



**Council of the Town of Leonardtown**  
**Ordinance No. 221**  
**Subject: Acquisition of Real Property for a Public Purpose**

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**Date Introduced on First Reading: \_\_\_\_\_, 2024**  
**Town Commissioners Public Hearing: \_\_\_\_\_, 2024**  
**Date Adopted on Second Reading: \_\_\_\_\_, 2024**  
**Date Effective: \_\_\_\_\_, 2024**

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**AN ORDINANCE** for the purposes of approving the acquisition of a 1.5544± acre portion of certain real property shown on Tax Map 32, Grid 12, Parcel 175, Tax Identification No. 03-180930, located at Town Run Drive, Leonardtown, Maryland, consisting of 21.3500± acres of land, more or less, from Quality Built Homes, Inc. for the public purpose of constructing a water tower to serve the residents of the Meadows at Town Run subdivision, thereby reducing the impact of the subdivision on the Town's public water system and supporting future growth and development in the Town, and authorizing the Mayor and the Town Administrator to execute all documents and take any and all action necessary and incidental to effectuate the foregoing acquisition; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the acquisition of real property in the Town of Leonardtown.

**RECITALS**

**WHEREAS**, pursuant to Md. Code Ann., Local Gov't § 5-204(c)(1) and §§ 501(49) and 1201 of the Charter of the Town of Leonardtown (the "Charter"), the Council of the Town of Leonardtown (the "Council"), as the chief legislative authority for The Commissioners of Leonardtown, a Maryland municipal corporation (the "Town"), have the express ordinance-making power to acquire by conveyance, purchase, or condemnation any real or leasehold property needed for a public purpose; and

**WHEREAS**, Quality Built Homes, Inc. ("QBHI") is the fee simple owner of all that real property real property shown on Tax Map 32, Grid 12, Parcel 175, Tax Identification No. 03-180930, located at Town Run Drive, Leonardtown, Maryland, and consisting of 21.3500± acres of land, more or less, pursuant to a deed recorded among the Land Records of St. Mary's County, Maryland at Liber J.W.W. No. 4182, folio 136 (the "QBHI Property"); and

**SECTION III. AND BE IT FURTHER ORDAINED** that the Council hereby authorizes the Mayor and the Town Administrator to do any and all things and execute any and all documents necessary and incidental to the Town's acquisition of the Property from QBHI.

**SECTION IV. AND BE IT FURTHER ORDAINED** that the recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

**SECTION V. AND BE IT FURTHER ORDAINED** that this Ordinance is not intended to become part of the Town Code.

**SECTION VI. AND BE IT FURTHER ORDAINED** that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Council that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

**SECTION VII. AND BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION VIII. AND BE IT FURTHER ORDAINED** that the title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

**SECTION IX. AND BE IT FURTHER ORDAINED** that this Ordinance shall become effective twenty (20) days following approval by the Mayor or passage by the affirmative vote of four-fifths of the whole Council after veto by the Mayor, in accordance with the provisions of Md. Code Ann., Local Gov't § 5-204(c)(3) and §§ 501(49) and 1201 of the Charter.

EXHIBIT 1

Developer Agreement between the Town and QBHI dated December 27, 2017

EXHIBIT 3

Contract for Acquisition and Conveyance of Real Property

## **DEVELOPER AGREEMENT**

THIS DEVELOPER AGREEMENT (this "Agreement") is made this 27<sup>th</sup> day of December, 2017, by and between The Commissioners of Leonardtown (the "Town"), a Maryland municipal corporation, and Quality Built Homes, Inc., a Maryland corporation (the "Developer").

### **RECITALS**

WHEREAS, the Developer is the owner of, and proposes to develop, a residential project commonly referred to as "Meadows at Town Run" in the Town on land depicted as Parcel 175 on St. Mary's County Tax Map 32, being all that land described in Exhibit A of a deed dated May 27, 2015, from John Lydney Wathen, also known of record as John L. Wathen, as Trustee of the John L. Wathen Revocable Trust U/A/D 9/14/04, recorded among the Land Records of St. Mary's County, Maryland at Liber J.W.W. No. 4182, Folio 136 (the "Meadows at Town Run Property"); and

WHEREAS, the Developer is also the owner of land depicted as Parcel 104 on St. Mary's County Tax Map 33, being all that land described in a deed dated November 15, 2010, from Catherine W. Doering and Joseph A. Wilkinson, Sr., Co-Personal Representatives of the Estate of Joseph Percenette Wilkinson, Jr. (known of record as Joseph P. Wilkinson, Jr.) per St. Mary's County, Maryland Estate No. 14183, (the "Property"); and

WHEREAS, the Developer and the Town have agreed that the Developer will donate two (2) acres of the Property to the Town to build a well and/or water tower and will make certain improvements to the Town's water system as shown on the Maryland Route 245 Waterline Improvements prepared by Soltesz, dated February 2016, and attached hereto and incorporated herein by reference as Exhibit A (the "Waterline Improvements") in order to mitigate the impact of the development of the Meadows at Town Run Property, which will connect to the Town's water system, and to support future growth and development within the Town.

NOW, THEREFORE, in consideration of the foregoing recitals, which are a material part of this Agreement and not merely prefatory, and other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties, the Town and the Developer agree as follows:

1. The Developer shall donate to the Town two (2) acres of the Property, more or less (the "Donated Property") for the Town to build a well and/or water tower and complete the Waterline Improvements as shown on Exhibit A in order to mitigate the impact of the development of the Meadows at Town Run Property, which will connect to the Town's water system, and to support future growth and development within the Town.

2. The Town shall select the portion of the Property to be donated, which shall be adequate for the installation of a well and/or water tower, subject to the Developer's approval, which shall not be unreasonably withheld.

3. The Town may refuse to accept, process, review, and/or approve any submittals or applications for the development of the Property until lawful title to the Donated Property has transferred to the Town and the Waterline Improvements have been completed and approved by the Town and other required authorities.

4. The Developer hereby acknowledges that the Town's approval of the subdivision and development of the Property shall not be a condition precedent to the obligation to transfer the Donated Property or complete the Waterline Improvements.

5. This Agreement constitutes the entire understanding and agreement of the parties with respect to the subject matter of this Agreement. All previous agreements, understandings, promises, and representations, whether written or oral, relating to this matter, are superseded by this Agreement.

6. This Agreement is binding upon and inure to the benefit of the parties and their respective successors and assigns, and shall run with and shall be binding upon the property and any successor owner of the Property, it being the intention of the parties that this agreement shall be a covenant running with the land as well as a personal obligation. The Town shall have the right, at its cost and expense, to record this agreement in the Land Records of St. Mary's County, Maryland. In the event that this Agreement is recorded and the aforesaid sums are paid as required, then the Town and the Developer shall execute such documentation as may be reasonably required to indicate that the obligations set forth herein have been satisfied.

7. This Agreement shall be construed under and governed by the laws of the State of Maryland, without regard to those principles governing conflicts and choice of laws. Any action arising from or relating to this Agreement shall be brought in the State courts of Maryland located in St. Mary's County.

8. The Town and the Developer both waive any right to trial by jury to which either of them may be entitled in any action arising from or relating to this Agreement.

9. Nothing in this Agreement shall be construed as a waiver of any sovereign or governmental immunity to which the Town may be entitled, and such immunity is expressly affirmed to the extent permitted by law.

10. Time is of the essence in this Agreement.

11. This Agreement may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument.

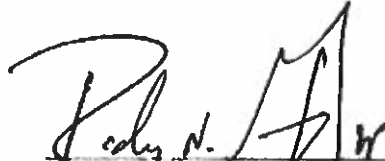
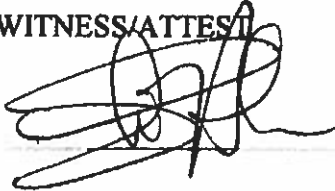
12. The failure or delay of either party to insist upon the timely or strict performance of any term, condition, covenant, or agreement of this Agreement, or to exercise any right, power, or remedy as a consequence of any breach of the foregoing, shall not constitute a waiver, and shall not prevent the party from insisting upon timely or strict performance, or exercising a right, power or remedy in the future.

13. In the event that Developer breaches this Agreement, the Town shall be entitled to its reasonable attorney fees, costs, and expenses, incurred to enforce its rights hereunder.

IN WITNESS WHEREOF, the Town and the Developer, by their duly authorized representatives, have executed and delivered this Developer Agreement as of the date and year written below.

**QUALITY BUILT HOMES, INC.,  
a Maryland corporation**

WITNESS/ATTEST



By: Rodney N. Gertz, Vice President and  
Authorized Representative

STATE OF MARYLAND, COUNTY OF CALVERT

I HEREBY CERTIFY that on this 5<sup>th</sup> day of December 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Rodney N. Gertz, in his capacity as Vice President of Quality Built Homes, Inc., a Maryland corporation, and he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of Quality Built Homes, Inc. for the purposes therein contained by signing the name of Quality Built Homes, Inc. as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



SEAL



Notary Public

My

Commission

Expires:

July 11, 2018

**THE COMMISSIONERS OF  
LEONARDTOWN, a  
Maryland municipal corporation**

WITNESS/ATTEST

Jaschelle Emery

[Signature]  
By: Daniel W. Burris, Mayor

STATE OF MARYLAND, COUNTY OF ST. MARY'S

I HEREBY CERTIFY that on this 27 day of December 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Daniel W. Burris, in his capacity as Mayor of The Commissioners of Leonardtown, a Maryland municipal corporation, and he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the Commissioners of Leonardtown for the purposes therein contained by signing the name of the Commissioners of Leonardtown as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:

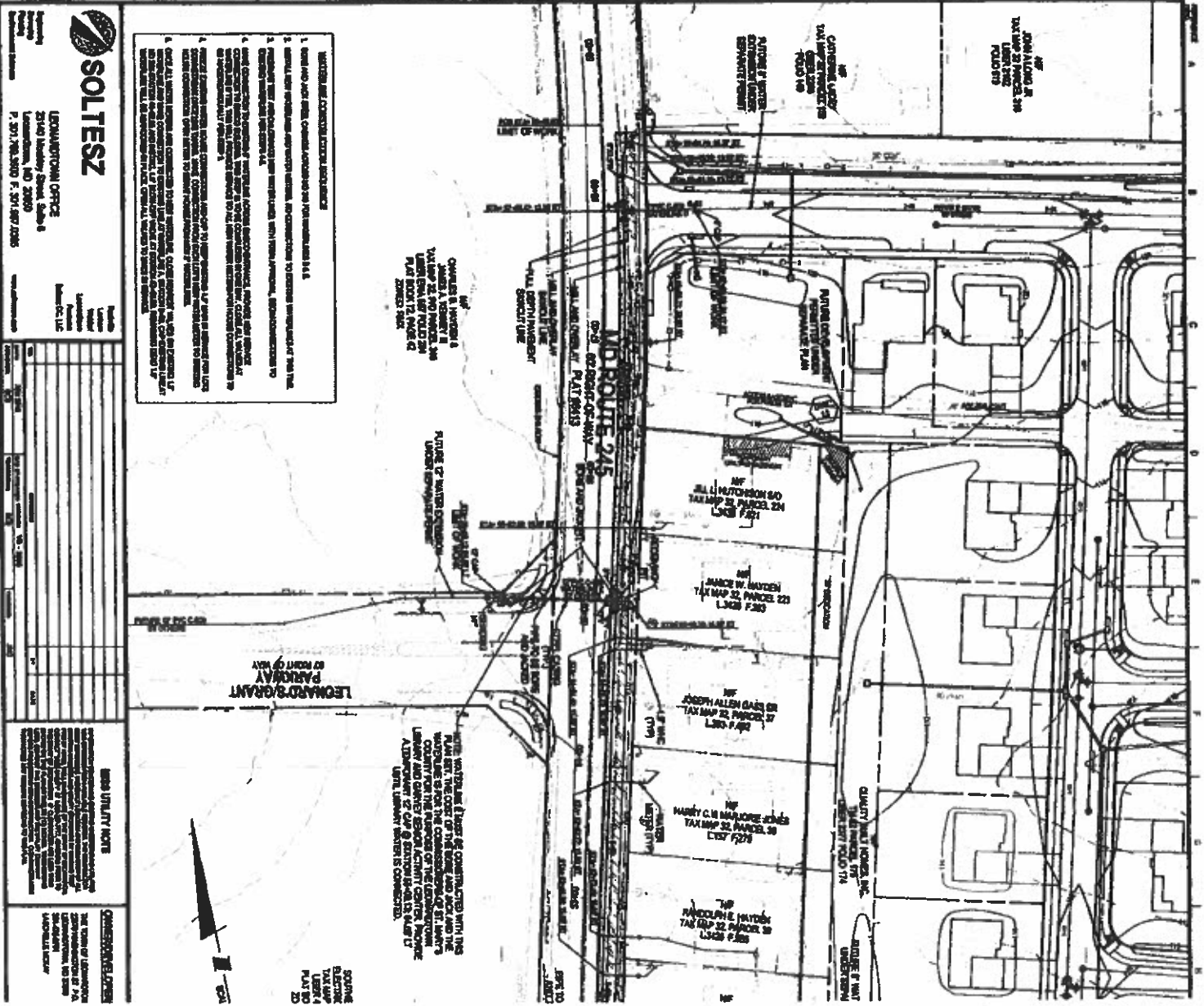
October 17, 2019

SEAL



# Exhibit A

The design of the piping system was prepared by SOLTESZ, Inc. (SOLTESZ) if the design was not obtained directly from SOLTESZ under a written contract. SOLTESZ cannot guarantee the suitability of the plan or drawings without such a contract. The design of the piping system was prepared by SOLTESZ, Inc. (SOLTESZ) if the design was not obtained directly from SOLTESZ under a written contract. SOLTESZ cannot guarantee the suitability of the plan or drawings without such a contract.



- NOTES AND COMMENTS:**
1. See also sheet SOLTESZ-1001 for information on this project.
  2. All piping shall be installed in accordance with the specifications for process piping of this type.
  3. All piping shall be installed in accordance with the specifications for process piping of this type.
  4. All piping shall be installed in accordance with the specifications for process piping of this type.
  5. All piping shall be installed in accordance with the specifications for process piping of this type.
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  10. All piping shall be installed in accordance with the specifications for process piping of this type.

**SOLTESZ**

INTERNATIONAL OFFICE  
 2140 Westwood Blvd., Suite 4  
 Los Angeles, CA 90024  
 P: 310.782.3500 F: 310.782.3505

Atlanta Office  
 1000 Peachtree St., NE  
 Atlanta, GA 30309  
 P: 404.525.3500 F: 404.525.3505

DATE: 11/11/03

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/11/03	JL
2	ISSUED FOR CONSTRUCTION	11/11/03	JL
3	ISSUED FOR AS-BUILT	11/11/03	JL
4	ISSUED FOR FINAL REVIEW	11/11/03	JL

**CONSTRUCTION NOTES:**

1. All piping shall be installed in accordance with the specifications for process piping of this type.

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The original of this drawing (document) was prepared by SOLTESZ, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and / or alterations were not made by others. If verification of the information contained hereon is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

**GENERAL NOTES**

1. THIS SITE IS LOCATED ON TOWN MAP 21 AS PARCEL 104.
2. THE SITE CONTAINS 197,223 SQUARE FEET.
3. BUILDING RESTRICTION LINES (BRL) SHOWN ARE ESTABLISHED PER THE CONCEPT PLAN APPROVED BY TOWN COUNCIL ON JANUARY 11, 2022.
4. WATER SUPPLY SHALL BE FROM A PUBLIC WATER SYSTEM. THE PRESENT WATER CONNECTION IS IN A PUBLIC WATER SYSTEM.
5. SEWER CONNECTION SHALL BE TO A PUBLIC SEWER SYSTEM.
6. THIS SUBDIVISION IS IN COMPLIANCE WITH THE TOWN OF LEONARDTOWN COMPENSATORY WATER AND SEWER PLAN.
7. THERE SHALL BE A 10' ROOT 100' DIAMETER EASEMENT ALONG EACH LOT LINE FOR PUBLIC UTILITIES AND SERVICE LINES. THE FEET NOT WITHIN THE EASEMENT SHALL BE THE COMMON LOT LINES. ON AS SHOWN HEREON. THESE EASEMENTS ARE TO INCLUDE USE BY, BUT NOT LIMITED TO, THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER LINES, WASHINGTON GAS, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND GAS LINES, AND SOUTHERN WIRELESS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND ELECTRIC COOPERATIVE (SWELEC), ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND AND ABOVE GROUND ELECTRIC FACILITIES AS THIS.
8. ALL UTILITIES SHALL BE DEEPER THAN THE BLDG FOOTPRINT.
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10. ALL UTILITIES SHALL BE DEEPER THAN THE BLDG FOOTPRINT.
11. ACCORDANCE WITH RESURFACING PROTECTION LEVELS MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDERGROUND.
12. DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, SUBJECT TO TITLE SEARCH AND COMPENSATION TO THE SURVEYOR. THAT THIS IS A SUBDIVISION OF PART OF THE UNDIVIDED PUBLIC LANDS OF THE STATE OF MARYLAND, AS SHOWN ON THE PLAT DATED JUNE 22, 2021 FROM QUANTITY SURVEYOR, INC. AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER BOOK AT FOLIO 205.

THE REQUIREMENTS OF SECTION 1106 OF THE ANNOTATED CODE OF MARYLAND AND SETTING MARKERS HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*David R. Mowbray*

LARRY L. MANN  
 PROPERTY LINE SURVEYOR  
 MD. REG. NO. 409  
 EXPIRATION DATE 01-02-2025

**OWNERS CERTIFICATION**

WE, LEADERS IN TOWN RUN LAND HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND RESIDENTS IN THE SUBDIVISION HEREBY CERTIFY THAT WE HAVE READ THE PLAT OF THE SUBDIVISION AND THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT AND WE AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST THEREIN TO HAVE APPEARED THEREIN SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN.

THE PARTIES HERETO HAVE REVIEWED THE PLAT AND THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT AND WE AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST THEREIN TO HAVE APPEARED THEREIN SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN.

THESE SHALL BE A PART OF THE SUBDIVISION AGREEMENT AND ALL LOT LINES, THESE EASEMENTS ARE TO INCLUDE RESTRICTIONS, EASEMENTS, RIGHTS AND INTERESTS OF THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER LINES AND SEWER LINES, WASHINGTON GAS, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND GAS LINES, AND SOUTHERN WIRELESS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND ELECTRIC COOPERATIVE (SWELEC), ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND AND ABOVE GROUND ELECTRIC FACILITIES AS THIS.

ALL UTILITIES SHALL BE DEEPER THAN THE BLDG FOOTPRINT.

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RODNEY GERTZ, VICE PRESIDENT  
 QUANTITY SURVEYOR  
 DATE

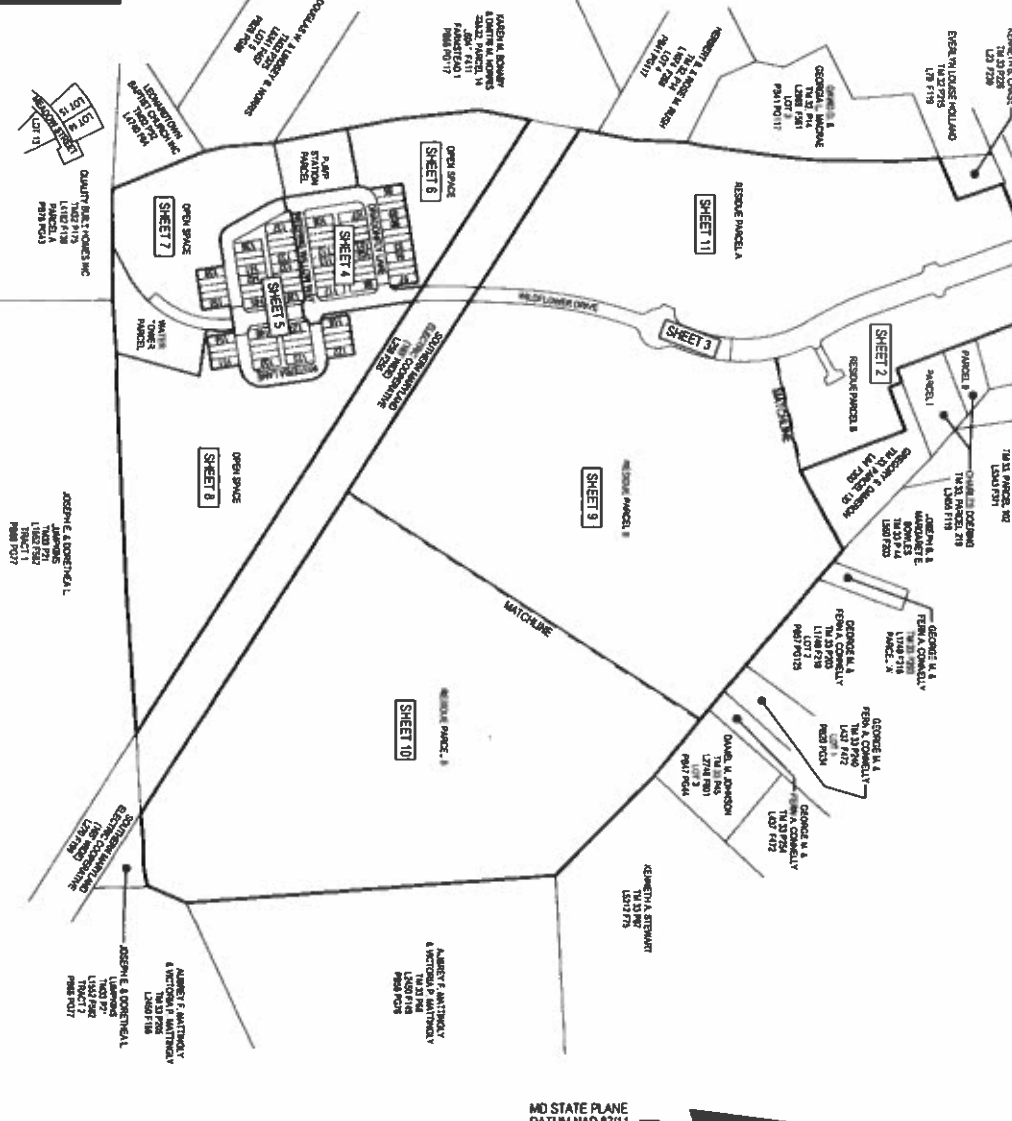
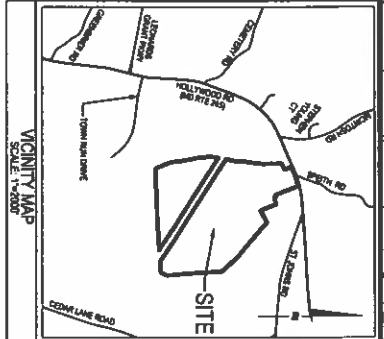
ST. MARY'S COUNTY  
 HEALTH DEPARTMENT  
 TOWN OF LEONARDTOWN  
 PLANNING AND ZONING COMMISSION  
 DATE

# THE MEADOWS

## AT TOWN RUN

### SECTION II, PHASE 1 & 2

### LOTS 86 - 159



**SOLTESZ, INC.**  
 WALDORF OFFICE  
 401 Post Office Road Suite 103  
 Waldorf, MD 20692  
 P: 301.870.2166 F: 301.870.2884  
 www.soltesz.com

Engineering  
 Surveying  
 Planning  
 Environmental Sciences

STATE OF MARYLAND  
 PROPERTY LINE SURVEYOR  
 David R. Mowbray  
 LARRY L. MANN  
 EXPIRATION DATE 01-02-2025

**SUBMISSION PLAT**  
**THE MEADOWS**  
**SECTION II, PHASE 1 & 2**  
**LOTS 86 - 159**  
 THIRD (3rd) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

**TOWN FILE #** 100-15-A & 100-15-B  
 DATE: MAY 2023  
 SHEET: 1 of 11  
 PROJECT NO: 1480-04-00

S:\1480-04-00\Survey\Town Run\Phase 1 & 2\Phase 1\Sheet 11.dwg  
 Section 2, Phase 1, Sheet 11.dwg  
 Scale: 300' = 1" (Horizontal)  
 Date: 05/11/23  
 User: jlm  
 Plot Date: 05/11/23  
 Plot Scale: 300' = 1" (Horizontal)

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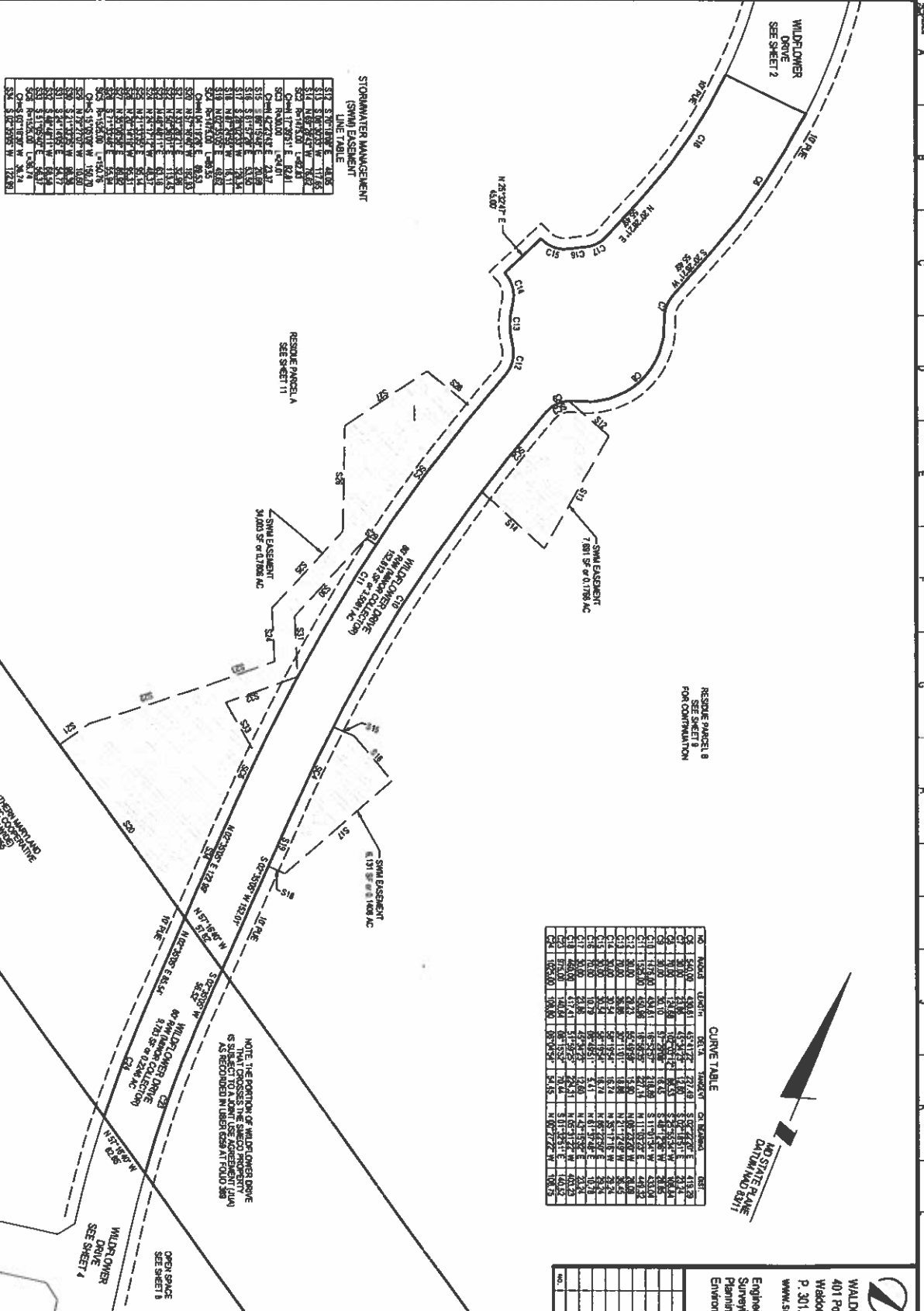
**STORMWATER MANAGEMENT LINE TABLE**

512	S 10° 15' 00" E	4.00
513	S 89° 45' 00" W	11.63
514	N 89° 45' 00" E	11.63
515	N 10° 15' 00" W	4.00
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600	S 10° 15' 00" E	4.00

**LEGEND**

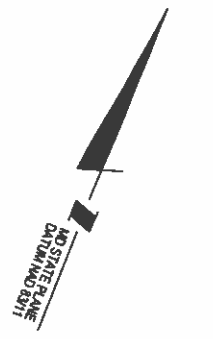
STORMWATER MANAGEMENT

(SWM) EASEMENT



**CURVE TABLE**

NO.	WORLD	QUADR.	DETA.	MAGNET.	CH. BEARING	CH. DIST.
C1	540.00	134.81	5° 11' 27"	727.49	S 10° 22' 00" E	419.39
C2	30.00	13.98	15° 24' 27"	1.00	S 10° 15' 00" E	29.14
C3	30.00	13.98	15° 24' 27"	1.00	S 89° 45' 00" W	29.14
C4	30.00	13.98	15° 24' 27"	1.00	S 10° 15' 00" W	29.14
C5	30.00	13.98	15° 24' 27"	1.00	S 89° 45' 00" E	29.14
C6	115.60	40.41	6° 52' 57"	34.89	S 11° 15' 00" W	43.04
C7	156.00	54.98	8° 26' 57"	29.71	N 11° 52' 00" E	49.32
C8	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C9	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C10	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C11	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C12	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C13	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C14	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C15	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C16	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C17	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C18	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C19	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C20	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C21	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C22	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C23	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C24	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C25	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C26	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C27	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C28	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C29	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C30	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C31	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C32	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C33	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C34	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C35	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C36	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C37	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C38	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C39	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C40	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C41	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C42	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C43	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C44	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C45	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C46	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14
C47	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" W	29.14
C48	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" W	29.14
C49	30.00	13.98	5° 43' 57"	1.00	N 89° 45' 00" E	29.14
C50	30.00	13.98	5° 43' 57"	1.00	N 10° 22' 00" E	29.14



**SUBDIVISION PLAT**  
**THE MEADOWS**  
**SECTION II, PHASE 1 & 2**  
**LOTS 86 - 159**

THIRD (3rd) ELECTION DISTRICT, BY MARY'S COUNTY, MARYLAND



**SOLTESZ, INC.**

WALDORF OFFICE  
 401 Post Office Road, Suite 103  
 Waldorf, MD 20682  
 P. 301.870.2166 F. 301.870.2894  
 www.solteszco.com

Engineering  
 Surveying  
 Planning  
 Environmental Sciences

NO.	DATE
1	
2	
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5	
6	
7	
8	
9	

TOWN FILE # 100-5A & 100-5B

DATE NOV 2023

REVISION: JMD

TECHNICAL: JMD

DRAWING: LJM

CAD FILE: V8/INCS

VERSION: V8/INCS

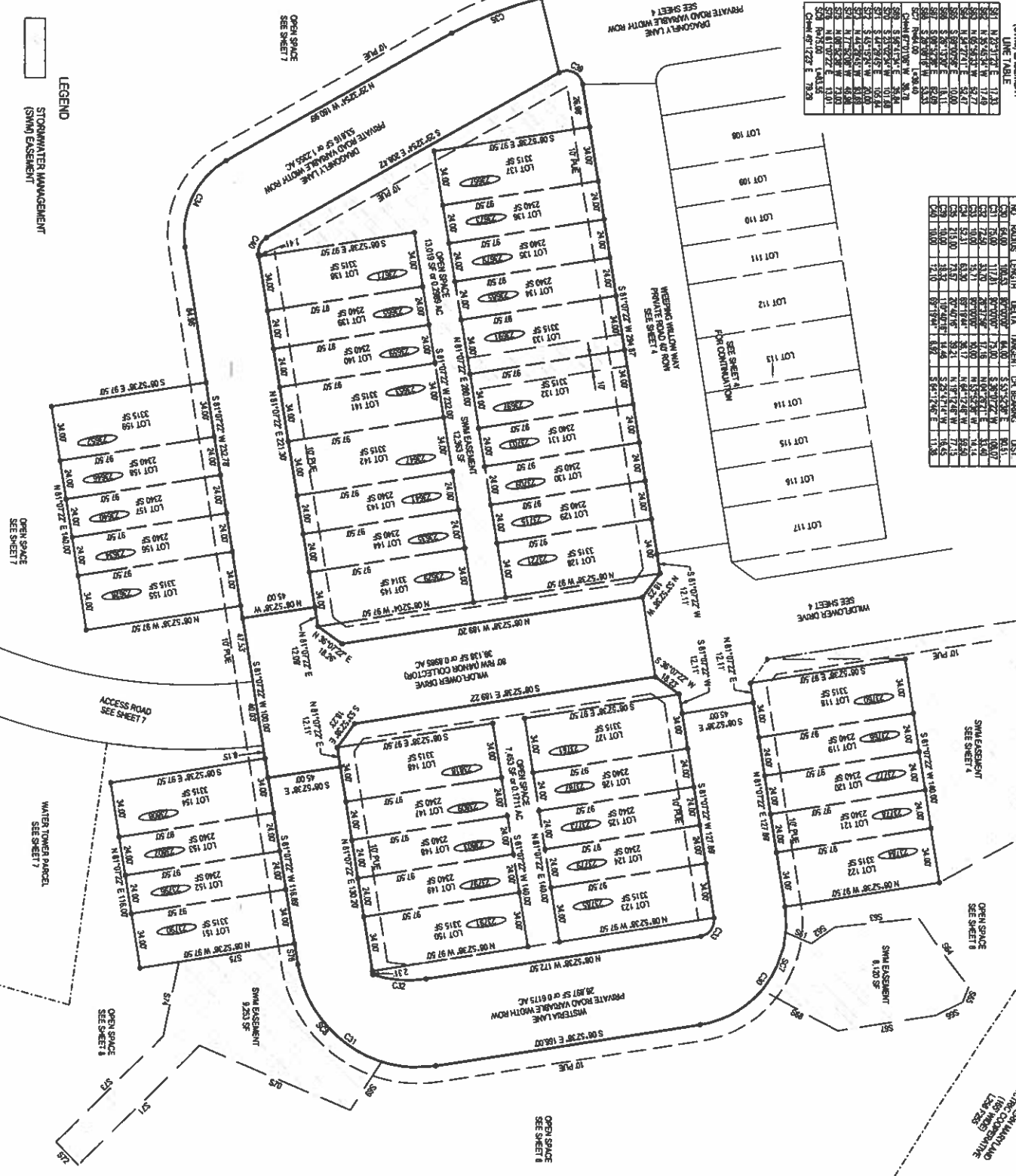
SHEET 3 OF 11

PROJECT NO. 1480-04-00

S:\14800000\Survey\Subdiv\Plat\TheMeadows - Section 2, Phase 1\Subdiv 3rd Election District of the Town of Waldorf, MD\DWG\DWG\_150.dwg Plotted: 12/27/23 AM

### STORMWATER MANAGEMENT (SWM) EASEMENT

NO.	ROUTE	LENGTH	DRAIN	YARBERT	CR. BEARING	DEST.
1	N 81°07'22" E	17.38			S 5°15'28" W	100'
2	N 81°07'22" E	17.38			S 5°15'28" W	100'
3	N 81°07'22" E	17.38			S 5°15'28" W	100'
4	N 81°07'22" E	17.38			S 5°15'28" W	100'
5	N 81°07'22" E	17.38			S 5°15'28" W	100'
6	N 81°07'22" E	17.38			S 5°15'28" W	100'
7	N 81°07'22" E	17.38			S 5°15'28" W	100'
8	N 81°07'22" E	17.38			S 5°15'28" W	100'
9	N 81°07'22" E	17.38			S 5°15'28" W	100'
10	N 81°07'22" E	17.38			S 5°15'28" W	100'
11	N 81°07'22" E	17.38			S 5°15'28" W	100'
12	N 81°07'22" E	17.38			S 5°15'28" W	100'
13	N 81°07'22" E	17.38			S 5°15'28" W	100'
14	N 81°07'22" E	17.38			S 5°15'28" W	100'
15	N 81°07'22" E	17.38			S 5°15'28" W	100'
16	N 81°07'22" E	17.38			S 5°15'28" W	100'
17	N 81°07'22" E	17.38			S 5°15'28" W	100'
18	N 81°07'22" E	17.38			S 5°15'28" W	100'
19	N 81°07'22" E	17.38			S 5°15'28" W	100'
20	N 81°07'22" E	17.38			S 5°15'28" W	100'
21	N 81°07'22" E	17.38			S 5°15'28" W	100'
22	N 81°07'22" E	17.38			S 5°15'28" W	100'
23	N 81°07'22" E	17.38			S 5°15'28" W	100'
24	N 81°07'22" E	17.38			S 5°15'28" W	100'
25	N 81°07'22" E	17.38			S 5°15'28" W	100'
26	N 81°07'22" E	17.38			S 5°15'28" W	100'
27	N 81°07'22" E	17.38			S 5°15'28" W	100'
28	N 81°07'22" E	17.38			S 5°15'28" W	100'
29	N 81°07'22" E	17.38			S 5°15'28" W	100'
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31	N 81°07'22" E	17.38			S 5°15'28" W	100'
32	N 81°07'22" E	17.38			S 5°15'28" W	100'
33	N 81°07'22" E	17.38			S 5°15'28" W	100'
34	N 81°07'22" E	17.38			S 5°15'28" W	100'
35	N 81°07'22" E	17.38			S 5°15'28" W	100'
36	N 81°07'22" E	17.38			S 5°15'28" W	100'
37	N 81°07'22" E	17.38			S 5°15'28" W	100'
38	N 81°07'22" E	17.38			S 5°15'28" W	100'
39	N 81°07'22" E	17.38			S 5°15'28" W	100'
40	N 81°07'22" E	17.38			S 5°15'28" W	100'
41	N 81°07'22" E	17.38			S 5°15'28" W	100'
42	N 81°07'22" E	17.38			S 5°15'28" W	100'
43	N 81°07'22" E	17.38			S 5°15'28" W	100'
44	N 81°07'22" E	17.38			S 5°15'28" W	100'
45	N 81°07'22" E	17.38			S 5°15'28" W	100'
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48	N 81°07'22" E	17.38			S 5°15'28" W	100'
49	N 81°07'22" E	17.38			S 5°15'28" W	100'
50	N 81°07'22" E	17.38			S 5°15'28" W	100'



**LEGEND**

- STORMWATER MANAGEMENT (SWM) EASEMENT
- OPEN SPACE SEE SHEET 7
- ACCESS ROAD SEE SHEET 7
- WATER TOWER PARCEL SEE SHEET 7

**TOWN FILE #** 100-15-A & 100-15-B

**DISTRICT** 11

**PROJECT NO.** 1488-04-00

MD STATE PLANE DATUM NAD 83 111

**SUBDIVISION PLAT**

**THE MEADOWS**


**SECTION II, PHASE 1 & 2**

**LOTS 86 - 159**

THIRD (3rd) ELECTION DISTRICT, ST MARY'S COUNTY, MARYLAND

Engineering  
Surveying  
Planning  
Environmental Sciences

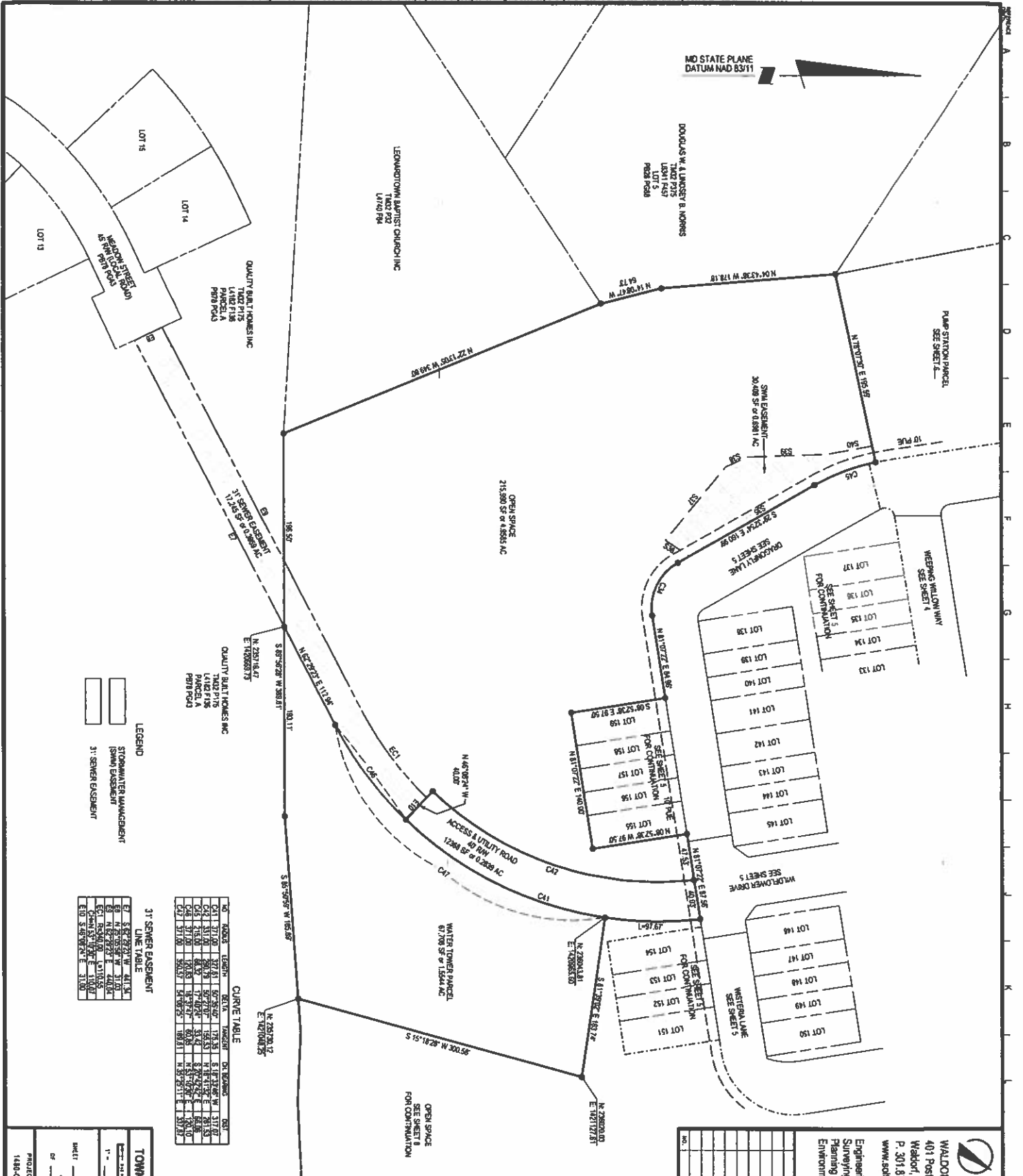
**WALDORF OFFICE**  
401 Post Office Road, Suite 103  
Waldorf, MD 20682  
P. 301.870.2196 F. 301.870.2884  
www.soltesz.com

**APPROVED:** 

**DATE:** 01-02-2025

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MD STATE PLANE  
DATUM NAD 83/11



**3\"/>

E1	S 82°22'21\"/> <tr><td>E2</td><td>N 28°16'42\"/&gt; <tr><td>E3</td><td>N 28°16'42\"/&gt; <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E2	N 28°16'42\"/> <tr><td>E3</td><td>N 28°16'42\"/&gt; <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E3	N 28°16'42\"/> <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E4	N 82°22'21\"/> <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E5	N 82°22'21\"/> <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr>	E6	N 82°22'21\"/> <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr>	E7	N 82°22'21\"/> <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr>	E8	N 82°22'21\"/> <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr>	E9	N 82°22'21\"/> <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr>	E10	S 82°22'21\"/>
E2	N 28°16'42\"/> <tr><td>E3</td><td>N 28°16'42\"/&gt; <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E3	N 28°16'42\"/> <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E4	N 82°22'21\"/> <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E5	N 82°22'21\"/> <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr>	E6	N 82°22'21\"/> <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr>	E7	N 82°22'21\"/> <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr>	E8	N 82°22'21\"/> <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr>	E9	N 82°22'21\"/> <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr>	E10	S 82°22'21\"/>		
E3	N 28°16'42\"/> <tr><td>E4</td><td>N 82°22'21\"/&gt; <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E4	N 82°22'21\"/> <tr><td>E5</td><td>N 82°22'21\"/&gt; <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr></td></tr>	E5	N 82°22'21\"/> <tr><td>E6</td><td>N 82°22'21\"/&gt; <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr></td></tr>	E6	N 82°22'21\"/> <tr><td>E7</td><td>N 82°22'21\"/&gt; <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr></td></tr>	E7	N 82°22'21\"/> <tr><td>E8</td><td>N 82°22'21\"/&gt; <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr></td></tr>	E8	N 82°22'21\"/> <tr><td>E9</td><td>N 82°22'21\"/&gt; <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr></td></tr>	E9	N 82°22'21\"/> <tr><td>E10</td><td>S 82°22'21\"/&gt; </td></tr>	E10	S 82°22'21\"/>				
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**CURVE TABLE**

NO	ADIUS	LENGTH	DELTA	TANGENT	CHORD	AREA																																	
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**SUBDIVISION PLAT  
THE MEADOWS  
AT TOWN RUN  
SECTION II, PHASE 1 & 2  
LOTS 86 - 159**

THIRD (2nd) ELECTION DISTRICT, ST MARY'S COUNTY, MARYLAND

LIBERTY LAMAR  
OPERATION DATE: 01/02/2025

*Liberty Lamar*



NO.	REVISIONS	BY	DATE

**SOLTESZ, INC.**

WALDORF OFFICE  
401 Post Office Road, Suite 103  
Waldorf, MD 20692  
P. 301.870.2166 F. 301.870.2894  
www.soltesz.com

Engineering  
Surveying  
Planning  
Environmental Sciences

**TOWN FILE #** 100-15A & 100-15 B

**SHEET** 7 of 11

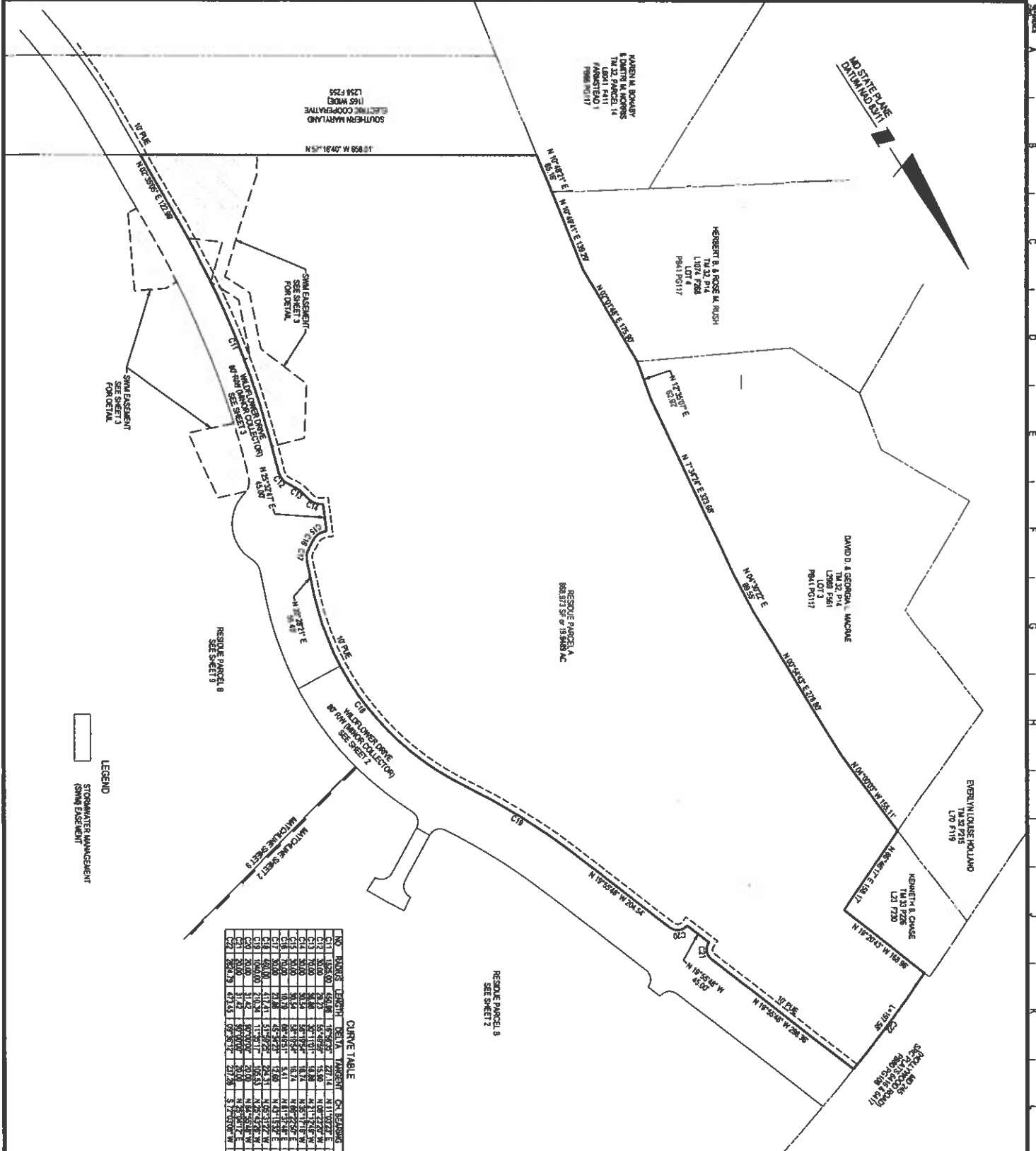
**DATE:** NOV 2023  
**SCALE:** NAD  
**TECHNICAL:** JMD  
**CHECKED:** LJM  
**DATE PLOTTED:** 09/11/23  
**VERSION:** V01/V05

**PROJECT NO** 1430-04-00

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**CURVE TABLE**

NO	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	DIST
C11	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C12	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C13	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C14	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C15	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C16	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C17	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C18	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C19	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C20	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C21	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C22	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C23	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C24	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C25	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C26	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C27	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C28	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C29	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C30	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C31	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C32	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C33	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C34	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C35	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C36	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C37	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C38	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C39	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C40	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C41	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C42	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C43	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C44	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C45	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C46	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C47	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C48	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C49	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71
C50	100.00	50.00	90.00	70.71	70.71	S 45° E	70.71

**LEGEND**  
 [Symbol] STOCKWATER MANAGEMENT (SMA) EASEMENT

**TOWN FILE #** 100-15A.8 100-15 B

DATE: NOV 2023  
 DRAWN: JMD  
 CHECKED: LJM  
 CAD FILE: V01/KCS  
 VERSION:

PROJECT NO: 1400-01-00

**SUBDIVISION PLAT  
 THE MEADOWS  
 SECTION II, PHASE 1 & 2  
 LOTS 86 - 159**

THIRD (4th) ELECTION DISTRICT, ST MARY'S COUNTY, MARYLAND

DATE: 11/15/23  
 DEPARTMENT: CIVIL ENGINEERING

**Survey of Maryland**  
 LARRY L. BLANK  
 PROFESSIONAL SURVEYOR

**SOLTESZ, INC.**  
 WALDORE OFFICE  
 401 Post Office Road, Suite 103  
 Waldorf, MD 20602  
 P: 301.870.2166 F: 301.870.2884  
 www.solteszco.com

Engineering  
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 Environmental Sciences

**SOLTESZ, INC.**

NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

S:\14000000\Survey\Draw\Town\Plat\Meadows - Section 2\Phase 1\Sheet 11.dwg Scale: 1/4"=1'-0" Date: 11/15/23 11:24 AM User: larry.l.blank P: larry.l.blank