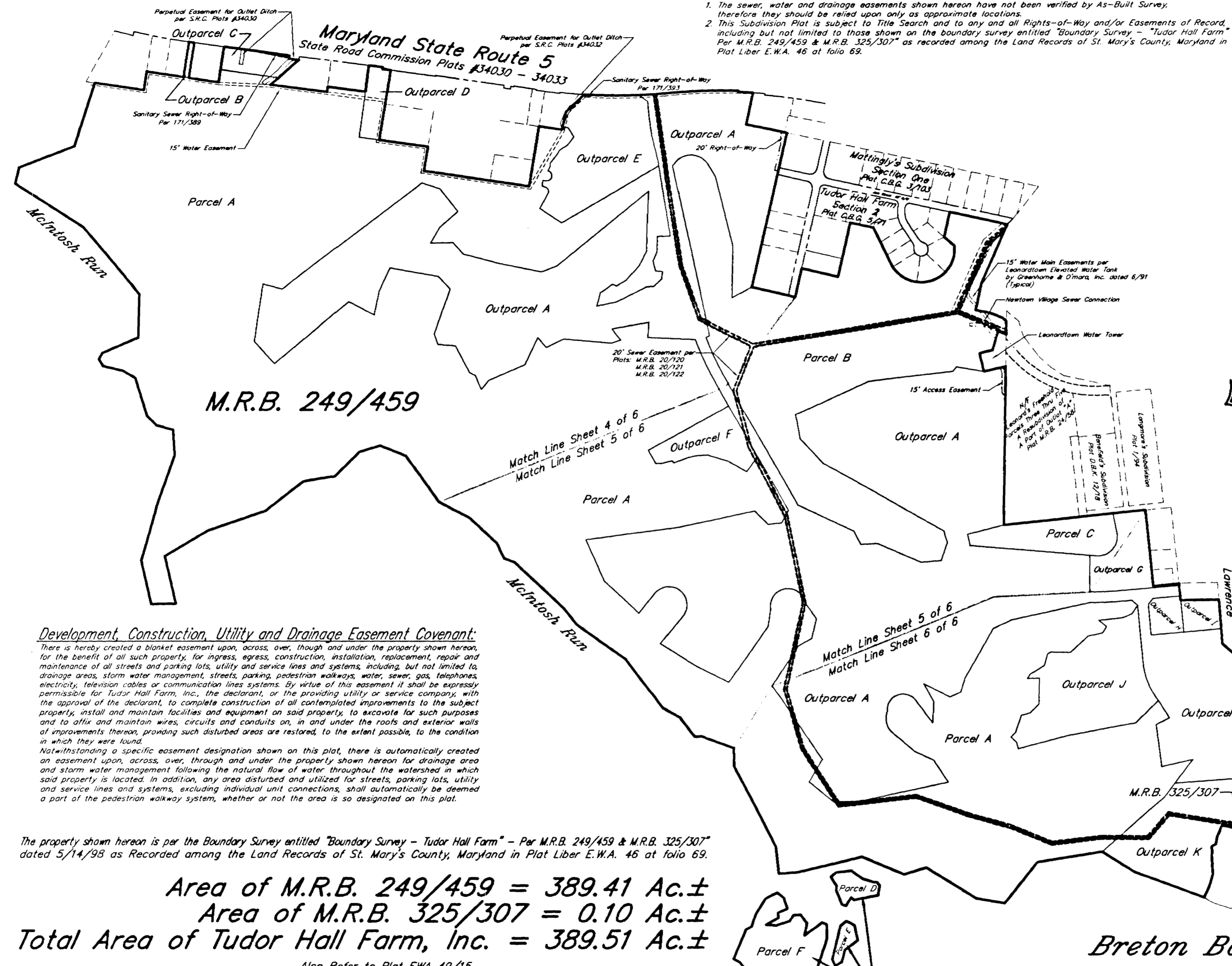


Notes
 1. The sewer, water and drainage easements shown hereon have not been verified by As-Built Survey, therefore they should be relied upon only as approximate locations.
 2. This Subdivision Plat is subject to Title Search and to any and all Rights-of-Way and/or Easements of Record, including but not limited to those shown on the boundary survey entitled "Boundary Survey - Tudor Hall Farm" - Per M.R.B. 249/459 & M.R.B. 325/307 as recorded among the Land Records of St. Mary's County, Maryland in Plat Liber E.W.A. 46 at folio 69.



Owner's Certificate
 We, Tudor Hall Farm, Inc., a body corporate of the State of Maryland, owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this subdivision plat upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this subdivision except as noted or shown hereon (see Mortgage Reference, if applicable). All parties in interest thereto have indicated their assent to this subdivision.
 We further establish the minimum building restriction lines as required by the Town of Leonardtown Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use.
 We hereby grant unto the Leonardtown Wastewater Treatment Facility, its successors and assigns, a right of ingress and egress over, and a perpetual easement in the 15 foot water line, and/or sewer line easements, as well as others that may be shown hereon, for construction, installation, maintenance, repair, inspection, and operation of any future public water and sewer facilities.
 The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required thereon have been or will be complied with to the best of our knowledge, information and belief.
 Keith A. Johnson 2-21-02
 Tudor Hall Farm, Inc. Date
 a body corporate of the State of Maryland

Development, Construction, Utility and Drainage Easement Covenant:
 There is hereby created a blanket easement upon, across, over, through and under the property shown hereon, for the benefit of all such property, for ingress, egress, construction, installation, replacement, repair and maintenance of all streets and parking lots, utility and service lines and systems, including, but not limited to, drainage areas, storm water management, streets, parking, pedestrian walkways, water, sewer, gas, telephones, electricity, television cables or communication lines systems. By virtue of this easement it shall be expressly permissible for Tudor Hall Farm, Inc., the declarant, or the providing utility or service company, with the approval of the declarant, to complete construction of all contemplated improvements to the subject property, install and maintain facilities and equipment on said property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of improvements thereon, providing such disturbed areas are restored, to the extent possible, to the condition in which they were found.
 Notwithstanding a specific easement designation shown on this plat, there is automatically created an easement upon, across, over, through and under the property shown hereon for drainage area and storm water management following the natural flow of water throughout the watershed in which said property is located. In addition, any area disturbed and utilized for streets, parking lots, utility and service lines and systems, excluding individual unit connections, shall automatically be deemed a part of the pedestrian walkway system, whether or not the area is so designated on this plat.

The property shown hereon is per the Boundary Survey entitled "Boundary Survey - Tudor Hall Farm" - Per M.R.B. 249/459 & M.R.B. 325/307 dated 5/14/98 as Recorded among the Land Records of St. Mary's County, Maryland in Plat Liber E.W.A. 46 at folio 69.

Area of M.R.B. 249/459 = 389.41 Ac.±
 Area of M.R.B. 325/307 = 0.10 Ac.±
 Total Area of Tudor Hall Farm, Inc. = 389.51 Ac.±
 Also Refer to Plat EWA 49/15

Note: The purpose of this amended subdivision plat is to add the total meets and bounds for the Outparcels A thru K.

Surveyor's Certificate
 I hereby certify, to the best of my knowledge, information and belief, that the plat shown hereon is correct and conforms to the specifications that this is a subdivision of all of the lands conveyed unto Tudor Hall Farm, Inc., a body corporate of the State of Maryland from J. Maguire Mattingly, Jr., Mary M. Plunk, J. Richard Mattingly and Thomas H. Mattingly by deed dated February 11, 1986 as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. 249 at folio 459 and from T. & R. Enterprises, a Maryland partnership by deed dated December 1986 as recorded among and Land Records in Liber M.R.B. 325 at folio 307. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required thereon have been or will be complied with to the best of my knowledge, information and belief. This plat was prepared without the benefit of a title report which could reveal additional conveyances, easements, rights-of-way and building restriction lines not shown hereon.
 L. D. Day 2-21-02
 Larry D. Day, Registered Land Surveyor
 Maryland Certificate No. 9006 Date

General Notes

- This site is located on Tax Map 133 at Grid 09 as Parcel 228.
- This site contains 389.51 acres of land, more or less.
- Present zoning: P.U.D. - 5.0
- Water supply shall be from a central system. Sewage flow shall be to a central system.
- No restrictions affecting this site are known, subject to title search.
- Building Restriction Lines (BRL's) and Minimum Yard Requirements are established as per the Zoning Ordinance for the Town of Leonardtown.
- Subject Property appears to be in the Flood Hazard Zone as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Area per F.I.R.M. Community Panel(s) #240064-0038 B.

Edna W. Boyd 2/27/02
 Planning & Zoning Chairman Date
 Jackson, M. 2/25/02
 Town Administrator Date

No.	Date	Description	By
3	02/06/02	Added Bearings & Distances to Outparcels	DFM
2	11/11/99	Gallogher, Evelius & Jones, LLP Comments of 11/28/99	JTN
1	11/01/99	Additional Outparcels	JTN
REVISION			

DAY & ASSOCIATES, INC.
 Surveying, Land Planning & Engineering
 44425 Pecan Court - Suite 153
 California, Maryland 20619
 Phone: (301) 863-0333 • FAX: (301) 863-7460

Amended Subdivision Plat
"Tudor Hall Farm"
 Per M.R.B. 249/459
 & M.R.B. 325/307
 Third Election District
 St. Mary's County, Maryland

Contract # 95-010 Drawing # 95010RP3 Date by L.O.D. Dwn. by J.T.N.
 Date: 09/9/99 Scale: 1"=400' Page 1 of 6

Parcel A

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel A, listing lines L1 through L102 with their respective bearings and distances.

Parcel B

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel B, listing lines L215 through L256 with their respective bearings and distances.

Parcel E

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel E, listing lines L276 through L283 with their respective bearings and distances.

Parcel F

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel F, listing lines L284 through L308 with their respective bearings and distances.

Parcel C

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel C, listing lines L257 through L261 with their respective bearings and distances.

Parcel D

Table with columns: LINE, DIRECTION, DISTANCE. Contains survey data for Parcel D, listing lines L262 through L275 with their respective bearings and distances.

Parcel A

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curve data for Parcel A, listing curves C1 through C10.

Parcel B

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curve data for Parcel B, listing curves C11 through C13.

Parcel C

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curve data for Parcel C, listing curve C14.

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Amended Subdivision Plat "Tudor Hall Farm" Per M.R.B. 249/459 & M.R.B. 325/307 Third Election District St. Mary's County, Maryland

Table with columns: Contract #, Drawing #, Chkd by, Dwn. by, Date, Scale, Page, of. Contract # 95-010, Drawing # 9501ORP3, Chkd by L.O.D., Dwn. by J.T.N., Date: 09/19/99, Scale: 1"=400', Page 2 of 6.

Outparcel A

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 179 line items for Outparcel A.

Outparcel B

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 6 line items for Outparcel B.

Outparcel F

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 11 line items for Outparcel F.

Outparcel J

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 21 line items for Outparcel J.

Outparcel C

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 6 line items for Outparcel C.

Outparcel G

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 4 line items for Outparcel G.

Outparcel D

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 6 line items for Outparcel D.

Outparcel H

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 2 line items for Outparcel H.

Outparcel K

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 21 line items for Outparcel K.

Outparcel E

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 21 line items for Outparcel E.

Outparcel I

Table with 3 columns: LINE, DIRECTION, DISTANCE. Contains 3 line items for Outparcel I.

Outparcel A

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 15 curve data points for Outparcel A.

Outparcel F

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 1 curve data point for Outparcel F.

Outparcel G

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 1 curve data point for Outparcel G.

Outparcel C

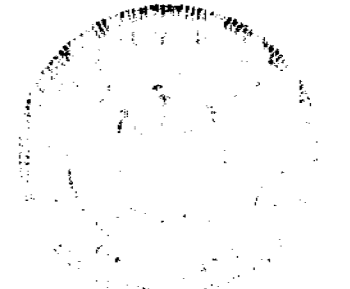
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Outparcel D

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Outparcel E

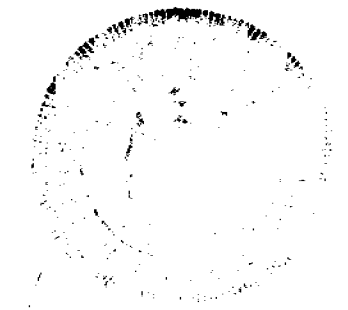
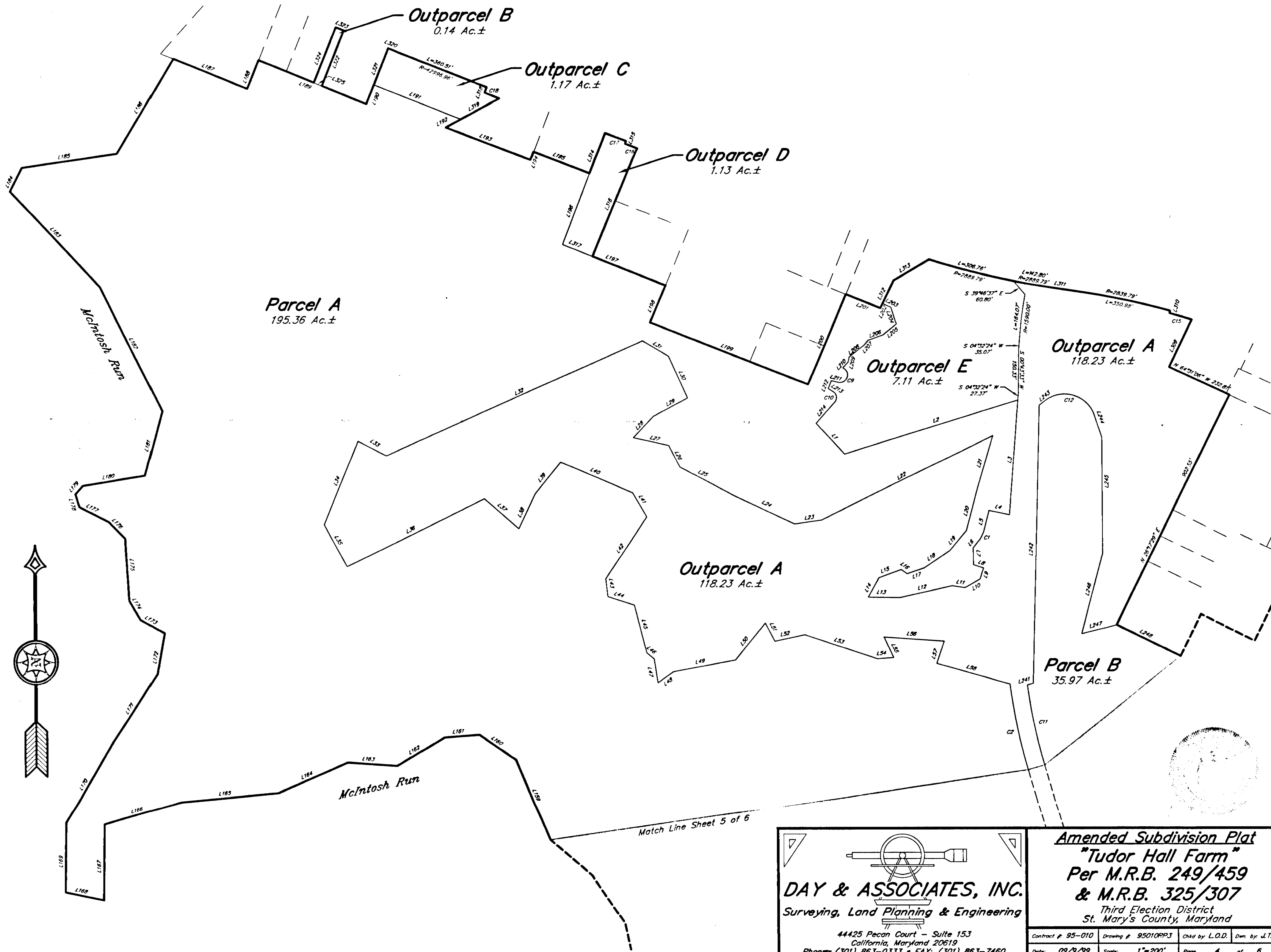
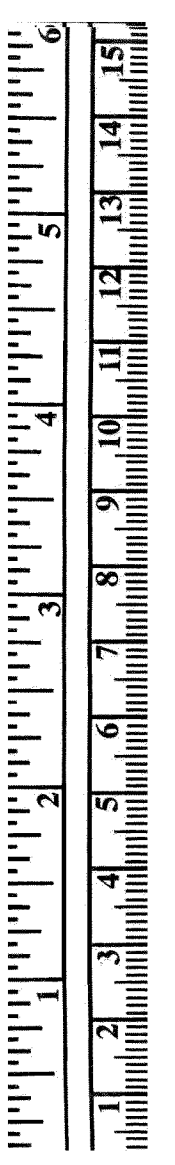
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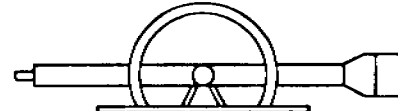


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Amended Subdivision Plat "Tudor Hall Farm" Per M.R.B. 249/459 & M.R.B. 325/307. Third Election District St. Mary's County, Maryland. Contract # 95-010, Drawing # 95010RP3, Dtd by L.O.D., Dwn by J.T.N., Date: 09/19/99, Scale: 1"=400', Page 3 of 6.

MSA 504 1252-7604-3

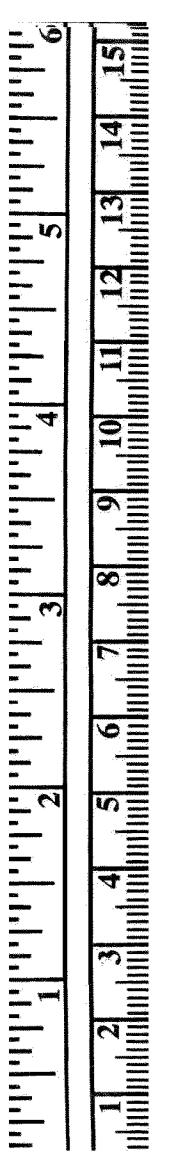



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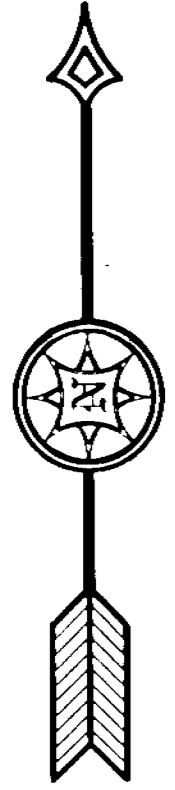
Amended Subdivision Plat
"Tudor Hall Farm"
Per M.R.B. 249/459
& M.R.B. 325/307
 Third Election District
 St. Mary's County, Maryland

Contract # 95-010	Drawing # 9501ORP3	Chkd by L.O.D.	Des. by J.T.N.
Date: 09/9/99	Scale: 1"=200'	Page 4	of 6

MSA SSU 1252-7609-4



ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 53, p. 85, MSA_S1252_7609. Date available 2002/02/25. Printed 08/01/2022.



Match Line Sheet 4 of 6

Parcel A
195.36 Ac.±

Outparcel F
2.54 Ac.±

Outparcel A
118.23 Ac.±

Outparcel A
118.23 Ac.±

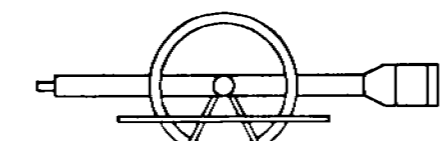
Parcel C
3.13 Ac.±

Outparcel G
2.65 Ac.±

McIntosh Rd

Match Line Sheet 6 of 6

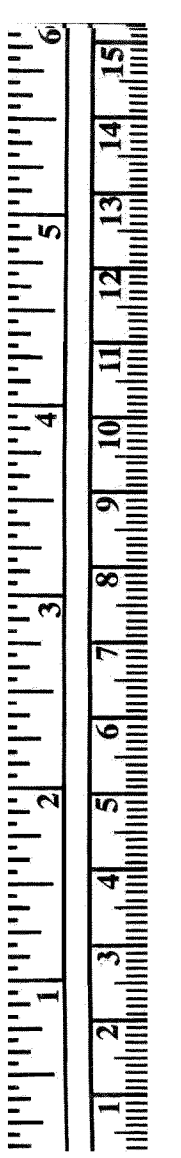



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Date 09/19/99	Scale 1"=200'	Page 5	of 6

MSA 554 1252-7609-5

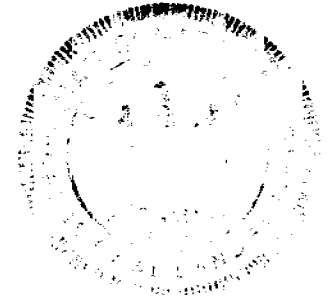
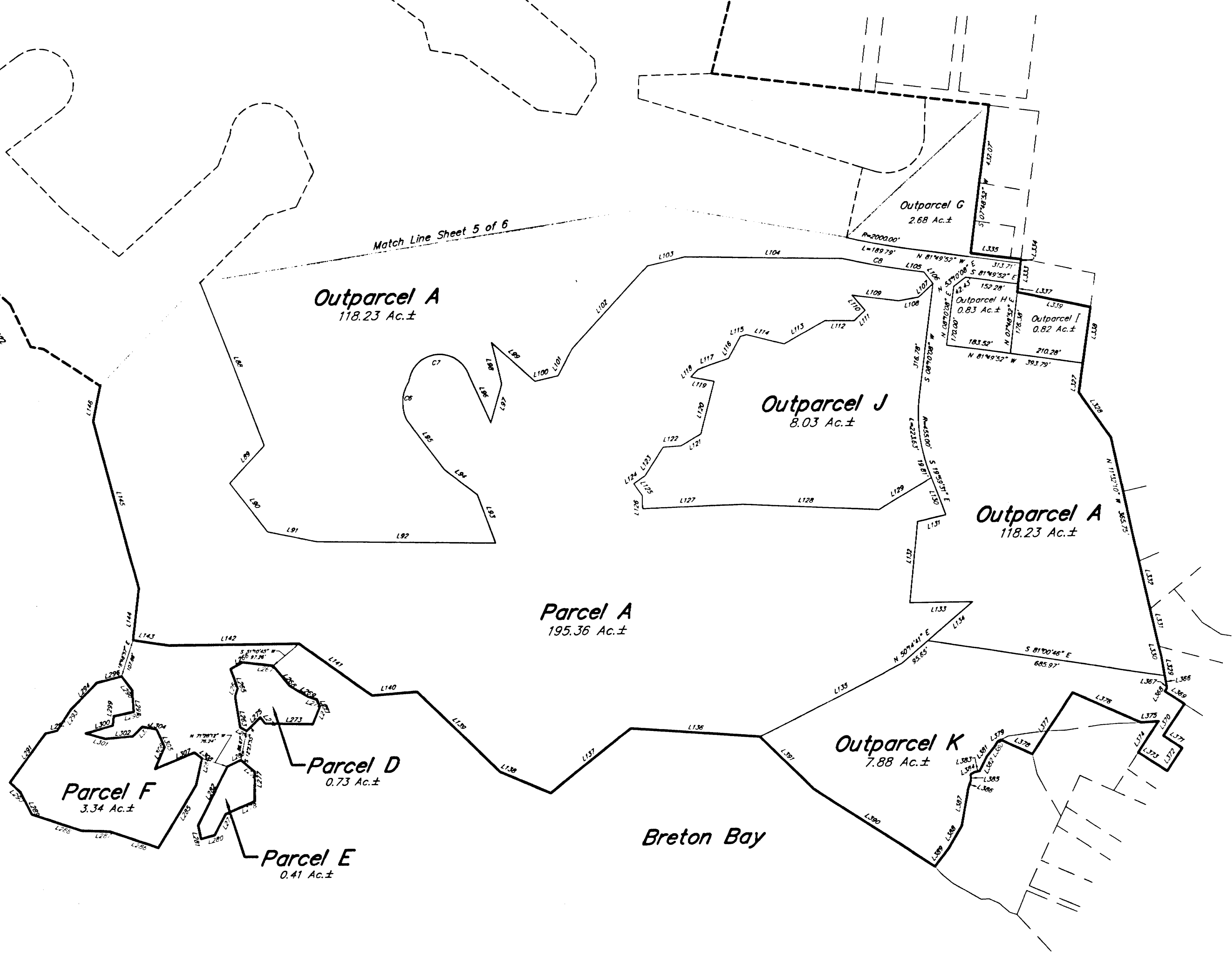


ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 53, p. 85, MSA_S1252_7609. Date available 2002/02/25. Printed 08/01/2022.



McIntosh Run

Match Line Sheet 5 of 6



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Third Election District
St. Mary's County, Maryland

Contract # 95-010	Drawing # 95010RP3	Chgd by L.O.D.	Des. by J.T.N.
Date: 09/19/99	Scale: 1"=200'	Page 6	of 6

MSA SSU 1252-7609-6