



**Council of the Town of Leonardtown**  
**Ordinance No. 207**  
**Subject: Sale of Surplus Real Property and**  
**Acquisition of Real Property for a Public Purpose**

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**Date Introduced on First Reading: March 8, 2021**  
**Town Commissioners Public Hearing: April 12, 2021**  
**Date Adopted on Second Reading: April 12, 2021**  
**Date Effective: May 3, 2021**

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**AN ORDINANCE** for the purposes of: 1) approving the conveyance of certain real property owned by The Commissioners of Leonardtown, shown on Tax Map 133, Grid 10, Parcel 228 as a portion of Parcel A, Tax Identification No. 03-063305, located at Point Lookout Road, a portion of Parcel B, Tax Identification No. 03-063313, located on Point Lookout Road, and a portion of Parcel C, Tax Identification No. 03-063321, located on Dorsey Street, all within the corporate limits of the Town of Leonardtown, Maryland, consisting in the aggregate of ~~39.645~~ **39.100** acres of land, more or less, to Tudor Hall Funding, LLC, such property having previously been declared by the Council of the Town of Leonardtown to be surplus and no longer necessary for any present or anticipated public purpose or use; 2) approving the acquisition of certain real property shown on Tax Map 133, Grid 10, Parcel 228 as Outparcel A, Tax Identification No. 03-063356, located on Point Lookout Road, a portion of Outparcel E, Tax Identification No. 03-063399, a portion of Outparcel G, Tax Identification No. 03-063410, a portion of Outparcel J, Tax Identification No. 03-063445, and a portion of Outparcel K, Tax Identification No. 03-063453, all within the corporate limits of the Town of Leonardtown, Maryland, consisting in the aggregate of ~~39.645~~ **39.100** acres of land, more or less, from Tudor Hall Funding, LLC and Parcel K – Tudor Hall Farm, LLC for the public purpose and use of outdoor public recreation area and open space; and 3) authorizing the Mayor and the Town Administrator to execute all documents and take any and all action necessary and incidental to effectuate the foregoing conveyance and acquisition; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the conveyance and acquisition of real property in the Town of Leonardtown.

## RECITALS

**WHEREAS**, pursuant to § 5-204(c)(3) and (4) of the Local Government Article of the Annotated Code of Maryland 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 sell at public or private sale after 20 days’ public notice and to convey to the purchaser thereof any real property belonging to the Town when the Council determines that it is no longer needed for any public use and to acquire by conveyance, purchase, or condemnation any real or leasehold property needed for a public purpose; and

**WHEREAS**, pursuant to a deed dated February 1, 2000 and recorded among the Land Records of St. Mary’s County, Maryland in Liber E.W.A. No. 1516, folio 132 (the “Town Deed”), the State of Maryland, to the use of the Department of Natural Resources, transferred to the Town all that real property situate, lying, and being in the Town of Leonardtown, in the Third Election District of St. Mary’s County, Maryland, shown on Tax Map 133, Grid 10, Parcel 228 as Parcels A through F and more fully shown on a subdivision plat entitled “Subdivision Plat Tudor Hill Farm Per M.R.B. 249/459 & M.R.B. 325/307 Third Election District St. Mary’s County, Maryland” and recorded among the Plat Records of St. Mary’s County at Liber E.W.A. No. 49, folio 15, consisting of 238.955 acres of land, more or less (the “Town Property”), which is part of the Tudor Hall property (“Tudor Hall”) and was initially intended to be developed as a golf course, with the remainder of Tudor Hall intended to be a mixed-use development; and

**WHEREAS**, the Town acquired the Town Property for the public purpose and use of outdoor public recreation area and open space, including a golf course; and

**WHEREAS**, pursuant to the Town Deed, any conversion from outdoor public recreation or open space use must be approved by the Secretaries of the Departments of Natural Resources, Budget and Management, and Planning, and only after the Town replaces any such land with land of at least equivalent area and of equal recreation or open space value; and

**WHEREAS**, pursuant to a deed dated March 25, 2009 and recorded among the Land Records of St. Mary’s County, Maryland in Liber J.W.W. No. 3272, folio 625, Sunchase Partners XI, LLC transferred to Tudor Hall Funding, LLC (“THF”) all that real property situate, lying, and being in the Town of Leonardtown, in the Third Election District of St. Mary’s County, Maryland, shown on Tax Map 133, Grid 10, Parcel 228 as Outparcels A, E, F, G, H, I, and J and more fully shown on a subdivision plat entitled “Amended Subdivision Plat ‘Tudor Hill Farm’ Per M.R.B. 249/459 & M.R.B. 325/307 Third Election District St. Mary’s County, Maryland” and recorded among the Plat Records of St. Mary’s County at Liber E.W.A. No. 53, folio 85, consisting of 147.582 acres of land, more or less (the “THF Property”), which is also part of Tudor Hall and is intended to be a mixed-use development; and

**WHEREAS**, pursuant to a deed dated May 2, 2005 and recorded among the Land Records of St. Mary’s County, Maryland in Liber E.W.A. No. 2512, folio 529, Tudor Hall Farm, Inc. transferred to Parcel K – Tudor Hall Farm, LLC (“Parcel K”) all that real property situate,

lying, and being in the Town of Leonardtown, in the Third Election District of St. Mary's County, Maryland, shown on Tax Map 133, Grid 10, Parcel 228 as Outparcel K and more fully shown on a subdivision plat entitled "Amended Subdivision Plat 'Tudor Hill Farm' Per M.R.B. 249/459 & M.R.B. 325/307 Third Election District St. Mary's County, Maryland" and recorded among the Plat Records of St. Mary's County at Liber E.W.A. No. 53, folio 85, consisting of 7.88 acres of land, more or less ("Outparcel K"), which is also part of Tudor Hall; and

**WHEREAS**, Parcel K is under the authority and control of THF; and

**WHEREAS**, pursuant to Resolution No. 1-21, adopted March 8, 2021 during a public meeting, the Council declared a portion of the Town Property consisting of 39.645 acres of land, more or less, to be surplus and no longer needed for any public purpose or use and authorized the Mayor and Town Administrator to proceed with negotiating the terms of conveyance thereof to THF as well as the Town's acquisition of a portion of the TFH Property and Outparcel K from THF and Parcel K, respectively, consisting in the aggregate of 39.645 acres of land, more or less, for the public purpose and use of outdoor public recreation area and open space, subject to final approval by ordinance of the Council and approved by the Secretaries of the Departments of Natural Resources, Budget and Management, and Planning as required by the Town Deed, as shown on a plat dated October 2020, prepared by Bay Engineering, Inc., and entitled "Land Swap Exhibit 'Tudor Hill Farm' Plat Book 53, Page 85-90 Tax Map 133 – Parcel 228 3<sup>rd</sup> Assessment District St. Mary's County, MD 20650," (the "Plat") which is attached hereto and incorporated herein by reference as Exhibit 1, with the goal of developing Tudor Hall as a mixed-use residential development while retaining the amount of outdoor recreation area and open space as required by the Town Deed; and

**WHEREAS, subsequent to the Council's adoption of Resolution No. 1-21 and the introduction of this Ordinance, it was conclusively determined that the total acreage of the Town Property to be conveyed to THF is 39.100 acres of land, more or less, and the total acreage of the THF Property and Parcel K to be acquired by the Town is 39.100 acres of land, more or less; and**

**WHEREAS**, the Council has determined that for and in consideration of the terms and conditions set forth in the Contract attached hereto as Exhibit 2, the Town shall convey the Town Property as shown on the Plat to THF, together with any and all buildings and improvements thereupon erected, made, or being, any and all rights, ways, waters, privileges, appurtenances, and advantages thereto belonging or appertaining, and subject to any and all restrictions, covenants, easements, conditions, liens, or agreements as may appear among the Land Records of St. Mary's County, Maryland; and

**WHEREAS**, the Council has determined that for and in consideration of the terms and conditions set forth in the Contract attached hereto as Exhibit 2, the Town shall acquire the THF Property and Outparcel K as shown on the Plat from THF and Parcel K, respectively, together with any and all buildings and improvements thereupon erected, made, or being, any and all rights, ways, waters, privileges, appurtenances, and advantages thereto belonging or appertaining, and subject to any and all restrictions, covenants, easements, conditions, liens, or agreements as may appear among the Land Records of St. Mary's County, Maryland; and

**WHEREAS**, the Council finds that approving the Town's conveyance of the Town Property to THF and the Town's acquisition of the THF Property and Outparcel K from THF and Parcel K, respectively, as set forth herein and in the Contract attached hereto as Exhibit 2 and as shown on the Plat attached hereto as Exhibit 1 would be in the best interest of the health, safety, and welfare of the citizens of the Town.

**SECTION I. BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LEONARDTOWN**, that the Council hereby authorizes the Town's conveyance of that real property shown on Tax Map 133, Grid 10, Parcel 228 and on the Plat as a portion of Parcel A, Tax Identification No. 03-063305, located at Point Lookout Road, a portion of Parcel B, Tax Identification No. 03-063313, located on Point Lookout Road, and a portion of Parcel C, Tax Identification No. 03-063321, located on Dorsey Street, all within the corporate limits of the Town of Leonardtown, Maryland, consisting in the aggregate of ~~39.645~~ **39.100** acres of land, more or less, to THF, together with any and all buildings and improvements thereupon erected, made, or being, any and all rights, ways, waters, privileges, appurtenances, and advantages thereto belonging or appertaining, and subject to any and all restrictions, covenants, easements, conditions, liens, or agreements as may appear among the Land Records of St. Mary's County, Maryland, such real property having previously been declared by the Council to be surplus and no longer needed for any present or anticipated public purpose or use.

**SECTION II. AND BE IT FURTHER ORDAINED** that the Council hereby authorizes the Town's acquisition of all that real property shown on Tax Map 133, Grid 10, Parcel 228 and on the Plat as Outparcel A, Tax Identification No. 03-063356, located on Point Lookout Road, a portion of Outparcel E, Tax Identification No. 03-063399, a portion of Outparcel G, Tax Identification No. 03-063410, a portion of Outparcel J, Tax Identification No. 03-063445, and a portion of Outparcel K, Tax Identification No. 03-063453, located on Washington Street, all within the corporate limits of the Town of Leonardtown, Maryland, consisting in the aggregate of ~~39.645~~ **39.100** acres of land, more or less, from THF and Parcel K, together with any and all buildings and improvements thereupon erected, made, or being, any and all rights, ways, waters, privileges, appurtenances, and advantages thereto belonging or appertaining, and subject to any and all restrictions, covenants, easements, conditions, liens, or agreements as may appear among the Land Records of St. Mary's County, Maryland, for the public purpose and use of outdoor public recreation area and open space.

**SECTION III. AND BE IT FURTHER ORDAINED** that the Council hereby authorizes the Mayor to execute a contract for the conveyance of the Town Property to THF and the acquisition of the THF Property and Outparcel K from THF and Parcel K, respectively, in substantially the same form as the Contract attached hereto as Exhibit 2.

**SECTION IV. 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 conveyance of the Town Property to THF and the Town's acquisition of the THF Property and Outparcel K from THF and Parcel K, respectively.

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

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

**SECTION VII. 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 VIII. 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 IX. 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 X. 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.

Laschelle E. McKay

Laschelle E. McKay  
Town Administrator

Seal:

Councilpersons of Leonardtown:

J. Maguire Mattingly, IV

J. Maguire Mattingly, IV  
Vice President

Tyler Alt

Tyler Alt  
Council Member

Christy Hollander

Christy Hollander  
Council Member

Mary Maday Slade

Mary Maday Slade  
Council Member

Nick B. Colvin

Nick B. Colvin  
Council Member

This Ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this 12<sup>th</sup> day of April, 2021.

Laschelle E. McKay

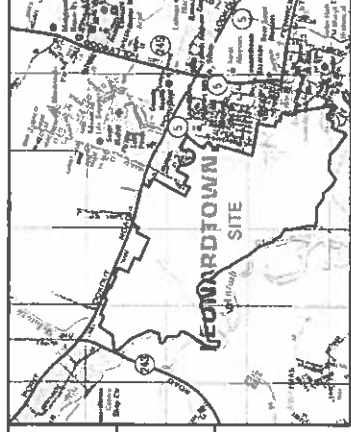
Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) Approve this Ordinance this \_\_\_ day of \_\_\_\_\_, 2021.

Daniel W. Burris  
Daniel W. Burris, Mayor

EXHIBIT 1

Land Swap Exhibit "Tudor Hall Farm" Plat Book 53, Page 85-90 Tax Map 133 – Parcel 228 3<sup>rd</sup>  
Assessment District St. Mary's County, MD 20650

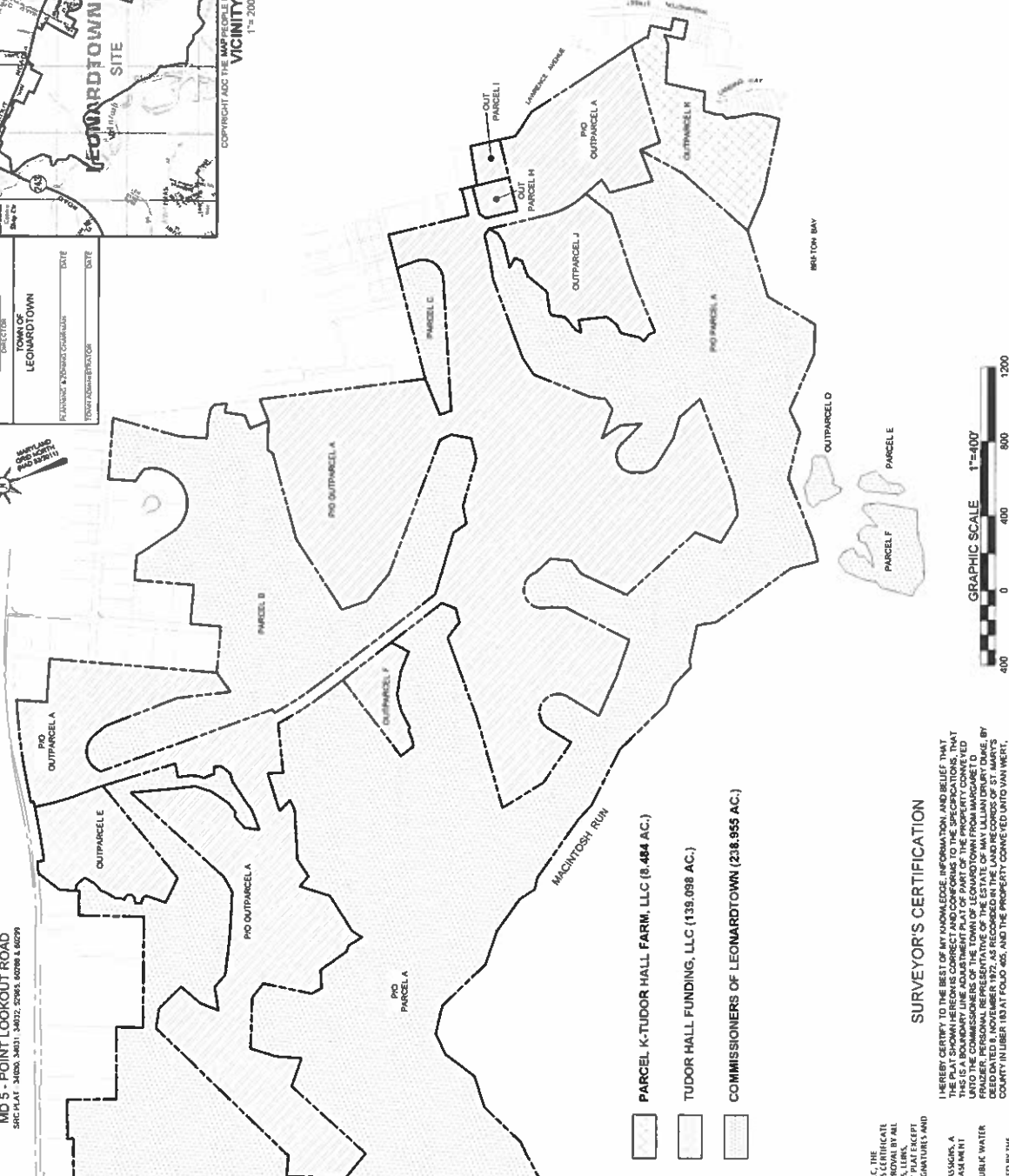


LEONARDTOWN SITE  
 1" = 2000'  
 COPYRIGHT AND THE MAP ARE FOR PERMITTED USE ONLY. NO. 180307100

ST. MARY'S COUNTY  
 OFFICE OF ENVIRONMENTAL HEALTH  
 APPROVAL DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN OF LEONARDTOWN  
 PLANNING AND ZONING COMMISSIONS APPROVAL DATE \_\_\_\_\_ DATE \_\_\_\_\_



MD 5 - POINT LOOKOUT ROAD  
 SEC. 1 PLAT 34820, 34831, 34832, 32985, 30298 & 30299



- PARCEL K-TUDOR HALL FARM, LLC (8.484 AC.)
- TUDOR HALL FUNDING, LLC (138.098 AC.)
- COMMISSIONERS OF LEONARDTOWN (238.955 AC.)

**OWNERS CERTIFICATION**

WE, THE COMMISSIONERS OF THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, A CORPORATION OF MARYLAND, DO HEREBY GRANT UNTO THE TOWN OF LEONARDTOWN, ITS SUCCESSORS AND ASSIGNS, A CORPORATION OF MARYLAND, THE RIGHT TO USE AND ENJOY THE LAND HEREIN FOR THE PURPOSES OF CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION AND OPERATION OF THE PUBLIC WATER AND SEWER FACILITIES. WE FURTHER ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS REQUIRED BY THE LEONARDTOWN ZONING ORDINANCE AND DEDICATE THE STREETS, WALKWAYS, EASEMENTS, RIGHTS OF WAY AND OTHER IMPROVEMENTS, WHERE APPLICABLE, TO PUBLIC USE. THE REQUIREMENTS OF SECTION 2-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE 28) SHALL APPLY TO ALL LANDS HEREIN DESCRIBED IN THIS SETTING OF THE MAPS RECORDED HEREIN HAVE BEEN COMPLETED WITH THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

COMMISSIONERS OF LEONARDTOWN  
 DANIEL W. BURKS, MAYOR  
 VAN WERT, LLC

DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS IS A BOUNDARY LINE ADJUSTMENT PLAT OF PART OF THE PROPERTY CONVEYED BY FRASER PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY LILLIAN DUNN DRAKE, BY DEED DATED 8 NOVEMBER 1977, AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, AND THE SURVEY HEREON IS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-108 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE 28) AND THE SURVEY RECORDS THEREIN HAVE BEEN COMPLETED WITH THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

TUDOR J. LABREW  
 PROFESSIONAL LAND SURVEYOR #10899  
 EXPIRATION DATE AUGUST 3, 2022



**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2881 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410 897 9290  
 410 897 9295 fax  
 email info@bayengineering.com  
 www.bayengineering.com

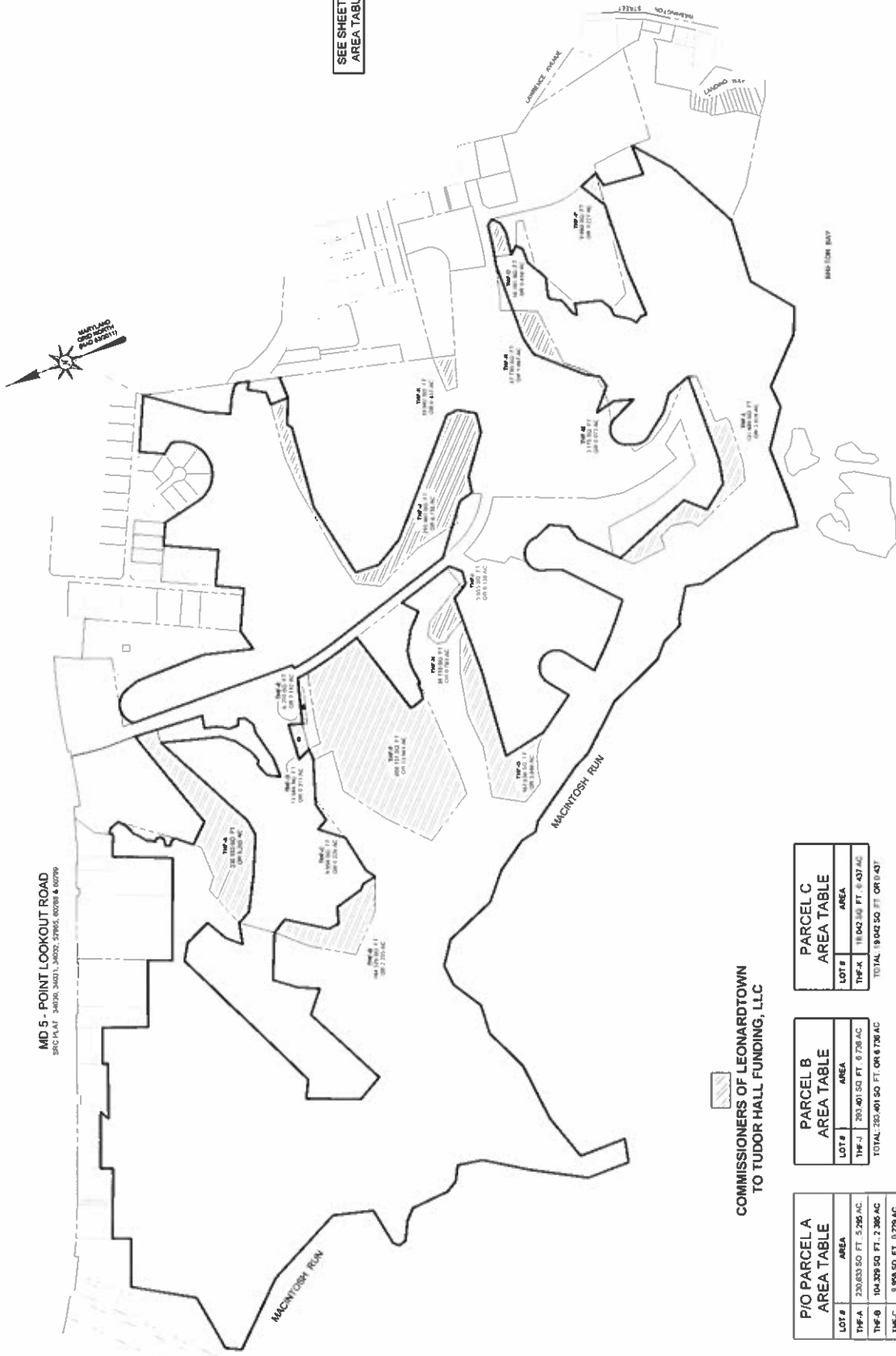
BOUNDARY LINE ADJUSTMENT PLAT  
 EXISTING OVERALL EXHIBIT  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

DATE: MARCH 2021  
 JOB NO: 20-188  
 FOLDER  
 SCALE: 1"=400'  
 DRAWN BY: S.W.D.  
 CHECKED BY: M.F.P., JR.  
 REVISED  
 SHEET 1 OF 11



MD 5 - POINT LOOKOUT ROAD  
 2852 PLAT - PARCELS 34031, 34032, 37905, 38038 & 60299

SEE SHEET 10 FOR  
 AREA TABULATION



COMMISSIONERS OF LEONARDTOWN  
 TO TUDOR HALL FUNDING, LLC

PARCEL C AREA TABLE	
LOT #	AREA
THF-K	18,042 SQ. FT. (0.41 AC)
<b>TOTAL:</b>	<b>18,042 SQ. FT. OR 0.41 AC</b>

PARCEL B AREA TABLE	
LOT #	AREA
THF-J	293,491 SQ. FT. (6.728 AC)
<b>TOTAL:</b>	<b>293,491 SQ. FT. OR 6.728 AC</b>

PIO PARCELA AREA TABLE	
LOT #	AREA
THF-A	230,833 SQ. FT. 5.295 AC
THF-B	104,329 SQ. FT. 2.385 AC
THF-C	8,908 SQ. FT. 0.203 AC
THF-D	13,548 SQ. FT. 0.311 AC
THF-E	6,200 SQ. FT. 0.142 AC
THF-F	680,181 SQ. FT. 15.581 AC
THF-G	107,654 SQ. FT. 2.448 AC
THF-H	24,118 SQ. FT. 0.553 AC
THF-I	5,825 SQ. FT. 0.133 AC
THF-L	131,488 SQ. FT. 3.019 AC
THF-M	3,175 SQ. FT. 0.073 AC
THF-N	47,765 SQ. FT. 1.087 AC
THF-O	18,191 SQ. FT. 0.418 AC
THF-P	8,880 SQ. FT. 0.202 AC
<b>TOTAL:</b>	<b>1,360,156 SQ. FT. OR 31.827 AC</b>

TOTAL LAND SWAP AREA:  
 1,703,199 SQ. FT. OR 39,100 AC.



LUGM #20-

DATE	MARCH 2021
JOB NO.	20-1808
FOUNDER	
SCALE	1"=200'
DRAWN BY	W.D.
CHECKED BY	M.F.P.
REVISED	

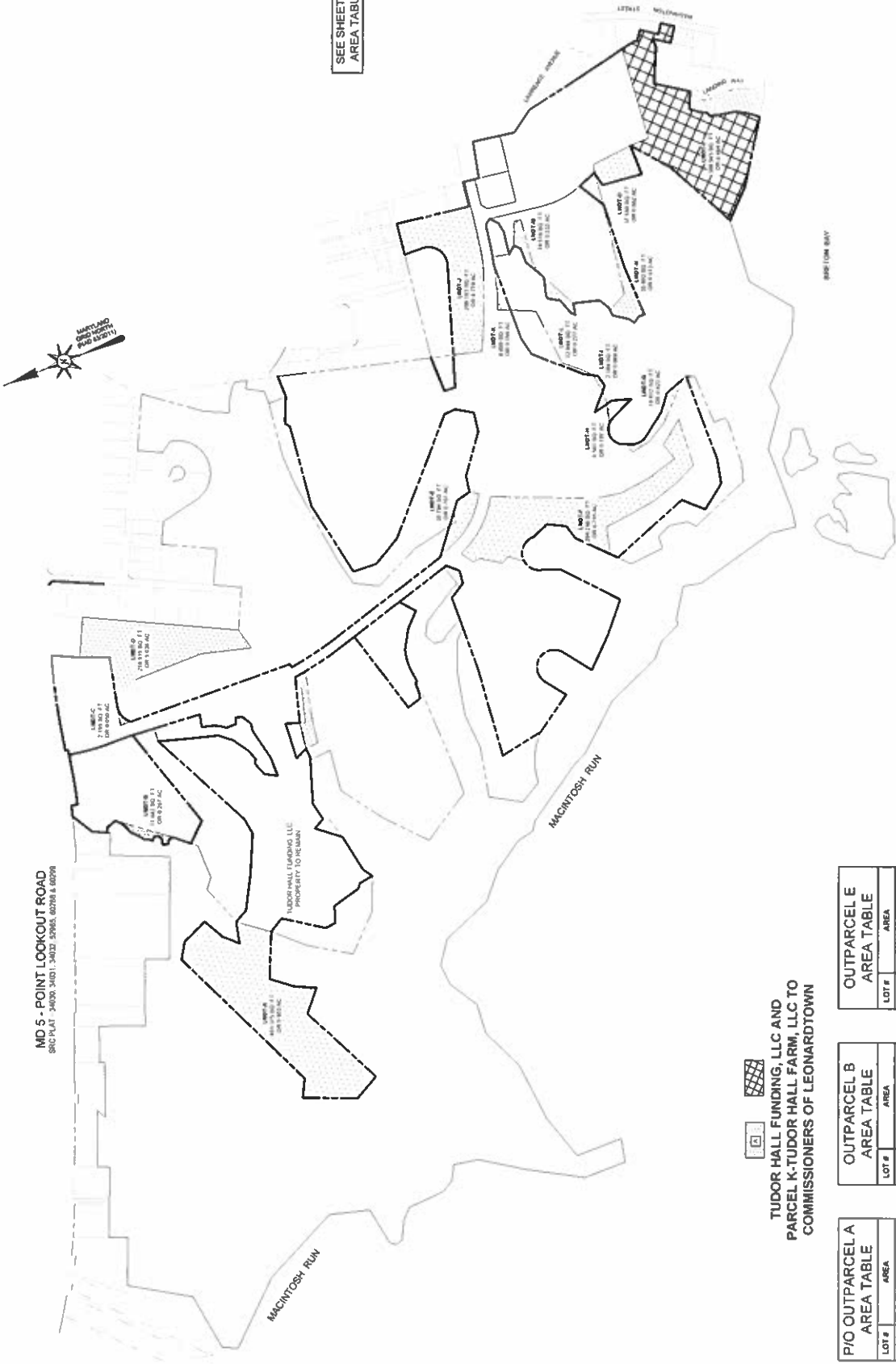
BOUNDARY LINE ADJUSTMENT PLAT  
 LAND SWAP EXHIBIT  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2861 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.897.9290  
 email: info@BayEngineering.com  
 www.BayEngineering.com



MD 5 - POINT LOOKOUT ROAD  
 862 PLAT - 34020, 34101, 34232, 52965, 60268 & 60269

SEE SHEET 10 FOR  
 AREA TABULATION



TUDOR HALL FUNDING, LLC AND  
 PARCEL K-TUDOR HALL FARM, LLC TO  
 COMMISSIONERS OF LEONARDTOWN

**OUTPARCEL E  
 AREA TABLE**

LOT #	AREA
LOT E	11,642 SQ. FT. @ 287 AC
TOTAL	11,642 SQ. FT. OR 287 AC

**OUTPARCEL K  
 AREA TABLE**

LOT #	AREA
LOT K	38,564 SQ. FT. @ 883 AC
LOT P	388,965 SQ. FT. @ 894 AC
TOTAL	427,529 SQ. FT. OR 977 AC

**OUTPARCEL B  
 AREA TABLE**

LOT #	AREA
LOT B	218,915 SQ. FT. @ 500 AC
TOTAL	218,915 SQ. FT. OR 500 AC

**OUTPARCEL J  
 AREA TABLE**

LOT #	AREA
LOT J	14,519 SQ. FT. @ 332 AC
LOT M	12,048 SQ. FT. @ 276 AC
LOT N	35,407 SQ. FT. @ 813 AC
TOTAL	61,974 SQ. FT. OR 1421 AC

**P/O OUTPARCEL A  
 AREA TABLE**

LOT #	AREA
LOT A	43,275 SQ. FT. @ 990 AC
LOT C	2,195 SQ. FT. @ 50 AC
LOT E	30,794 SQ. FT. @ 707 AC
LOT F	284,248 SQ. FT. @ 650 AC
LOT G	18,412 SQ. FT. @ 423 AC
LOT H	5,581 SQ. FT. @ 128 AC
LOT I	2,184 SQ. FT. @ 50 AC
LOT J	208,183 SQ. FT. @ 4779 AC
LOT K	8,828 SQ. FT. @ 201 AC
TOTAL	1,004,548 SQ. FT. OR 23,061 AC

TOTAL LAND SWAP AREA:  
 1,703,199 SQ. FT. OR 39,100 AC.



**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2861 Riva Road Building 800  
 Annapolis, Maryland 21401  
 410.897.9290  
 410.897.9295 fax  
 email: info@BayEngineering.com  
 www.BayEngineering.com

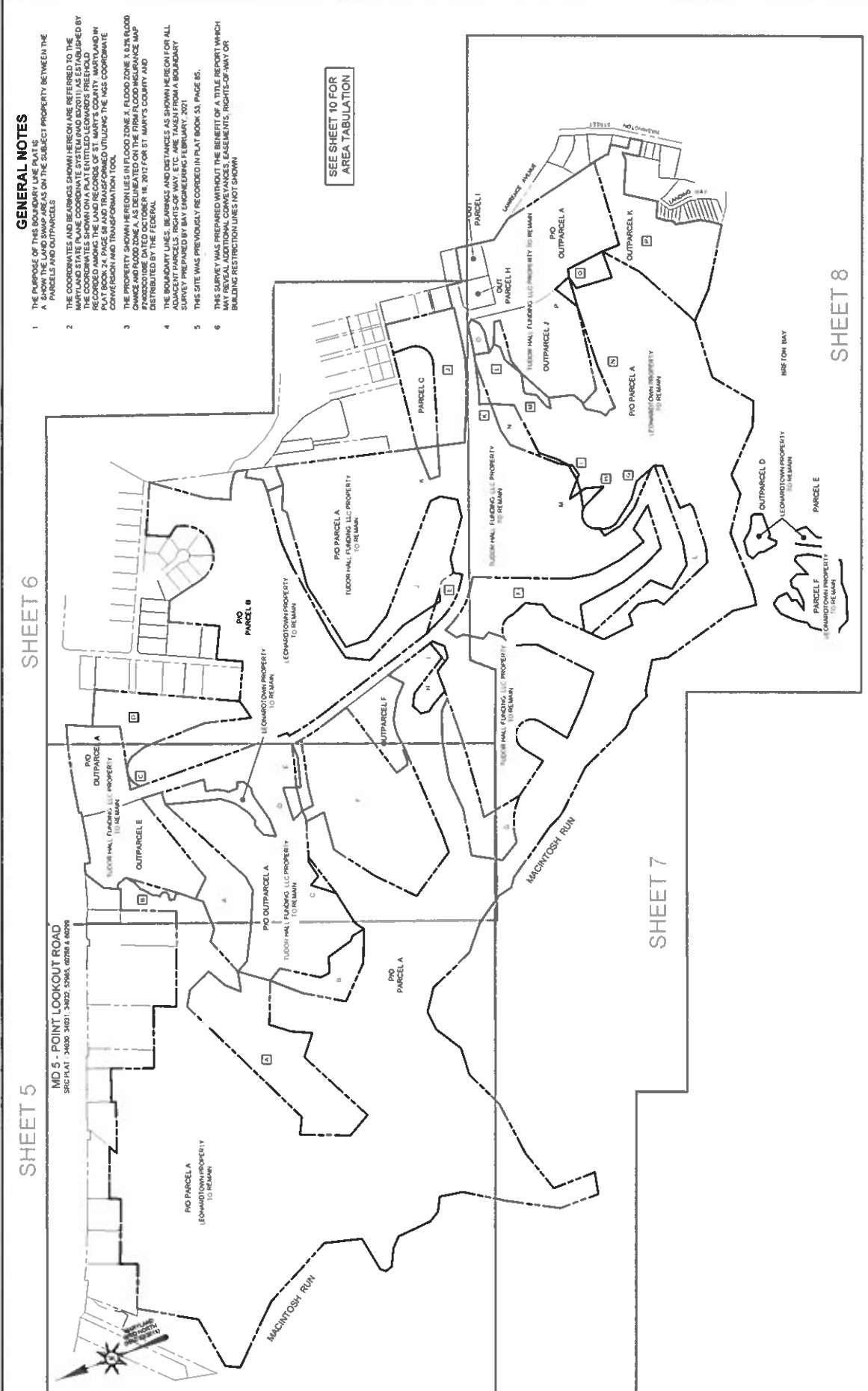
STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 15,100  
 EXPIRES DATE: AUGUST 3, 2022

**BOUNDARY LINE ADJUSTMENT PLAT**  
**LAND SWAP EXHIBIT**  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

DATE: MARCH 2021  
 JOB NO.: 20-7688  
 PROJECT: FOLGER  
 SCALE: 1"=200'  
 DRAWN BY: S.H.D.  
 CHECKED BY: M.P.P., JR.  
 REVISIONS:

LUGM #20-

SHEET 3 OF 11



SEE SHEET 10 FOR AREA TABULATION

### GENERAL NOTES

- 1 THE PURPOSE OF THIS BOUNDARY LINE PLAT IS TO SHOW THE LAND SWAMP AREAS ON THE SUBJECT PROPERTY BETWEEN THE PARCELS AND OUTPARCELS
- 2 THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (MDS 830711) AS ESTABLISHED BY THE COORDINATES SHOWN ON A PLAT ENTITLED LEONARDS FRESHFOLD SUBDIVISION OF 200 PARCELS AND OUTPARCELS AND TRANSFORMED TO THE NAD 83 COORDINATE SYSTEM BY THE METHOD OF THE FEDERAL TRANSFORMATION TOOL.
- 3 THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, FLOOD ZONE X 0.2% FLOOD CHANCE AND FLOOD ZONE A, AS DELINEATED ON THE FIRMA FLOOD INSURANCE MAP FOR ST. MARY'S COUNTY, MARYLAND, DATE: 10/18/2017 FOR ST. MARY'S COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 4 THE BOUNDARY LINES, BEARINGS AND DISTANCES AS SHOWN HEREON FOR ALL ADJACENT PARCELS, RIGHTS-OF-WAY, ETC. ARE TAKEN FROM A BOUNDARY SURVEY PREPARED BY BAY ENGINEERING FEBRUARY, 2021
- 5 THIS SITE WAS PREVIOUSLY RECORDED IN PLAT BOOK 53, PAGE 85.
- 6 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CLAIMS, INTERESTS, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN



LUGM #20-

BOUNDARY LINE ADJUSTMENT PLAT  
 LAND SWAP EXHIBIT  
**"TUDOR HALL FARM, LLC"**  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

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 410 867 5290  
 410 867 5295 fax  
 email: info@BayEngineering.com  
 www: BayEngineering.com

DATE: MARCH 2021  
 CASE NO. 20-2686  
 FOLDER  
 SCALE 1"=400'  
 DRAWN BY: S.W.D.  
 CHECKED BY: M.F.P., JR.  
 REVISED

SHEET 5

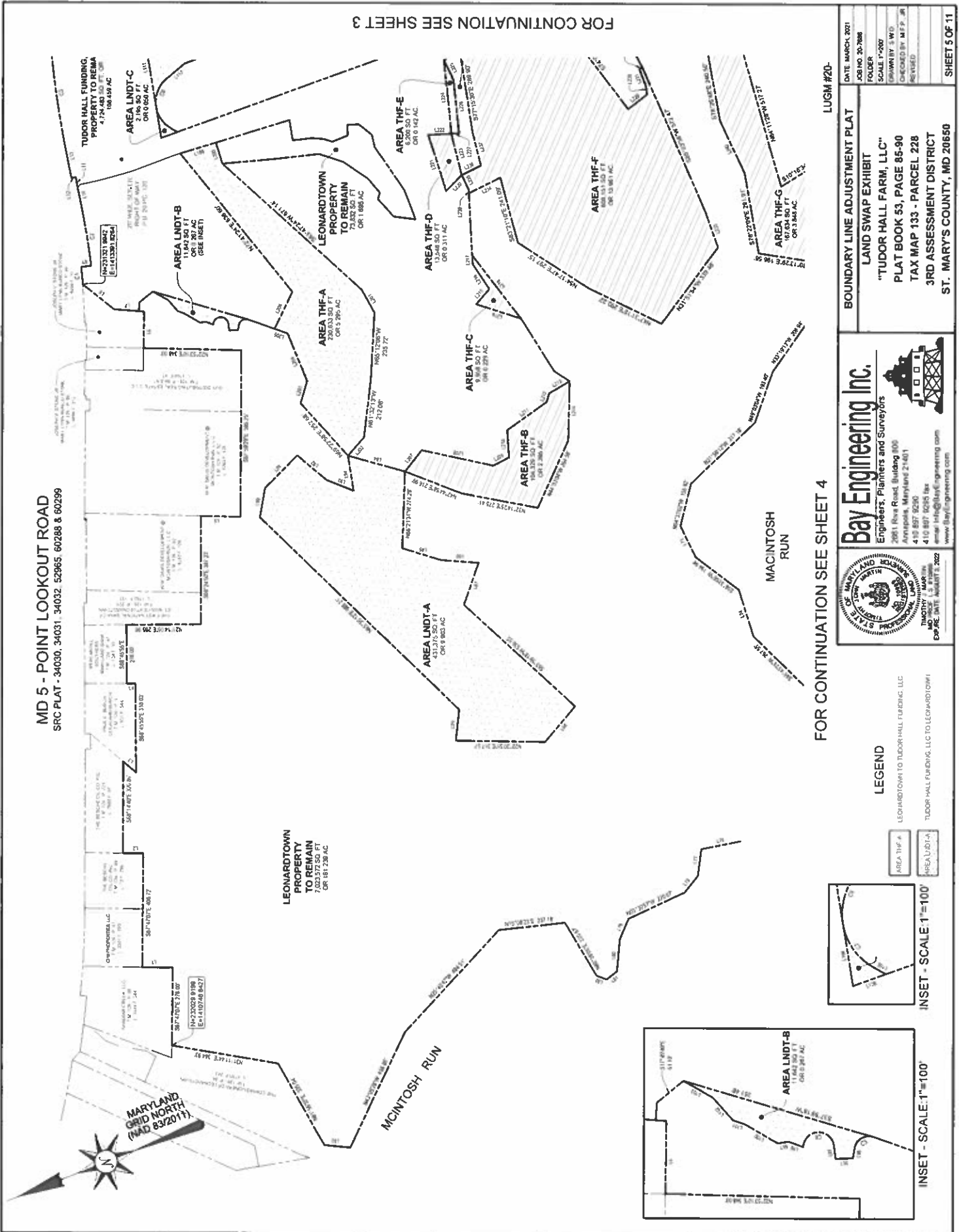
SHEET 6

SHEET 7

SHEET 8

MD 5 - POINT LOOKOUT ROAD  
 SRC PLAT - 34030, 34031, 34032, 52965, 60288 & 60299

FOR CONTINUATION SEE SHEET 3



LUGM #20-

FOR CONTINUATION SEE SHEET 4

DATE: MARCH, 2021
JOB NO: 201908
FOLDER:
SCALE: 1"=200'
DRAWN BY: S.W.D.
CHECKED BY: M.F.F./J.R.
REVISION:

**BOUNDARY LINE ADJUSTMENT PLAT**  
**LAND SWAP EXHIBIT**  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

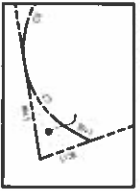
**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2981 Rye Road, Building 800  
 Annapolis, Maryland 21401  
 410.857.9290  
 410.857.9295 fax  
 email: info@bay-engineering.com  
 www.bay-engineering.com



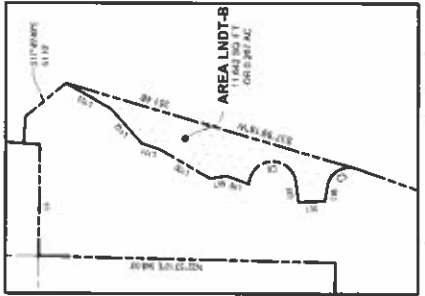
**LEGEND**

- LEONARDTOWN TO TUDOR HALL FARMING, LLC
- TUDOR HALL FARMING, LLC TO LEONARDTOWN

AREA THF #  
 AREA LNDT (A)

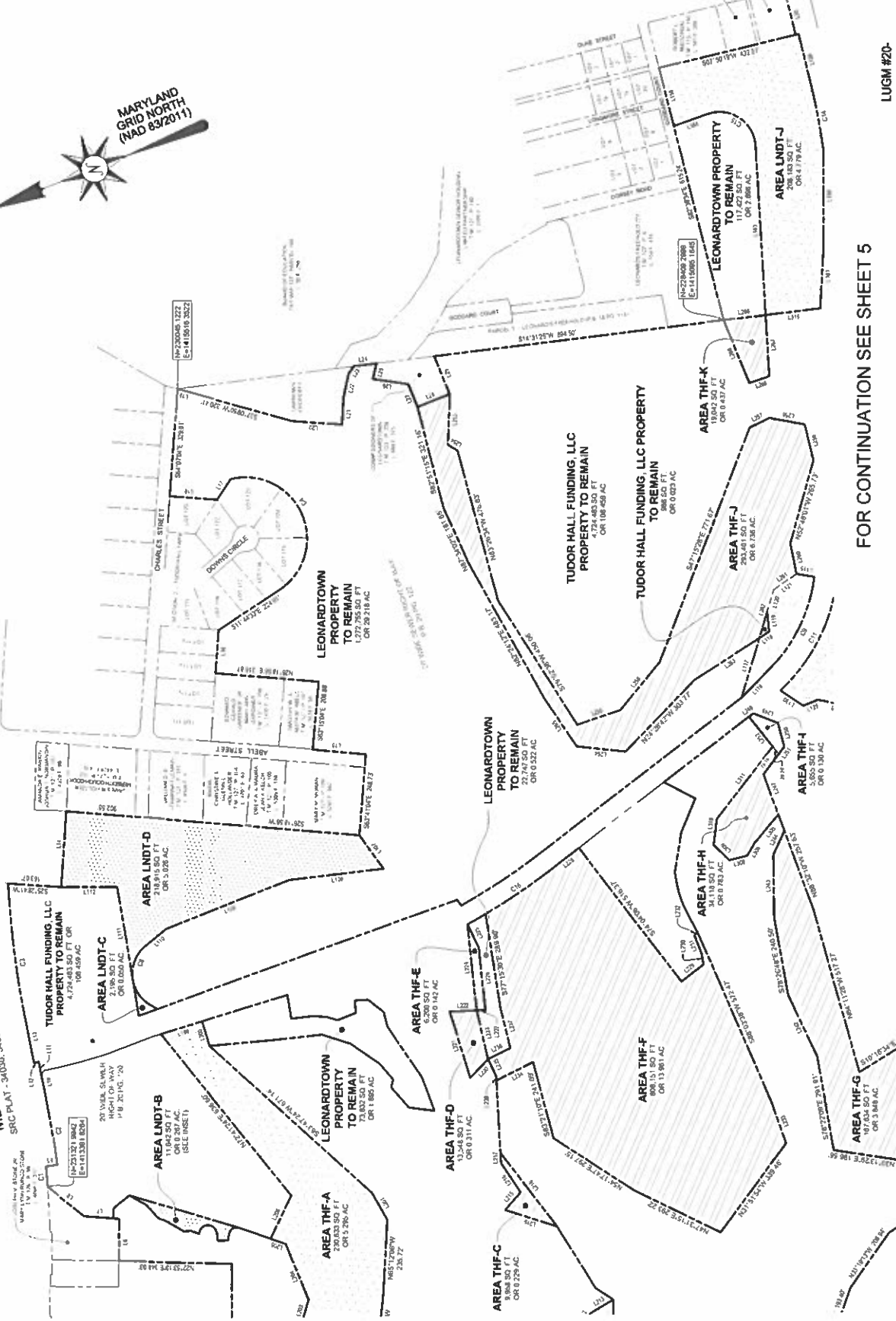


INSET - SCALE: 1"=100'



INSET - SCALE: 1"=100'

MD 5 - POINT LOOKOUT ROAD  
 SRC PLAT - 34030, 34031, 34032, 35265, 60288 & 60759



FOR CONTINUATION SEE SHEET 2

DATE: MARCH, 2021  
 JOB NO: 20-1008  
 FOLDER:  
 SCALE: 1"=200'  
 DRAWN BY: SW.D.  
 CHECKED BY: M.F.P., JR.  
 REVISION:

BOUNDARY LINE ADJUSTMENT PLAT  
 LAND SWAP EXHIBIT  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

**Bay Engineering Inc.**  
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 2661 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.867.9250  
 410.867.9235 fax  
 email: info@BayEngineering.com  
 www: BayEngineering.com

FOR CONTINUATION SEE SHEET 4

LEGEND  
 LEONARDTOWN TO TUDOR HALL FUNDING, LLC  
 TUDOR HALL FUNDING, LLC TO LEONARDTOWN

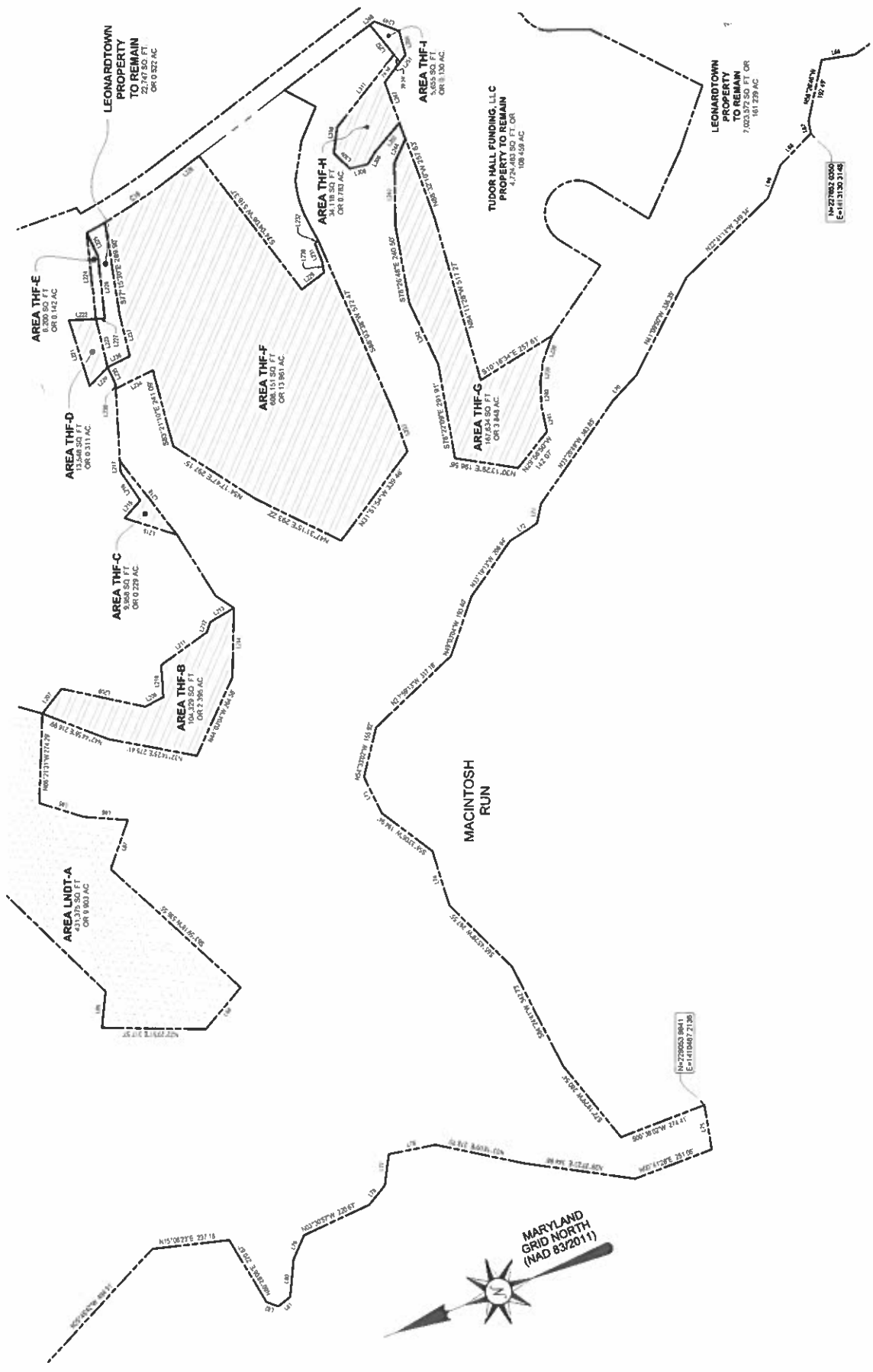
FOR CONTINUATION SEE SHEET 5

LUGM #20-

SHEET 6 OF 11

FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 5



LUGM #20-

DATE	MARCH 2021
JOB NO.	20-1008
FOUNDER	
SCALE	1"=50'
DRAWN BY	S.W.D.
CHECKED BY	M.F.P./R
REVISED	

**BOUNDARY LINE ADJUSTMENT PLAT**  
**LAND SWAP EXHIBIT**  
**"TUDOR HALL FARM, LLC"**  
**PLAT BOOK 53, PAGE 85-90**  
**TAX MAP 133 - PARCEL 228**  
**3RD ASSESSMENT DISTRICT**  
**ST. MARY'S COUNTY, MD 20650**

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 2861 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.897.9290  
 email info@BayEngineering.com  
 www.BayEngineering.com



**LEGEND**

AREA THF-A LEONARDTOWN PROPERTY TO REMAIN

AREA LNDT-A LEONARDTOWN PROPERTY TO REMAIN

AREA THF-B LEONARDTOWN PROPERTY TO REMAIN

AREA THF-C LEONARDTOWN PROPERTY TO REMAIN

AREA THF-D LEONARDTOWN PROPERTY TO REMAIN

AREA THF-E LEONARDTOWN PROPERTY TO REMAIN

AREA THF-F LEONARDTOWN PROPERTY TO REMAIN

AREA THF-G LEONARDTOWN PROPERTY TO REMAIN

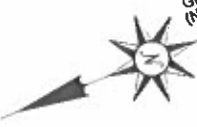
AREA THF-H LEONARDTOWN PROPERTY TO REMAIN

AREA LNDT-A LEONARDTOWN PROPERTY TO REMAIN

MACINTOSH RUN

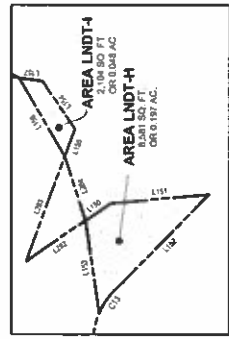
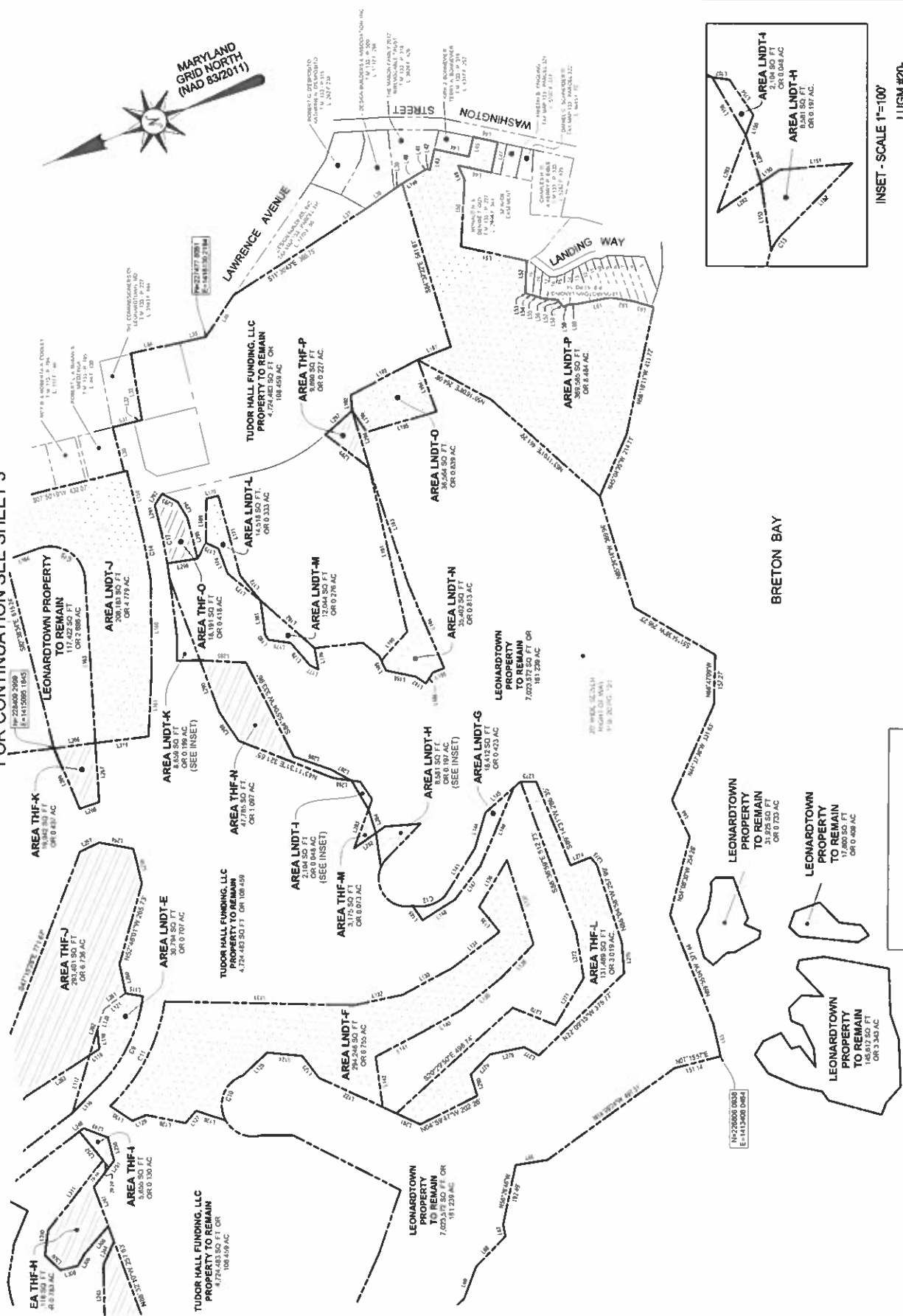
SHEET 7 OF 11

MARYLAND  
GRID NORTH  
(NAD 83/2011)



FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 4

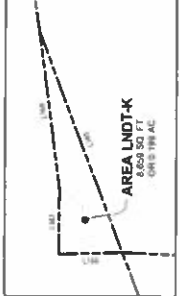


INSET - SCALE 1"=100'  
LUCM #20-

DATE	MARCH, 2021
LOG NO.	20-2066
FOUNDER	LEONARDTOWN
CONVEYOR	PL 2021
OWNER BY S.W.D.	COMMUNITY S.W.D.
CREATED BY	M.F.F., JR.
REVISED	

**BOUNDARY LINE ADJUSTMENT PLAT**  
**LAND SWAP EXHIBIT**  
**"TUDOR HALL FARM, LLC"**  
**PLAT BOOK 53, PAGE 85-90**  
**TAX MAP 133 - PARCEL 228**  
**3RD ASSESSMENT DISTRICT**  
**ST. MARY'S COUNTY, MD 20660**

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 2061 Riva Road, Building B00  
 Annapolis, Maryland 21401  
 410.897.5290  
 email info@BayEngineering.com  
 www.BayEngineering.com



INSET - SCALE 1"=100'

**LEGEND**  
 LEONARDTOWN LTD TUDOR HALL FARM, LLC  
 TUDOR HALL FUNDING, LLC TO LEONARDTOWN



TUDOR HALL FUNDING, LLC TO LEONARDTOWN  
LINE/CURVE TABLES

BOUNDARY OUTLINE  
LINE/CURVE TABLES

AREA LNDT-A

LINE #	DIRECTION	LENGTH	LINE TABLE
L84	S87.1447°E	210.75	L116
L85	S38.3511°W	143.77	L117
L86	S25.4544°E	134.17	L118
L87	S48.8784°E	154.17	L119
L88	S62.2816°E	111.87	L120
L89	S58.3344°E	106.17	L121
L90	S58.3344°E	106.17	L122
L91	S58.3344°E	106.17	L123
L92	S81.2525°E	158.37	L124
L93	S43.6789°E	158.37	L125
L94	S71.1940°E	128.87	L126

LINE #	DIRECTION	LENGTH	LINE TABLE
L116	N62.5641°W	102.67	L116
L117	S11.2372°E	191.05	L117
L118	S11.1474°E	26.11	L118
L119	S72.3740°E	61.37	L119
L120	S51.3722°E	98.87	L120
L121	S12.9577°E	98.87	L121

LINE #	DIRECTION	LENGTH	LINE TABLE
L116	N62.5641°W	102.67	L116
L117	S11.2372°E	191.05	L117
L118	S11.1474°E	26.11	L118
L119	S72.3740°E	61.37	L119
L120	S51.3722°E	98.87	L120
L121	S12.9577°E	98.87	L121

LINE #	DIRECTION	LENGTH	LINE TABLE
L176	N49.5029°W	68.27	L176
L177	N40.4525°E	78.87	L177
L178	N41.7224°E	63.87	L178
L179	N29.2022°E	71.87	L179
L180	N75.8072°E	18.44	L180
L181	S35.2812°E	110.67	L181
L182	S63.0789°W	227.74	L182

AREA LNDT-B

LINE #	DIRECTION	LENGTH	LINE TABLE
L95	N48.2729°W	19.19	L95
L96	N20.1894°E	31.89	L96
L97	S75.2519°E	23.61	L97
L98	N41.2331°E	27.88	L98
L99	N13.2203°E	19.67	L99
L100	N61.2423°E	87.12	L100
L101	N40.0898°E	22.67	L101
L102	N60.2329°E	55.97	L102
L103	N61.0723°E	66.08	L103

LINE #	DIRECTION	LENGTH	LINE TABLE
L122	N42.0849°E	180.18	L122
L123	N74.0749°E	180.18	L123
L124	N27.0777°E	111.18	L124
L125	N21.4620°E	105.66	L125
L126	N40.7020°E	68.77	L126
L127	N27.2020°E	51.29	L127
L128	N33.0829°E	103.72	L128
L129	N40.2003°W	103.72	L129
L130	N43.0829°E	103.72	L130
L131	N27.4231°W	107.17	L131
L132	S69.4844°W	158.17	L132

LINE #	DIRECTION	LENGTH	LINE TABLE
L154	S77.3720°W	67.61	L154
L155	N47.5029°W	34.32	L155
L156	N43.2032°E	105.52	L156
L157	S25.1020°W	278.81	L157

LINE #	DIRECTION	LENGTH	LINE TABLE
L176	N49.5029°W	68.27	L176
L177	N40.4525°E	78.87	L177
L178	N41.7224°E	63.87	L178
L179	N29.2022°E	71.87	L179
L180	N75.8072°E	18.44	L180
L181	S35.2812°E	110.67	L181
L182	S63.0789°W	227.74	L182

AREA LNDT-C

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C1	75.02	40.72	63.7127	26.51
C2	71.50	42.31	118.5811	348.95
C3	71.50	42.31	118.5811	348.95
C4	71.50	42.31	118.5811	348.95

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C10	99.15	173.87	100.2827	118.18
C11	260.64	266.61	38.8246	193.97
C12	260.64	266.61	38.8246	193.97
C13	260.64	266.61	38.8246	193.97

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C14	200.07	189.82	3.2634	94.97
C15	110.07	202.97	108.1431	148.22
C16	110.07	202.97	108.1431	148.22
C17	110.07	202.97	108.1431	148.22

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C18	200.07	189.82	3.2634	94.97
C19	110.07	202.97	108.1431	148.22
C20	110.07	202.97	108.1431	148.22
C21	110.07	202.97	108.1431	148.22

AREA LNDT-D

LINE #	DIRECTION	LENGTH	LINE TABLE
L104	S87.4014°E	112.01	L104
L105	S65.3729°E	24.32	L105
L106	N61.2399°E	61.44	L106

LINE #	DIRECTION	LENGTH	LINE TABLE
L142	S38.0944°E	178.87	L142
L143	S62.0109°E	117.84	L143
L144	S19.4241°E	119.87	L144
L145	N45.1620°W	271.48	L145
L146	N30.5629°E	322.02	L146
L147	N11.9127°W	121.85	L147
L148	N78.1322°E	55.89	L148

LINE #	DIRECTION	LENGTH	LINE TABLE
L192	S73.5110°E	40.37	L192
L193	S05.2820°E	240.68	L193
L194	N48.2432°W	173.52	L194
L195	N48.2432°W	232.22	L195
L196	N71.5922°E	82.91	L196

LINE #	DIRECTION	LENGTH	LINE TABLE
L192	S73.5110°E	40.37	L192
L193	S05.2820°E	240.68	L193
L194	N48.2432°W	173.52	L194
L195	N48.2432°W	232.22	L195
L196	N71.5922°E	82.91	L196

AREA LNDT-E

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C19	110.07	114.36	58.2323	62.69
C20	110.07	114.36	58.2323	62.69
C21	110.07	114.36	58.2323	62.69

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C22	110.07	114.36	58.2323	62.69
C23	110.07	114.36	58.2323	62.69
C24	110.07	114.36	58.2323	62.69

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C25	110.07	114.36	58.2323	62.69
C26	110.07	114.36	58.2323	62.69
C27	110.07	114.36	58.2323	62.69

CURVE #	RADIUS	DELTA	TANGENT	CHORD
C28	110.07	114.36	58.2323	62.69
C29	110.07	114.36	58.2323	62.69
C30	110.07	114.36	58.2323	62.69

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BOUNDARY LINE ADJUSTMENT PLAT  
LAND SWAP EXHIBIT  
"TUDOR HALL FARM, LLC"  
PLAT BOOK 53, PAGE 85-90  
TAX MAP 133 - PARCEL 228  
3RD ASSESSMENT DISTRICT  
ST. MARY'S COUNTY, MD 20650

DATE: MARCH 2021  
JOB NO: 20-2088  
PLOTTER: SCALE: 1"=20.0'  
DRAWN BY: S.W.D.  
CHECKED BY: M.F.P., JR.  
REVISED:  
SHEET 9 OF 11



LEONARDTOWN TO TUDOR HALL FUNDING, LLC  
LINE/CURVE TABLES

AREA THF-A

LINE #	DIRECTION	LENGTH
L199	S84.3231°W	132.87
L200	N65.2089°W	78.99
L201	S82.0727°W	84.51
L202	N27.8927°W	86.52
L203	S51.5097°E	103.84
L204	N49.2947°E	103.84
L205	N41.8441°E	49.59
L206	S42.3148°E	146.79

AREA THF-B

LINE #	DIRECTION	LENGTH
L207	S30.2429°E	99.69
L208	S33.4614°W	261.53
L209	S05.2899°E	62.84
L210	S71.8951°E	87.65
L211	S14.0738°E	171.71
L212	S50.1918°E	33.89
L213	S09.4349°E	84.81
L214	N65.5944°W	211.20

AREA THF-C

LINE #	DIRECTION	LENGTH
L215	S27.3082°E	11.89
L216	N77.5296°E	107.32
L217	S71.2948°E	31.51
L218	S74.0157°W	264.91
L219	N39.1535°E	167.39

AREA THF-D

LINE #	DIRECTION	LENGTH
L220	N24.2089°W	79.56
L221	S85.6925°E	210.98
L222	S18.9811°W	82.18
L223	N41.3912°W	150.08

AREA THF-E

LINE #	DIRECTION	LENGTH
L224	S24.1327°E	296.01
L225	S85.9124°W	79.16
L226	N74.1137°W	103.09
L227	N18.9811°E	21.65

AREA THF-F

LINE #	DIRECTION	LENGTH
L228	S15.5541°E	108.77
L229	S15.5645°E	85.49
L230	S77.5308°E	54.08
L231	S69.5833°E	59.65
L232	S29.2204°E	13.77
L233	N47.2920°W	129.31
L234	N65.0153°W	125.88
L235	N68.9911°E	56.68
L236	S04.8925°E	76.08
L237	S40.0442°E	177.89

AREA THF-G

LINE #	DIRECTION	LENGTH
L238	N49.2441°W	83.16
L239	N60.5001°W	61.13
L240	N71.2130°W	40.41
L241	N80.5646°W	73.19
L242	N48.1449°E	207.19
L243	S49.0149°E	103.99
L244	S43.4834°E	98.48

AREA THF-H

LINE #	DIRECTION	LENGTH
L247	N48.3210°W	131.33
L248	S78.0256°E	113.91
L249	S37.5403°E	46.61
L250	S57.4199°W	56.12
L251	S60.7281°W	67.48
L252	N81.1210°W	80.49
L253	N29.2487°W	281.29

AREA THF-I

LINE #	DIRECTION	LENGTH
L246	S15.3542°E	97.11
L249	S40.3309°W	81.60
L250	N42.5723°W	73.82
L251	N51.3080°W	77.31
L252	N77.2352°E	117.52

AREA THF-J

LINE #	DIRECTION	LENGTH
L253	N68.3820°W	156.66
L254	S32.5916°W	32.22
L255	S80.1011°W	146.89
L256	S70.0294°E	188.61
L257	S60.3309°E	47.48
L258	S32.0227°W	109.92
L259	N61.5097°W	112.44
L260	N59.4815°W	64.89
L261	S13.5027°E	85.57
L262	N51.3232°W	48.89
L263	N11.1415°W	239.02
L264	N27.4951°E	151.89
L265	N77.1832°E	171.51

AREA THF-K

LINE #	DIRECTION	LENGTH
L266	S14.3125°W	131.02
L267	N21.4707°W	187.79
L268	N42.4302°E	65.12
L269	N48.0912°E	208.19

AREA THF-L

LINE #	DIRECTION	LENGTH
L270	S43.2317°W	148.36
L271	S37.0154°E	174.91
L272	S77.4054°E	143.17
L273	S22.1222°W	50.87
L274	S00.1712°W	69.36
L275	S21.1415°W	30.82
L276	N72.2827°W	98.39
L277	N60.5916°E	53.79
L278	N49.4190°E	111.69
L279	N24.9817°W	88.29
L280	N49.5247°W	70.29
L281	N46.5649°E	84.14

AREA THF-M

LINE #	DIRECTION	LENGTH
L282	N13.0737°W	84.73
L283	S47.3934°E	131.02
L284	N68.1518°W	78.27

AREA THF-N

LINE #	DIRECTION	LENGTH
L285	S24.2914°W	146.64
L286	S40.4925°W	121.76
L287	S40.3029°W	78.86
L288	N29.1005°E	58.18
L289	N77.4679°E	109.54
L290	S48.4024°E	175.12

AREA THF-O

LINE #	DIRECTION	LENGTH
L291	S81.8927°E	41.80
L292	S36.4827°E	42.42
L293	S48.3822°W	56.79
L294	S80.1949°W	58.46
L295	N47.0927°W	133.84
L296	N12.8649°E	97.29

AREA THF-P

LINE #	DIRECTION	LENGTH
L297	S19.9916°E	114.29
L298	N44.3301°W	161.67
L299	N28.3242°E	178.05

TUDOR HALL FUNDING, LLC  
TO LEONARDTOWN  
AREA TABLE

LOT #	AREA
AREA L101-A	431,275.50 SQ. FT. 9.803 AC
AREA L101-B	11,642.50 SQ. FT. 0.267 AC
AREA L101-C	2,199.50 SQ. FT. 0.050 AC
AREA L101-D	3,118.9150 SQ. FT. 0.071 AC
AREA L101-E	30,794.50 SQ. FT. 0.707 AC
AREA L101-F	294,248.50 SQ. FT. 6.756 AC
AREA L101-G	18,412.50 SQ. FT. 0.423 AC
AREA L101-H	6,581.50 SQ. FT. 0.187 AC
AREA L101-I	2,104.50 SQ. FT. 0.048 AC
AREA L101-J	208,183.50 SQ. FT. 4.778 AC
AREA L101-K	8,659.50 SQ. FT. 0.199 AC
AREA L101-L	35,402.50 SQ. FT. 0.813 AC
AREA L101-O	36,564.50 SQ. FT. 0.839 AC
AREA L101-P	389,565.50 SQ. FT. 8.964 AC

LEONARDTOWN TO  
TUDOR HALL FUNDING, LLC  
AREA TABLE

LOT #	AREA
AREA THF-A	230,833.50 SQ. FT. 5.295 AC
AREA THF-B	104,329.50 SQ. FT. 2.395 AC
AREA THF-C	9,958.50 SQ. FT. 0.229 AC
AREA THF-D	13,548.50 SQ. FT. 0.311 AC
AREA THF-E	6,209.50 SQ. FT. 0.142 AC
AREA THF-F	606,131.50 SQ. FT. 13.981 AC
AREA THF-G	187,464.50 SQ. FT. 4.269 AC
AREA THF-H	34,119.50 SQ. FT. 0.783 AC
AREA THF-I	5,853.50 SQ. FT. 0.136 AC
AREA THF-J	293,401.50 SQ. FT. 6.726 AC
AREA THF-K	18,942.50 SQ. FT. 0.437 AC
AREA THF-L	131,469.50 SQ. FT. 3.019 AC
AREA THF-M	3,175.50 SQ. FT. 0.073 AC
AREA THF-N	47,746.50 SQ. FT. 1.097 AC
AREA THF-O	16,191.50 SQ. FT. 0.419 AC
AREA THF-P	9,860.50 SQ. FT. 0.227 AC

PLAT SUMMARY	
LEONARDTOWN PROPERTY TO REMAIN	8,705,665.50 SQ. FT. OR 199,655 AC
TUDOR HALL FUNDING, LLC 3 PARCEL	1,700,189.50 SQ. FT. OR 39,100 AC
TUDOR HALL FARM, LLC	
TO LEONARDTOWN (LOTS 1-19)	
TO TUDOR HALL FUNDING, LLC 6 PARCEL	4,729,488.50 SQ. FT. OR 108,482 AC
TUDOR HALL FARM, LLC	
PROPERTY TO REMAIN	
LEONARDTOWN PROPERTY	
TO TUDOR HALL FUNDING, LLC (LOTS 1-18)	16,837,532.50 SQ. FT. OR 386,537 AC
TUDOR HALL FUNDING, LLC	6,429,668.50 SQ. FT. OR 147,582 AC
COMMISSIONERS OF LEONARDTOWN	10,408,864.50 SQ. FT. OR 238,955 AC



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email: info@BayEngineering.com  
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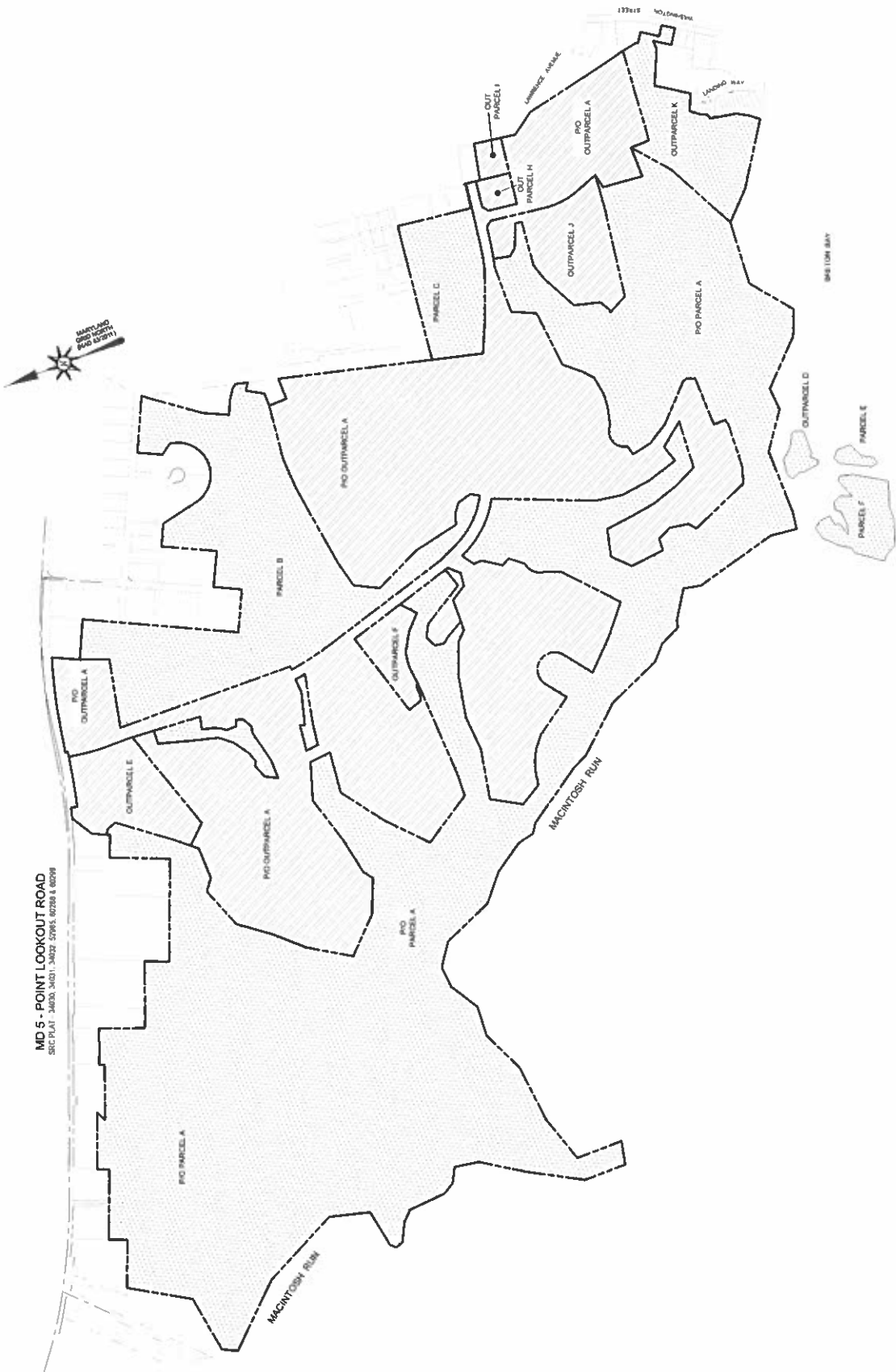
BOUNDARY LINE ADJUSTMENT PLAT  
LAND SWAP EXHIBIT  
"TUDOR HALL FARM, LLC"  
PLAT BOOK 53, PAGE 85-90  
TAX MAP 133 - PARCEL 228  
3RD ASSESSMENT DISTRICT  
ST. MARY'S COUNTY, MD 20650

DATE: MARCH, 2021  
JOB NO: 20-1008  
FOUNDER  
SCALE: 1"=200'  
DRAWN BY: J.W.D.  
CHECKED BY: M.F.P.  
REVISIONS

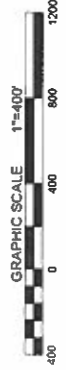
LUGM #20-

SHEET 10 OF 11

MD 5 - POINT LOOKOUT ROAD  
 SEC. PLAT - 24620, 34031, 34032, 52095, 62288 & 62099



LUGM #20.



DATE	MARCH 2023
JOB NO.	20-1086
FOUNDER	
SCALE	1"=400'
DRAWN BY	E.W.D.
CHECKED BY	M.F.F./JR
REVISION	

**BOUNDARY LINE ADJUSTMENT PLAT**  
**PROPOSED OVERALL EXHIBIT**  
 "TUDOR HALL FARM, LLC"  
 PLAT BOOK 53, PAGE 85-90  
 TAX MAP 133 - PARCEL 228  
 3RD ASSESSMENT DISTRICT  
 ST. MARY'S COUNTY, MD 20650

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2661 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.897.5290  
 410.897.8295 fax  
 email: info@BayEngineering.com  
 www.BayEngineering.com

- TUDOR HALL FUNDING, LLC (147.582 AC.±)
- COMMISSIONERS OF LEONARDTOWN (238.955 AC.±)

EXHIBIT 2

Contract for Acquisition and Conveyance of Real Property

