	Elec:	Yes	Sewer:	None
		Property Class Code:	R5		

Codes & Descriptions

Land Use: 500V Agricultural 20-100 AC
 County Legal Desc: 640000 ACRES





Summary Information

Owner:	Cedar Grove Ltd Liability Co	Property Class:	Vacant
Owner Address:	103 Newlands St	Annual Tax:	\$235
Owner City State:	Chevy Chase Md	Settle Date:	09/06/74
Owner Zip+4:	20815-3332	Book:	308
Company Owner:	CEDAR GROVE LTD LIABILITY CO	Page:	138
No Mail(P):	No	Tax Record Updated:	11/29/25
Owner Carrier Rt:	C038		

Geographic Information

County:	Fauquier, VA	Sub District:	004
Municipality:	Unincorporated	Legal Subdivision:	
High Sch Dist:	Fauquier County Public Schools		
Tax ID:	7823-77-8649		
Tax Map:	7823		
Tax ID Alt:	7823-77-8649-000		
Tax Act Num:	7823778649000		
City Council Dist:	10		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$235	Taxable Total Asmt:	\$24,300
County Tax:	\$189	Taxable Land Asmt:	\$24,300	Special Tax:	\$46
Asmt As Of:	2025	State/County Tax:	\$189		

Lot Characteristics

Topography Desc:	ON GRADE	SQFT:	4,247,100	Zoning:	RA
		Acres:	97.5000	Zoning Desc:	AGRICULTURE DISTRICT

Building Characteristics

Fireplace Total:	0	Elec:	Yes	Sewer:	None
		Property Class Code:	R5		

Codes & Descriptions

Land Use: 500V Agricultural 20-100 AC
 County Legal Desc: 975000 ACRES



FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

Third Floor – Court and Office Building
 29 Ashby Street, Suite 310
 Warrenton, Virginia 20186
 (540) 347-8789 FAX (540) 347-2043

April 24, 2007

Thomas Leachman
 Cedar Grove, LLC
 103 Newlands Street
 Chevy Chase, MD 20815

SUBJECT: Subdivision Research Request: Project ID 7978, PIN 7823-88-0545

Per your request, staff has analyzed the subdivision potential of the above referenced lot. Our research shows that this parcel is actually three (3) separate parcels in the land records.

PARCEL 1:

Current Lot Size:	243.2136 acres (acreage estimate only)
Zoning District:	RA
Maximum Number of Lots:	10*, including the residual lot
Non-Common Open Space Requirement:	206.7316 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.
Large Lot Development Permitted Under Section 2-310	Yes

*Pursuant to Section 2-308.3 of the Fauquier County Zoning Ordinance, no density allowance shall be calculated for any area of a lot in an existing street right-of-way. Therefore, the estimated acreage for the right-of-way has been subtracted from the total acreage and density calculations are based on the remaining acreage.

PARCEL 2:

Current Lot Size:	64.0000 acres
Zoning District:	RA
Maximum Number of Lots:	5, including the residual lot
Non-Common Open Space Requirement:	54.4 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

PARCEL 3:

Current Lot Size:	97.5000 acres
Zoning District:	RA
Maximum Number of Lots:	6, including the residual lot
Non-Common Open Space Requirement:	82.875 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

NOTE: No access is shown to Parcel 2 or Parcel 3 and access is required in order to subdivide.

Please note that this estimate represents the **maximum potential** number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could **significantly reduce** the number of lots that are actually achievable. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer etc., we highly recommend that you contact staff in the Planning Department to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis, I can be reached at (540) 347-8789. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 347-8660.

Sincerely,



Deborah E. Dotson, CZA
Planning Associate

cc: Commissioner of the Revenue

HUNTING CONTRACT

THIS AGREEMENT, made in Duplicate, this 27 day of October, 2025, between Cedar Grove L.L.C., 103 Newlands Street, Chevy Chase, MD 20815, party of the first party and D and D Hunt Club, Curtis L. Kirby, President, 5993 Twin Rivers Drive, Manassas, VA 20112 and its members, jointly and individually, parties of the second part:

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Twelve-Thousand Dollars and 00/100 (\$12,000.00) the receipt of which is hereby acknowledged, grants to the parties of the second part upon the terms and conditions herein recited the exclusive right to hunt game only as listed below on this following property or portions thereof listed below and as shown on the attached map which is hereby made a part of this agreement.

TRACT NAME	TYPE HUNTING	TRACT NO.	ACRES	COUNTY
MILBURN	UPLAND GAME	7823-77-8649 7833-19-2380 7824-90-2755	404.71	FAUQUIER Lee District Goldvein, VA

It is mutually agreed and understood between the parties hereto as follows:

1. This contract covers the hunting season between October 1, 2025 - September 30, 2026. This contract does not obligate the party of the first to renew this contract after its expiration or termination.
2. For the safety of all concerned, the party of the first part may set aside portions of the area leased in which timber or mining operations are being carried on. These areas will be posted and no hunting will be allowed within the confines of the posted areas.
3. The hunting rights herein granted shall extend only to the members and guests whose names are signed to this agreement and to such other persons as may be added to the list of members and guests entitled to hunt on the premises in accordance with the policy of the party of the first part as stated in Item 4.
4. The parties of the second part may, with the consent and approval of the party of the first part, add additional members and guests to the list of persons entitled to hunt on the premises by making such persons parties to this contract by their execution of an addendum hereto.
5. In addition to the members and guest, the parties of the second part agree to grant hunting privileges on the premises to adjacent landowners and to such residents in the vicinity of the property described herein as may be mutually satisfactory to each of the parties hereto. It is understood that maintaining the good will of these residents is of paramount importance to Cedar Grove Partnership which depends on them as permanent neighbors and for help in protection of these properties, including fire suppression and detection.
6. D and D Hunt Club shall procure and provide Cedar Grove L.L.C. with a Certificate of Insurance covering general liability for the members and guests of D and D Hunt Club, and naming Cedar Grove L.L.C. as an additional named insured on the general liability insurance policy.
7. The parties of the second part covenant that they will not build or maintain any fires on the property, that they will not out, damage, or destroy any growing trees on the property, will not camp or stay overnight on the property, will not construct any new roads, will not mark trails with paint and will not attach any plastic materials to trees. Any nails used will be aluminum. The parties of the second part will not, and will not permit, any toxic or hazardous materials or substances to be emitted, discharged or dumped on the premises. The parties of the second part agree to promptly notify the party of the first part

if any evidence of pollution, contamination or illegal dumping is observed on the premises. Failure to comply can result in cancellation of the contract.

8. No motor vehicles, including trail bikes and off-road vehicles, are permitted on existing roads or on roads posted "Roads Closed to Vehicular Traffic". If the roads are damaged, they must be promptly repaired by the parties of the second part. Failure to comply may result in the cancellation of this contract.

9. The parties of the second part agree to keep all gates, cables and/or barriers closed at all times.

10. The parties of the second part will post the property in the name of their club or organization and take any reasonable steps to prohibit hunting and trespassing thereon by unauthorized persons.

11. The parties of the second part covenant that the persons hunting on this property will observe and comply with all laws, rules and regulations applicable to hunting and that they will not maintain any nuisance on the property or interfere with the operations by the party of the first part on or in relation to this property.

12. The hunting privileges granted hereunder are subject to the right of the party of the first part to use the property for any and all other purposes as it may deem expedient and proper.

13. The parties of the second part agree to indemnify and save harmless the party of the first part from any and all damages, liability, and claims for damage of every nature, kind and description arising out of or resulting from the acts or omissions of the persons herein granted the right to hunt on this property pursuant to this contract and their guests.

14. The party of the first part shall have the right to terminate this contract in the event of breach of any covenant by the parties of the second part and may also terminate this contract at anytime upon refund to the parties of the second part of the unearned portion of the rental paid hereunder.

15. In order that good relations may be maintained with our neighbors, no hunting shall be within fifty (50) yards of the boundaries of the tract without the written consent of the adjoining landowner.

16. The rights herein granted by the party of the first part are for hunting only and all other rights including fishing and trapping rights are specifically excluded from this contract.

17. No rights, privileges, or responsibilities covered in this contract may be transferred or subleased by the party of the second part without the explicit written consent of the party of the first part.

Given under our hands and seals this 27 day of October, 2022.

CEDAR GROVE L.L.C.

BY: Thomas B. S. Leachman (SEAL)
Thomas B.S. Leachman
Manager

D and D HUNT CLUB

BY: Curtis L. Kirby (SEAL)
Curtis L. Kirby
President

