

GENERAL NOTES

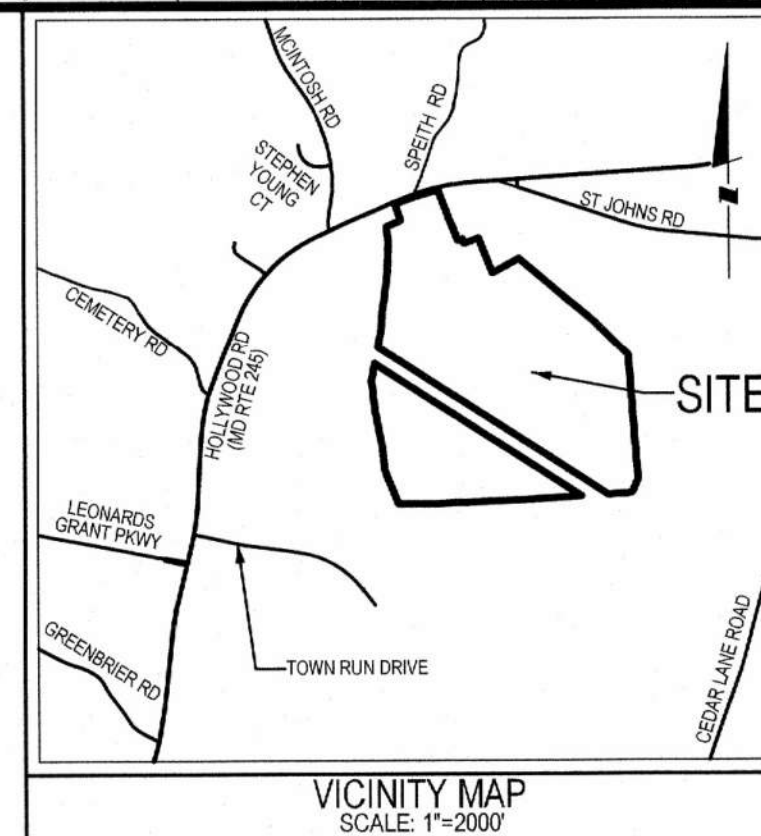
- THIS SITE IS LOCATED ON TAX MAP 33 AS PARCEL 104.
- THIS SITE CONTAINS 137.4223 ACRES±
- PRESENT ZONING: L-PUDM
- BUILDING RESTRICTION LINES (BRL'S) ARE ESTABLISHED PER THE CONCEPT PLAN APPROVED BY TOWN COUNCIL ON JANUARY 18, 2022.
- WATER SUPPLY SHALL BE FROM A PUBLIC WATER SYSTEM. THE PRESENT WATER CATEGORY IS W-3D
- SEWAGE DISPOSAL SHALL BE TO A PUBLIC SEWER SYSTEM. PRESENT SEWER CATEGORY IS S-3D
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE TOWN OF LEONARDTOWN COMPREHENSIVE WATER AND SEWER PLAN.
- THERE SHALL BE A 10 FOOT (10') MINIMUM EASEMENT ALONG EACH LOT LINE FOR PUBLIC UTILITIES AND DRAINAGE AS FOLLOWS: TEN FEET (10') WIDE ALONG ALL RIGHT-OF-WAYS, BOTH PUBLIC AND PRIVATE, FIVE FEET (5') WIDE ALONG EACH SIDE OF THE COMMON LOT LINES, OR 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 AND SEWER FACILITIES, BELL ATLANTIC, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC COMMUNICATION LINES, WASHINGTON GAS, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND GAS LINES, METROCAST CABLE TV, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND CABLE COMMUNICATION LINES, AND SOUTHERN MARYLAND ELECTRIC COOPERATIVE (SMECO), ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF UNDERGROUND AND ABOVE GROUND ELECTRIC FACILITIES.
- PREMISE ADDRESSES ARE SHOWN AS THIS: XXXXX
- AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THIS SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- CAUTION: THE RIGHT-OF-WAYS SHOWN HEREON DO NOT NECESSARILY PROVIDE ACCESS FROM THESE LOTS TO A COUNTY OR STATE ROAD AT THIS TIME. ROAD AND UTILITY CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF THE BUILDER/DEVELOPER OF THESE LOTS, UNLESS PROVIDED HEREIN.
- THERE ARE NO NON-CONFORMING STRUCTURES LOCATED ON THIS SITE

THE MEADOWS

AT TOWN RUN

SECTION II, PHASE 1 & 2

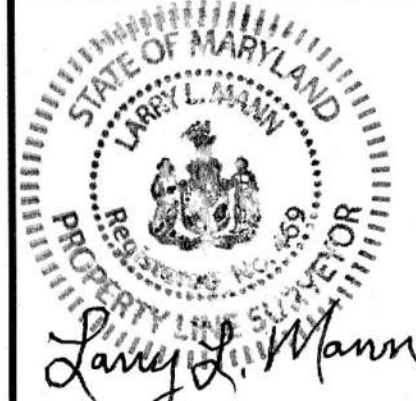
LOTS 86 - 159



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Engineering
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NO.	REVISIONS	BY	DATE



LARRY L. MANN
 EXPIRATION DATE: 01-02-2025

SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
SECTION II, PHASE 1 & 2
LOTS 86 - 159

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, SUBJECT TO A TITLE SEARCH, AND CONFORMS TO THE SPECIFICATIONS, THAT THIS IS A SUBDIVISION OF PART OF THE PROPERTY CONVEYED UNTO MEADOWS AT TOWN RUN LAND HOLDINGS, LLC, BY DEED DATED NOVEMBER 22, 2021 FROM QUALITY BUILT HOMES, INC. AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 6000 AT FOLIO 205.

THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING MARKERS, HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Larry L. Mann 11-15-23
 LARRY L. MANN, SURVEYOR
 MD. REG. NO. 469
 EXPIRATION DATE: 01-02-2025

OWNER'S CERTIFICATION

WE, MEADOWS AT TOWN RUN LAND HOLDINGS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS PLAN OF SUBDIVISION 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. ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN.

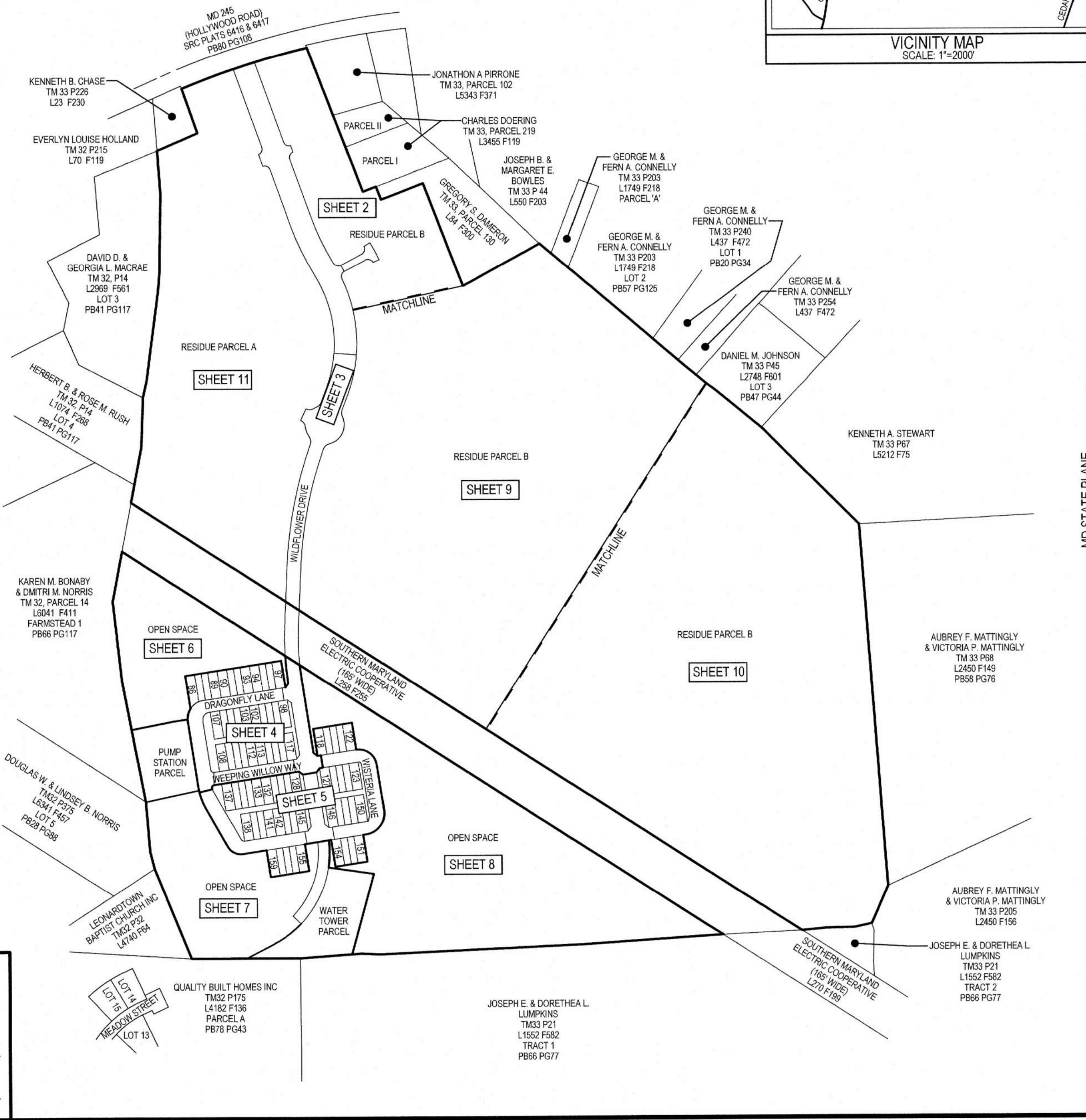
WE FURTHER ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS REQUIRED BY THE TOWN OF LEONARDTOWN AND DEDICATE STREETS, WALKWAYS, EASEMENTS, RIGHTS-OF-WAY AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC USE.

THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES SHOULD SUCH FACILITIES EVER BE INSTALLED.

THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLANS AND SETTING MARKERS, HAVE BEEN OR WILL BE COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

RODNEY GERTZ, VICE PRESIDENT DATE
 QUALITY BUILT HOMES

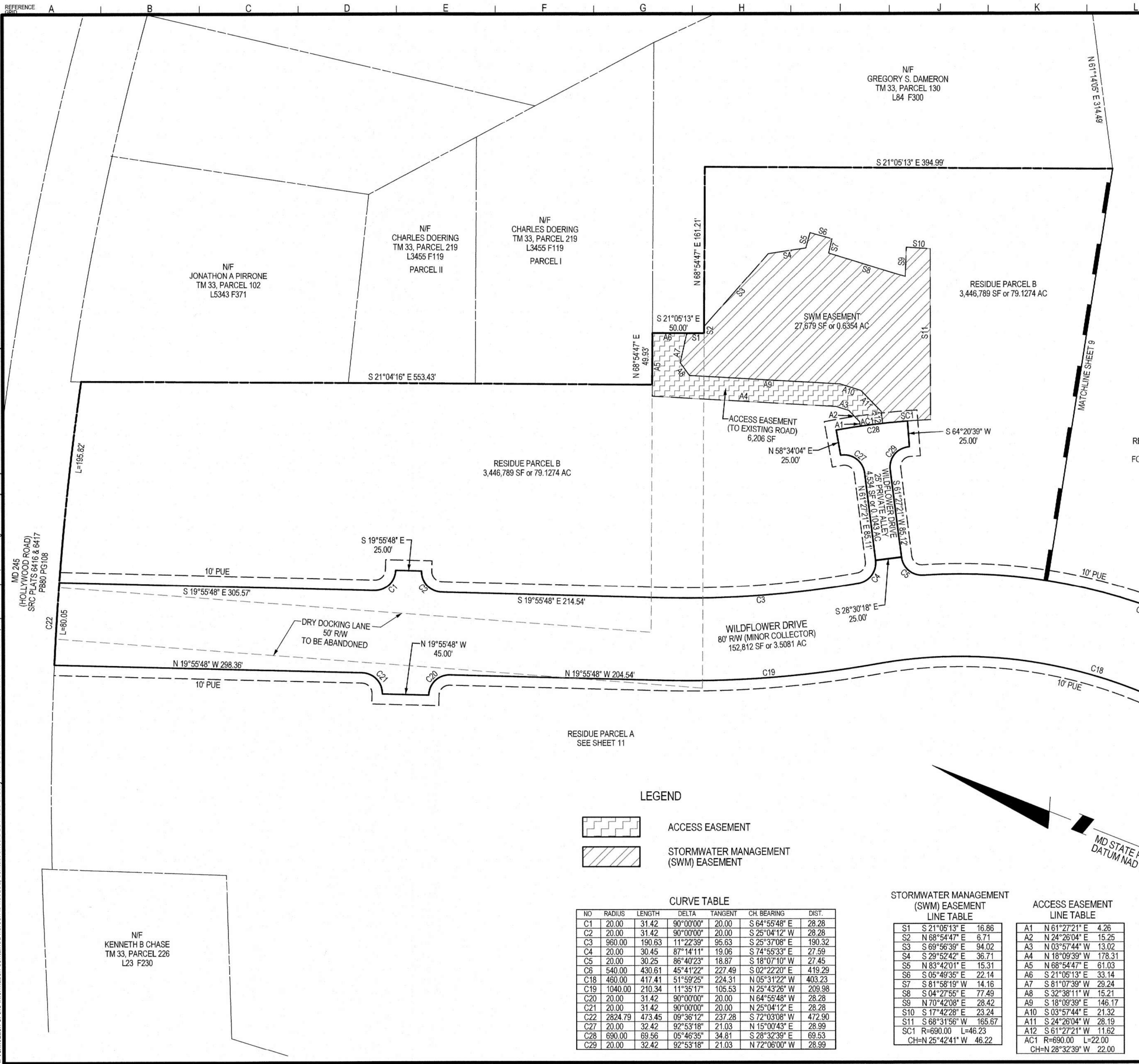
ST. MARY'S COUNTY HEALTH DEPARTMENT	TOWN OF LEONARDTOWN
APPROVAL DATE	PLANNING AND ZONING CHAIRMAN DATE
DIRECTOR OF ENVIRONMENTAL HEALTH	TOWN ADMINISTRATOR DATE



TOWN FILE #

DATE: NOV 2023	DESIGNED: JMD
TECHNICIAN: JMD	CHECKED: LLM
CAD STD'S. VERSION: V8 / NCS	
PROJECT NO. 1480-08-00	

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NO.	REVISIONS	BY	DATE



LARRY L. MANN
 EXPIRATION DATE: 01-02-2025

SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
SECTION II, PHASE 1 & 2
LOTS 86 - 159

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

LEGEND

	ACCESS EASEMENT
	STORMWATER MANAGEMENT (SWM) EASEMENT

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C1	20.00	31.42	90°00'00"	20.00	S 64°55'48" E	28.28
C2	20.00	31.42	90°00'00"	20.00	S 25°04'12" W	28.28
C3	960.00	190.63	11°22'39"	95.63	S 25°37'08" E	190.32
C4	20.00	30.45	87°14'11"	19.06	S 74°55'33" E	27.59
C5	20.00	30.25	86°40'23"	18.87	S 18°07'10" W	27.45
C6	540.00	430.61	45°41'22"	227.49	S 02°22'20" E	419.29
C18	460.00	417.41	51°59'25"	224.31	N 05°31'22" W	403.23
C19	1040.00	210.34	11°35'17"	105.53	N 25°43'26" W	209.98
C20	20.00	31.42	90°00'00"	20.00	N 64°55'48" W	28.28
C21	20.00	31.42	90°00'00"	20.00	N 25°04'12" E	28.28
C22	2824.79	473.45	09°36'12"	237.28	S 72°03'08" W	472.90
C27	20.00	32.42	92°53'18"	21.03	N 15°00'43" E	28.99
C28	690.00	69.56	05°46'35"	34.81	S 28°32'39" E	69.53
C29	20.00	32.42	92°53'18"	21.03	N 72°06'00" W	28.99

STORMWATER MANAGEMENT (SWM) EASEMENT LINE TABLE		ACCESS EASEMENT LINE TABLE	
S1	S 21°05'13" E 16.86	A1	N 61°27'21" E 4.26
S2	N 68°54'47" E 6.71	A2	N 24°26'04" E 15.25
S3	S 69°56'39" E 94.02	A3	N 03°57'44" W 13.02
S4	S 29°52'42" E 36.71	A4	N 18°09'39" W 178.31
S5	N 83°42'01" E 15.31	A5	N 68°54'47" E 61.03
S6	S 05°49'35" E 22.14	A6	S 21°05'13" E 33.14
S7	S 81°58'19" W 14.16	A7	S 81°07'39" W 29.24
S8	S 04°27'55" E 77.49	A8	S 32°38'11" W 15.21
S9	N 70°42'08" E 28.42	A9	S 18°09'39" E 146.17
S10	S 17°42'28" E 23.24	A10	S 03°57'44" E 21.32
S11	S 68°31'56" W 165.67	A11	S 24°26'04" W 28.19
SC1	R=690.00 L=46.23	A12	S 61°27'21" W 11.62
CH=N 25°42'41" W 46.22		AC1	R=690.00 L=22.00
		CH=N 28°32'39" W 22.00	

TOWN FILE #

DATE: NOV 2023
 DESIGNED: JMD
 TECHNICIAN: JMD
 CHECKED: LLM
 CAD STD'S: V8 / NCS
 VERSION:

SHEET **2**
 OF **11**

PROJECT NO.
 1480-08-00

NO.	REVISIONS	BY	DATE

CURVE TABLE

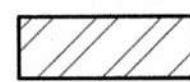
NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C6	540.00	430.61	45°41'22"	227.49	S 02°22'20" E	419.29
C7	30.00	23.86	45°34'23"	12.60	S 02°18'51" E	23.24
C8	70.00	124.68	102°03'12"	86.53	S 25°55'34" W	108.84
C9	30.00	30.10	57°29'08"	16.45	S 48°12'36" W	28.85
C10	1475.00	434.61	16°52'57"	218.89	S 11°01'34" W	433.04
C11	1525.00	450.96	16°56'35"	227.14	N 11°03'23" E	449.32
C12	30.00	29.23	55°49'59"	15.90	N 08°23'20" W	28.09
C13	70.00	36.88	30°11'01"	18.88	N 21°12'49" W	36.45
C14	30.00	30.54	58°19'54"	16.74	N 35°17'16" W	29.24
C15	30.00	30.54	58°19'54"	16.74	N 86°22'50" E	29.24
C16	70.00	10.79	08°49'51"	5.41	N 61°37'48" E	10.78
C17	30.00	23.86	45°34'23"	12.60	N 43°15'32" E	23.24
C18	460.00	417.41	51°59'25"	224.31	N 05°31'22" W	403.23
C23	975.00	140.64	08°15'52"	70.44	S 01°32'51" E	140.52
C24	1025.00	108.80	06°04'54"	54.45	N 00°27'22" W	108.75

RESIDUE PARCEL B
SEE SHEET 9
FOR CONTINUATION

STORMWATER MANAGEMENT
(SWM) EASEMENT
LINE TABLE

S12	S 70°18'08" E	48.05
S13	S 08°30'33" W	117.65
S14	N 69°28'43" W	76.62
SC2	R=1475.00 L=92.83	
CH=N 17°39'51" E	92.81	
SC3	R=30.00 L=24.01	
CH=N 42°23'43" E	23.37	
S15	S 89°15'48" E	20.69
S16	S 61°57'28" E	53.50
S17	S 28°02'33" W	129.34
S18	N 87°24'55" W	16.11
S19	N 02°35'05" E	49.62
SC4	R=1475.00 L=89.55	
CH=N 04°19'26" E	89.53	
S20	N 57°16'40" W	192.93
S21	N 33°28'21" E	32.96
S22	N 50°36'01" E	113.45
S23	N 48°48'11" E	63.16
S24	N 24°17'12" W	48.37
S25	N 21°33'35" E	95.14
S26	N 20°14'19" W	95.31
S27	N 35°06'58" E	89.92
S28	S 71°33'46" E	55.94
SC5	R=1525.00 L=150.76	
CH=S 15°05'09" W	150.70	
S29	N 79°27'07" W	10.60
S30	S 21°33'35" W	96.38
S31	S 24°14'05" E	54.77
S32	S 48°48'11" W	68.58
S33	S 51°05'40" E	56.37
SC6	R=1525.00 L=36.74	
CH=S 03°16'30" W	36.74	
S34	S 02°35'05" W	122.99

LEGEND



STORMWATER MANAGEMENT
(SWM) EASEMENT

RESIDUE PARCEL A
SEE SHEET 11

SWM EASEMENT
34,003 SF or 0.7806 AC

SWM EASEMENT
7,691 SF or 0.1766 AC

SWM EASEMENT
6,131 SF or 0.1408 AC

WILDFLOWER DRIVE
80' RW (MINOR COLLECTOR)
182,812 SF or 3.5081 AC

NOTE: THE PORTION OF WILDFLOWER DRIVE
THAT CROSSES THE SMECO PROPERTY
IS SUBJECT TO A JOINT USE AGREEMENT (JUA)
AS RECORDED IN LIBER 6259 AT FOLIO 389

OPEN SPACE
SEE SHEET 8

WILDFLOWER DRIVE
SEE SHEET 4

OPEN SPACE
SEE SHEET 6

SOUTHERN MARYLAND
ELECTRIC COOPERATIVE
(185 WIDE)
L289 P255



LARRY L. MANN
EXPIRATION DATE: 01-02-2025

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

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

TOWN FILE #

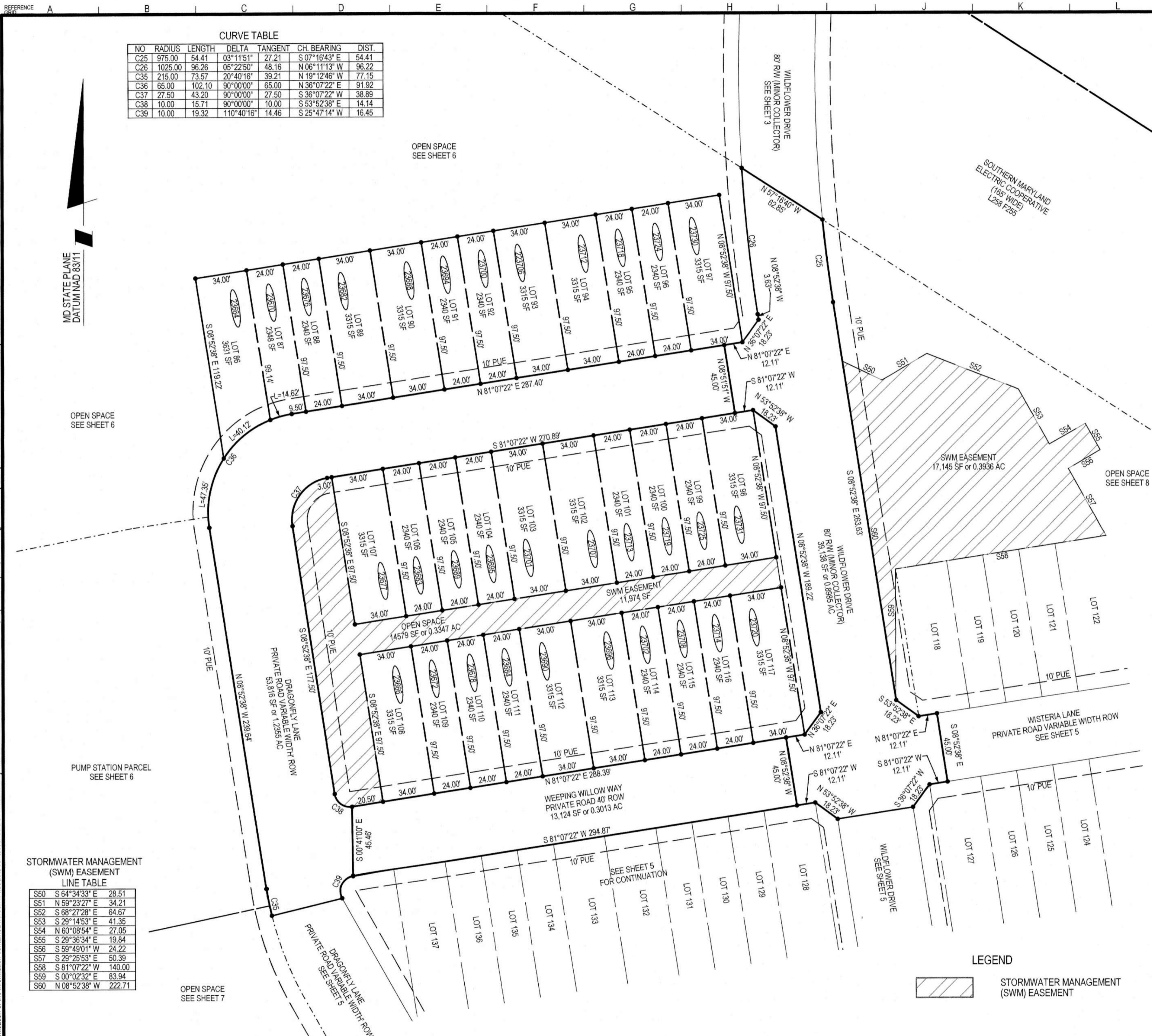
DATE:	NOV 2023
DESIGNED:	JMD
TECHNICIAN:	JMD
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CAD STD'S. VERSION:	V8 / NCS

SHEET 3 OF 11

PROJECT NO.
1480-08-00



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CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C25	975.00	54.41	03°11'51"	27.21	S 07°16'43" E	54.41
C26	1025.00	96.26	05°22'50"	48.16	N 06°11'13" W	96.22
C35	215.00	73.57	20°40'16"	39.21	N 19°12'46" W	77.15
C36	65.00	102.10	90°00'00"	65.00	N 36°07'22" E	91.92
C37	27.50	43.20	90°00'00"	27.50	S 36°07'22" W	38.89
C38	10.00	15.71	90°00'00"	10.00	S 53°52'38" E	14.14
C39	10.00	19.32	110°40'16"	14.46	S 25°47'14" W	16.45

OPEN SPACE
SEE SHEET 6

OPEN SPACE
SEE SHEET 6

PUMP STATION PARCEL
SEE SHEET 6

OPEN SPACE
SEE SHEET 7

STORMWATER MANAGEMENT (SWM) EASEMENT LINE TABLE

S50	S 64°34'33" E	28.51
S51	N 59°23'27" E	34.21
S52	S 68°27'28" E	64.67
S53	S 29°14'53" E	41.35
S54	N 60°08'54" E	27.05
S55	S 29°36'34" E	19.84
S56	S 59°49'01" W	24.22
S57	S 29°25'53" E	50.39
S58	S 81°07'22" W	140.00
S59	S 00°02'32" E	83.94
S60	N 08°52'38" W	222.71

LEGEND

STORMWATER MANAGEMENT (SWM) EASEMENT

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

THIRD (60') ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

TOWN FILE #

DATE:	NOV 2023
DESIGNED:	JMD
TECHNICIAN:	JMD
CHECKED:	LLM
CAD STD'S. VERSION:	V8 / NCS

SHEET **4** OF **11**

PROJECT NO.
1480-08-00

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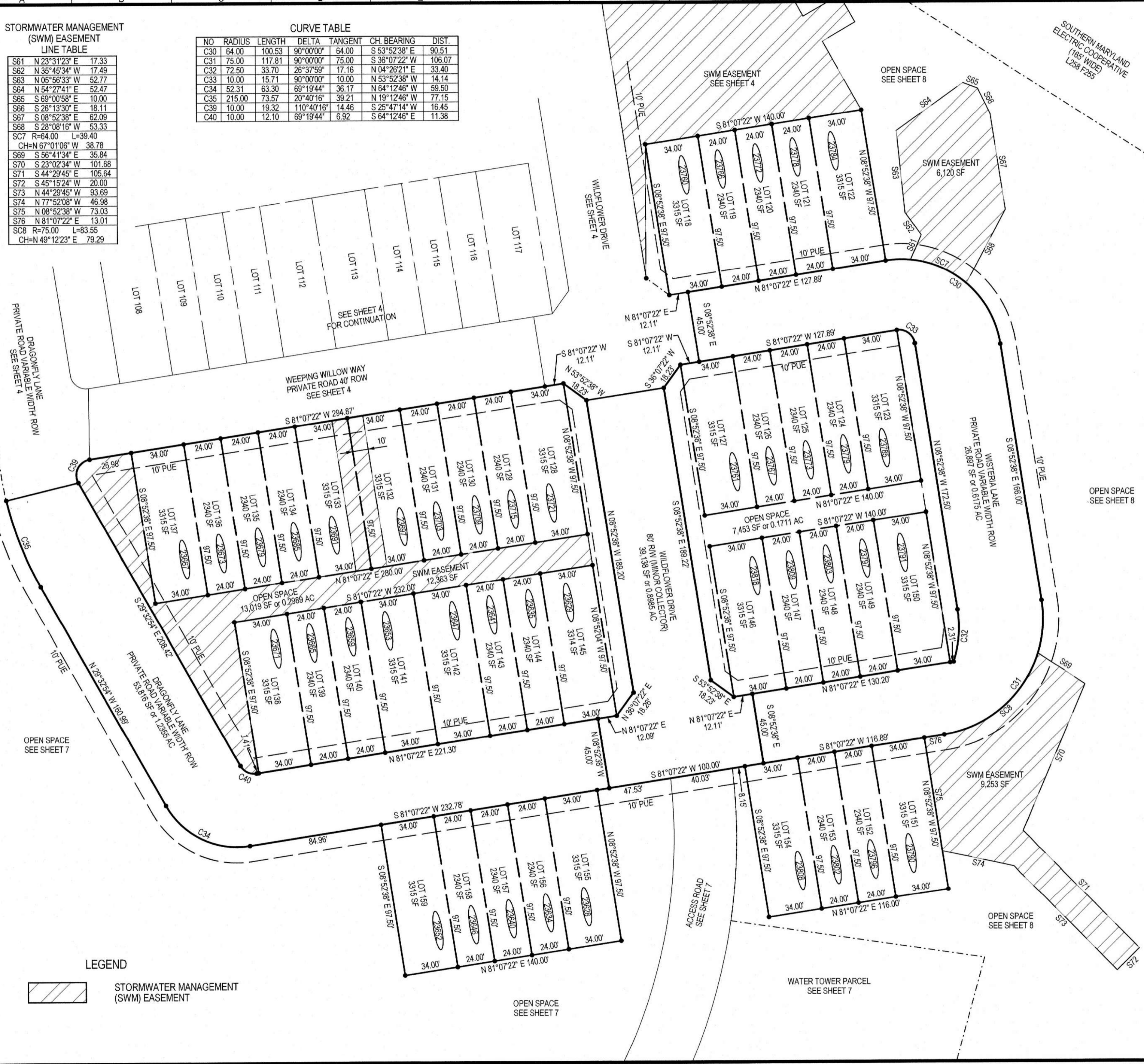
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STORMWATER MANAGEMENT (SWM) EASEMENT LINE TABLE

S61	N 23°31'23" E	17.33
S62	N 35°45'34" W	17.49
S63	N 05°56'33" W	52.77
S64	N 54°27'41" E	52.47
S65	S 69°00'58" E	10.00
S66	S 26°13'30" E	18.11
S67	S 08°52'38" E	62.09
S68	S 28°08'16" W	53.33
SC7	R=64.00 L=39.40	
CH=N	67°01'06" W	38.78
S69	S 56°41'34" E	35.84
S70	S 23°02'34" W	101.68
S71	S 44°29'45" E	105.64
S72	S 45°15'24" W	20.00
S73	N 44°29'45" W	93.69
S74	N 77°52'08" W	46.98
S75	N 08°52'38" W	73.03
S76	N 81°07'22" E	13.01
SC8	R=75.00 L=83.55	
CH=N	49°12'23" E	79.29

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	DIST.
C30	64.00	100.53	90°00'00"	64.00	S 53°52'38" E	90.51
C31	75.00	117.81	90°00'00"	75.00	S 36°07'22" W	106.07
C32	72.50	33.70	26°37'59"	17.16	N 04°26'21" E	33.40
C33	10.00	15.71	90°00'00"	10.00	N 53°52'38" W	14.14
C34	52.31	63.30	69°19'44"	36.17	N 64°12'46" W	59.50
C35	215.00	73.57	20°40'16"	39.21	N 19°12'46" W	77.15
C39	10.00	19.32	110°40'16"	14.46	S 25°47'14" W	16.45
C40	10.00	12.10	69°19'44"	6.92	S 64°12'46" E	11.38



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NO.	REVISIONS	BY	DATE



LARRY L. MANN
 EXPIRATION DATE: 01-02-2025

MD STATE PLANE
 DATUM NAD 83/11

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

TOWN FILE #

DATE:	NOV 2023
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VERSION:	

SHEET **5** OF **11**

PROJECT NO.
1480-08-00



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SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
SECTION II, PHASE 1 & 2
LOTS 86 - 159

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

TOWN FILE #

DATE: NOV 2023	DESIGNED: JMD TECHNICIAN: JMD CHECKED: LLM CAD STD'S. VERSION: V8 / NCS
1" = 60'	
SHEET 6	PROJECT NO. 1480-08-00
OF 11	



RESIDUE PARCEL A
 SEE SHEET 11

SOUTHERN MARYLAND
 ELECTRIC COOPERATIVE
 (165' WIDE)
 L258 F255

OPEN SPACE
 189,494 SF or 4.3502 AC

N/F
 KAREN M. BONABY
 & DMITRI M. NORRIS
 TM 32, PARCEL 14
 L6041 F411

MD STATE PLANE
 DATUM NAD 83/11

20' SEWER EASEMENT
 LINE TABLE

E1	N 21°00'38" W	81.34
E2	N 08°09'28" W	165.99
E3	N 81°50'32" E	20.00
E4	S 08°09'28" E	163.74
E5	S 21°00'38" E	82.63
E6	S 79°01'53" W	20.31

STORMWATER MANAGEMENT
 (SWM) EASEMENT
 LINE TABLE

S35	S 29°32'54" E	147.40
S36	S 33°53'59" W	29.28
S37	N 50°38'58" W	96.13
S38	N 25°03'16" W	24.43
S39	N 02°07'51" W	82.51
S40	N 10°24'31" W	188.40
S41	N 83°46'13" W	16.33
S42	N 16°37'04" W	82.09
S43	N 42°59'19" E	23.71
S44	N 29°33'06" W	139.10
S45	N 10°01'51" W	128.29
S46	N 79°43'22" E	20.00
S47	S 10°01'51" E	87.99
S48	N 55°31'10" E	51.88
S49	S 61°15'41" E	35.36

PUMP STATION PARCEL
 52,259 SF or 1.1997 AC

DOUGLAS W. & LINDSEY B. NORRIS
 TM32 P375
 L6341 F457
 LOT 5
 PB28 PG88

OPEN SPACE
 SEE SHEET 7

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C26	1025.00	96.26	05°22'50"	48.16	S 06°11'13" E	96.22
C43	65.00	47.35	41°44'30"	24.78	S 11°59'37" W	46.31
C44	215.00	11.25	02°59'51"	5.63	S 10°22'34" E	11.25

LEGEND

	STORMWATER MANAGEMENT (SWM) EASEMENT
	20' SEWER EASEMENT

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LARRY L. MANN
 EXPIRATION DATE: 01-02-2025

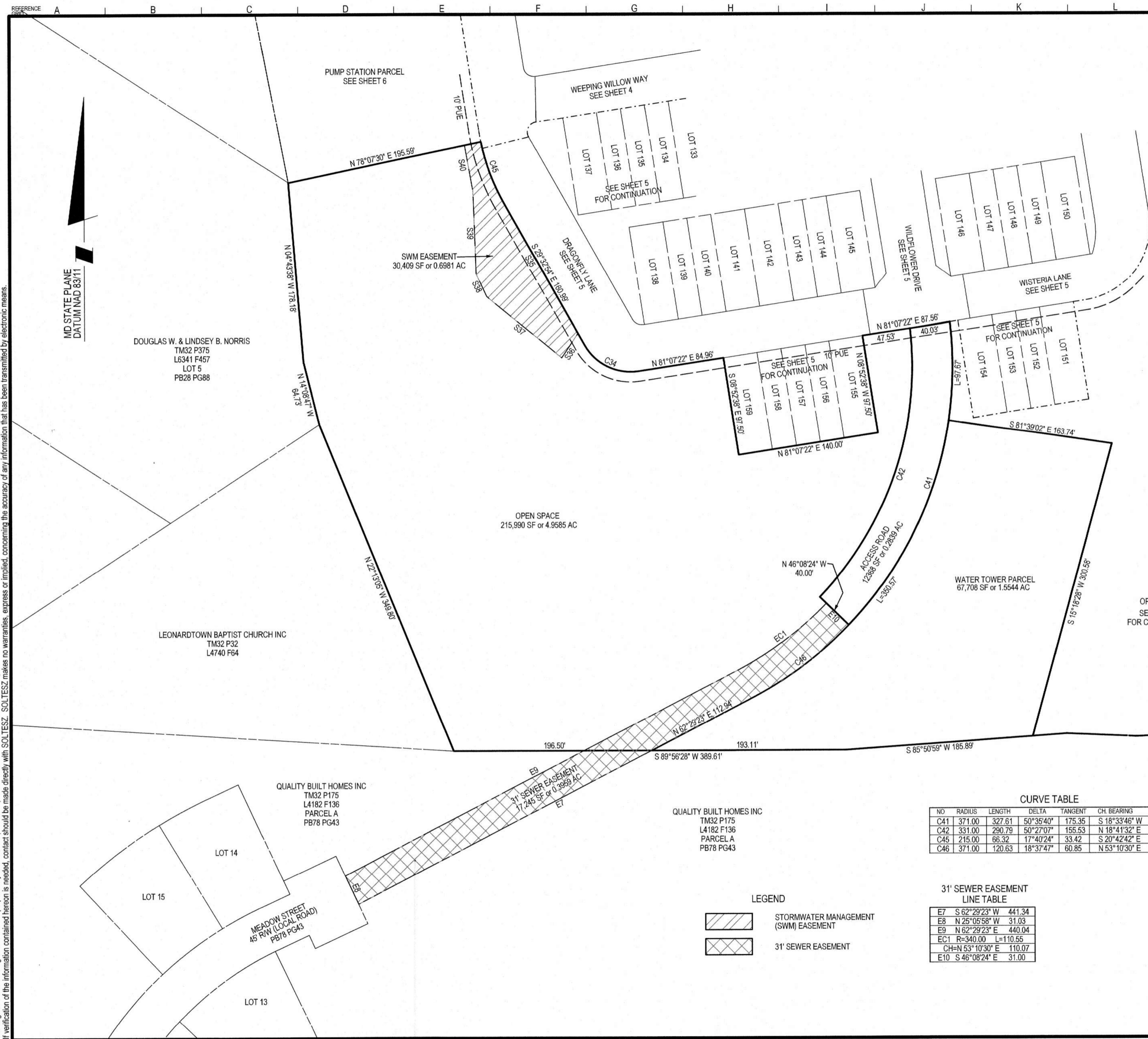
SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
SECTION II, PHASE 1 & 2
LOTS 86 - 159

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

TOWN FILE #

DATE: NOV 2023	DESIGNED: JMD
TECHNICIAN: JMD	CHECKED: LLM
CAD STD'S. VERSION: V8 / NCS	

SHEET 7
OF 11
PROJECT NO. 1480-08-00



CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C41	371.00	327.61	50°35'40"	175.35	S 18°33'46" W	317.07
C42	331.00	290.79	50°27'07"	155.53	N 18°41'32" E	281.53
C45	215.00	66.32	17°40'24"	33.42	S 20°42'42" E	66.06
C46	371.00	120.63	18°37'47"	60.85	N 53°10'30" E	120.10

31' SEWER EASEMENT LINE TABLE

E7	S 62°29'23" W	441.34
E8	N 25°05'58" W	31.03
E9	N 62°29'23" E	440.04
EC1	R=340.00 L=110.55	
CH=N 53°10'30" E	110.07	
E10	S 46°08'24" E	31.00

LEGEND

	STORMWATER MANAGEMENT (SWM) EASEMENT
	31' SEWER EASEMENT

DOUGLAS W. & LINDSEY B. NORRIS
 TM32 P375
 L6341 F457
 LOT 5
 PB28 PG88

LEONARDTOWN BAPTIST CHURCH INC
 TM32 P32
 L4740 F64

QUALITY BUILT HOMES INC
 TM32 P175
 L4182 F136
 PARCELA
 PB78 PG43

QUALITY BUILT HOMES INC
 TM32 P175
 L4182 F136
 PARCELA
 PB78 PG43

PUMP STATION PARCEL
 SEE SHEET 6

WEeping Willow Way
 SEE SHEET 4

SEE SHEET 5
 FOR CONTINUATION

WISTERIA LANE
 SEE SHEET 5

SEE SHEET 5
 FOR CONTINUATION

OPEN SPACE
 SEE SHEET 8
 FOR CONTINUATION

OPEN SPACE
 215,990 SF or 4.9585 AC

WATER TOWER PARCEL
 67,708 SF or 1.5544 AC

ACCESS ROAD
 12,388 SF or 0.2839 AC

31' SEWER EASEMENT
 17,245 SF or 0.3969 AC

MEADOW STREET
 45' R/W (LOCAL ROAD)
 PB78 PG43

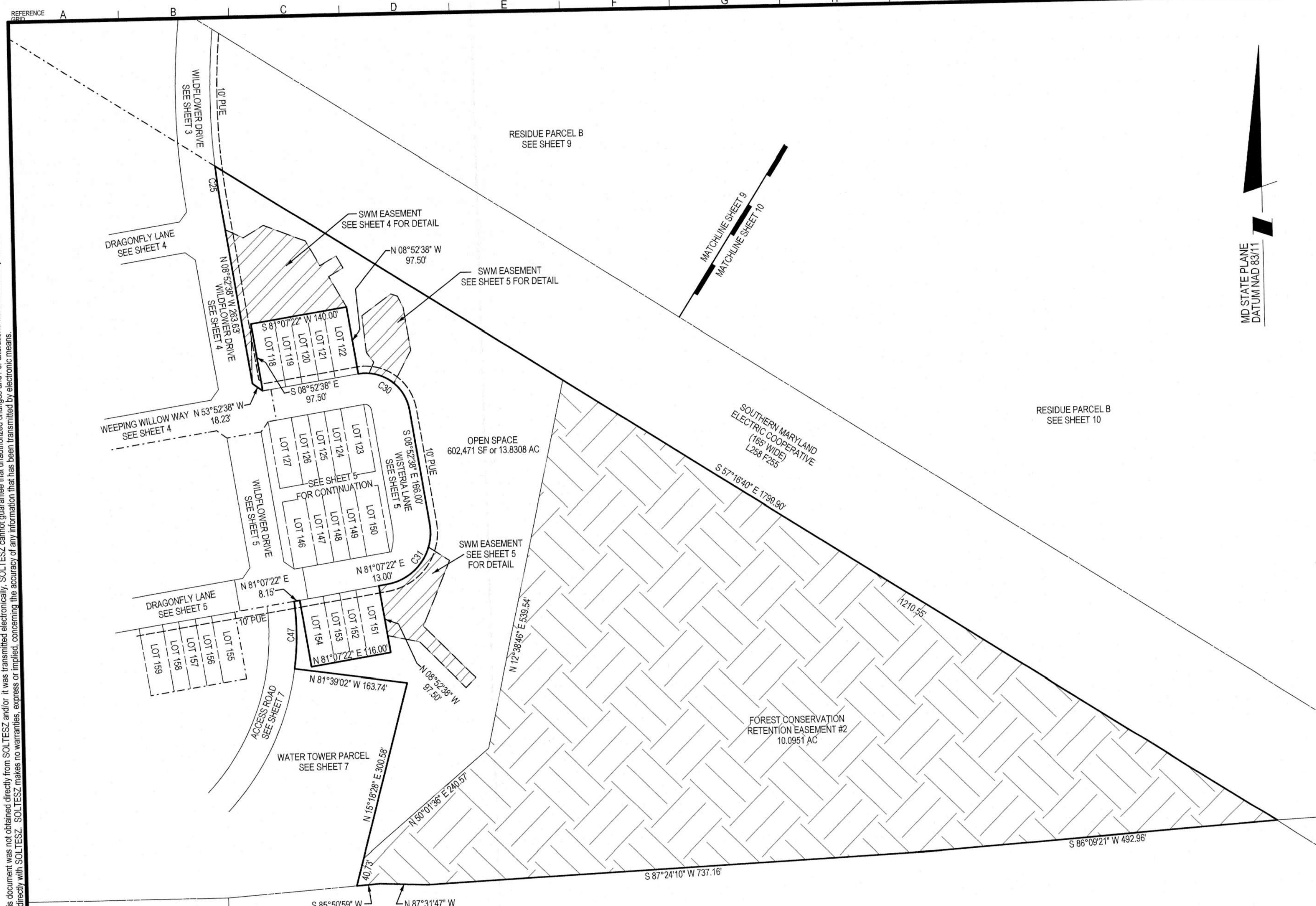
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SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
SECTION II, PHASE 1 & 2
LOTS 86 - 159

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

QUALITY BUILT HOMES INC
 TM32 P175
 L4182 F136
 PARCEL A
 PB78 PG43

JOSEPH E. & DORETHEA L. LUMPKINS
 TM33 P21
 L1552 F582
 TRACT 1
 PB66 PG77

LEGEND

	STORMWATER MANAGEMENT (SWM) EASEMENT
	FOREST CONSERVATION RETENTION EASEMENT

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C25	975.00	54.41	03°11'51"	27.21	N 07°16'43" W	54.41
C30	64.00	100.53	90°00'00"	64.00	N 53°52'38" W	90.51
C31	75.00	117.81	90°00'00"	75.00	N 36°07'22" E	106.07
C47	371.00	97.67	15°05'02"	49.12	N 00°48'27" E	97.39

TOWN FILE #

DATE:	NOV 2023
DESIGNED:	JMD
TECHNICIAN:	JMD
CHECKED:	LLM
CAD STD'S. VERSION:	V8 / NCS
SHEET	8
OF	11
PROJECT NO.	1480-08-00



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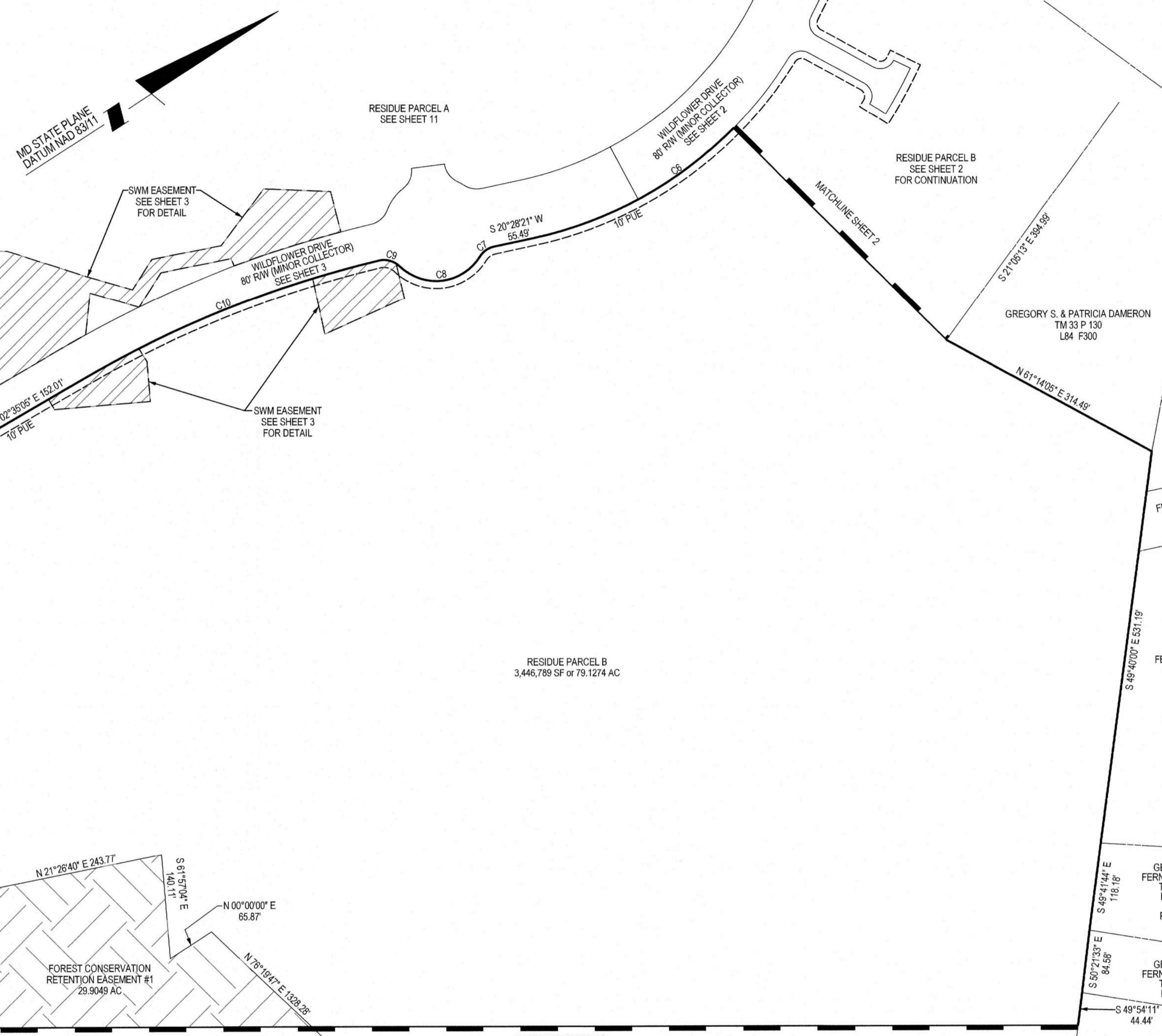
SUBDIVISION PLAT
THE MEADOWS
AT TOWN RUN
 SECTION II, PHASE 1 & 2
 LOTS 86 - 150

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

TOWN FILE #

DATE:	NOV 2023
DESIGNED:	JMD
TECHNICIAN:	JMD
CHECKED:	LLM
CAD STD'S. VERSION:	V8 / NCS

SHEET	9
OF	11
PROJECT NO.	1480-08-00



SOUTHERN MARYLAND
 ELECTRIC COOPERATIVE
 (185' WIDE)
 L286 F285

N 57°16'40" W 2137.66'

1528.56'

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C6	540.00	430.61	45°41'22"	227.49	N 02°22'20" W	419.29
C7	30.00	23.86	45°34'23"	12.60	N 02°18'51" W	23.24
C8	70.00	124.68	102°03'12"	86.53	N 25°55'34" E	108.84
C9	30.00	30.10	57°29'08"	16.45	N 48°12'36" E	28.85
C10	1475.00	434.61	16°52'57"	218.89	N 11°01'34" E	433.04

RESIDUE PARCEL B
 SEE SHEET 10
 FOR CONTINUATION

LEGEND

- STORMWATER MANAGEMENT (SWM) EASEMENT
- FOREST CONSERVATION RETENTION EASEMENT

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RESIDUE PARCEL B
SEE SHEET 9
FOR CONTINUATION

MATCHLINE SHEET 9

RESIDUE PARCEL B
3,446,789 SF or 79.1274 AC

FOREST CONSERVATION
RETENTION EASEMENT #1
29.9049 AC

SOUTHERN MARYLAND
ELECTRIC COOPERATIVE
(165' WIDE)
L258 F255

SOUTHERN MARYLAND
ELECTRIC COOPERATIVE
(165' WIDE)
L270 F189

JOSEPH E. & DORETHEA L.
LUMPKINS
TM33 P21
L1552 F582
TRACT 2
PB66 PG77

AUBREY F. MATTINGLY
& VICTORIA P. MATTINGLY
TM 33 P205
L2450 F156

AUBREY F. MATTINGLY
& VICTORIA P. MATTINGLY
TM 33 P68
L2450 F149
PB58 PG76

KENNETH A. STEWART
TM 33 P67
L5212 F75

DANIEL M. JOHNSON
TM 33 P45
L2748 F601
LOT 3
PB47 PG44



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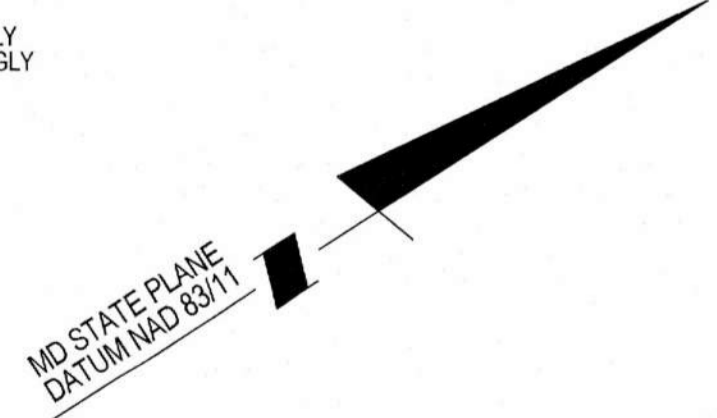
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SUBDIVISION PLAT THE MEADOWS AT TOWN RUN SECTION II, PHASE 1 & 2 LOTS 86 - 159

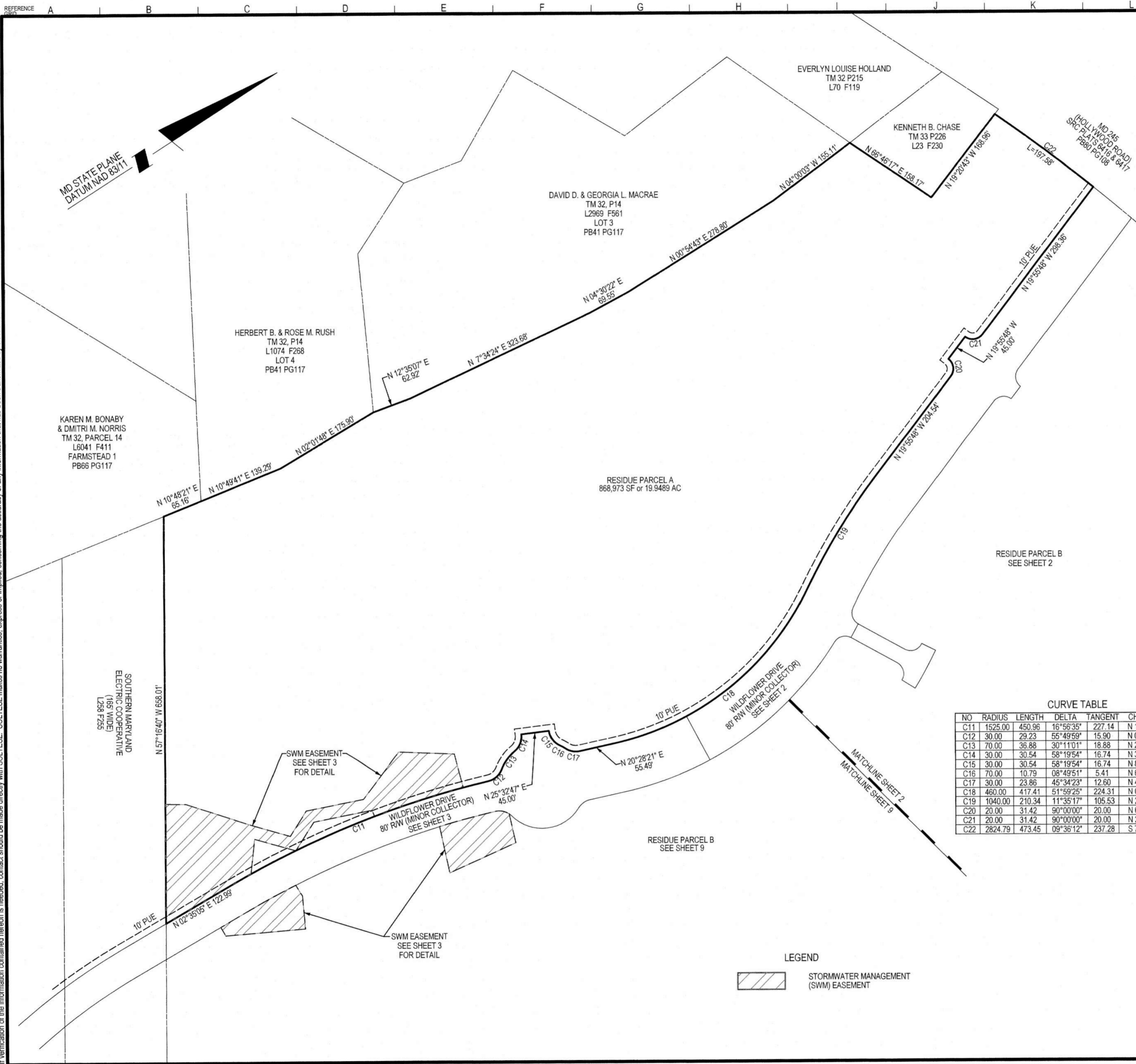
THIRD (3rd) ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND



LEGEND
 FOREST CONSERVATION RETENTION EASEMENT

TOWN FILE #		DATE: NOV 2023
1" = 100'		DESIGNED: JMD
		TECHNICIAN: JMD
		CHECKED: LLM
		CAD STD'S. VERSION: V8 / NCS
SHEET 10		
OF 11		
PROJECT NO. 1480-08-00		

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

CURVE TABLE

NO	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	DIST.
C11	1525.00	450.96	16°56'35"	227.14	N 11°03'23" E	449.32
C12	30.00	29.23	55°49'59"	15.90	N 08°23'20" W	28.09
C13	70.00	36.88	30°11'01"	18.88	N 21°12'49" W	36.45
C14	30.00	30.54	58°19'54"	16.74	N 35°17'16" W	29.24
C15	30.00	30.54	58°19'54"	16.74	N 86°22'50" E	29.24
C16	70.00	10.79	08°49'51"	5.41	N 61°37'48" E	10.78
C17	30.00	23.86	45°34'23"	12.60	N 43°15'32" E	23.24
C18	460.00	417.41	51°59'25"	224.31	N 05°31'22" W	403.23
C19	1040.00	210.34	11°35'17"	105.53	N 25°43'26" W	209.98
C20	20.00	31.42	90°00'00"	20.00	N 64°55'48" W	28.28
C21	20.00	31.42	90°00'00"	20.00	N 25°04'12" E	28.28
C22	2824.79	473.45	09°36'12"	237.28	S 72°03'08" W	472.90

LEGEND

STORMWATER MANAGEMENT (SWM) EASEMENT

TOWN FILE #

DATE: NOV 2023
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SHEET **11** OF **11**

PROJECT NO. 1480-08-00

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