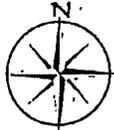


# Professional Surveys, LLC



194 East Main Street, 2<sup>nd</sup> Floor  
Westminster, Maryland 21157

Voice: 410-751-8795  
Fax: 410-751-8796

EXHIBIT A

**Metes & Bounds Description  
"Remainder"  
The Laney Property  
September 22, 2011**

All that lot or parcel of land, situate, lying and being on the southeast side of Buffalo Road and the north side of Hoopers Delight Road in the Ninth Election District of Carroll County, Maryland and which according to a survey prepared by Professional Surveys, LLC, with all courses referred to the Maryland Coordinate System (North American Datum 83/91), is more particularly described as follows:

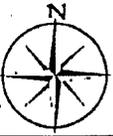
Beginning for the same at a stone found at the beginning of the first or North 44- $\frac{1}{4}$  degrees East 181.5 foot line of that parcel of land conveyed by Deborah Ann Cowley, et al, to Michael L. Laney and Michelle P. Laney, by deed dated July 9, 2010 and recorded among the Land Records of Carroll County, Maryland in Liber D.B.S. 6240 folio 78, etc.; thence running with and binding on said first line and a part of the second line, and also running reversely with and binding on a part of the fourth or closing line of that parcel of land conveyed by Joshua Howard to David Englar by deed dated April 16, 1809 and recorded among the Land Records of Frederick County, Maryland in Liber W.R. 35 folio 67, etc. (currently Reginald C. Young, Sr. by deed dated November 15, 2005 and recorded among the Land Records of Carroll County, Maryland in Liber L.W.S. 4695 folio 61, etc., the following two courses,

- 1.) North 41 degrees 14 minutes 42 seconds East 175.20 feet to a stone found; thence,
- 2.) North 41 degrees 00 minutes 59 seconds East 61.08 feet to a  $\frac{5}{8}$ " steel bar and cap marked "PROPERTY-MARK PROSURV#21368" now set; thence running for a line of division now made, the following course,
- 3.) North 50 degrees 14 minutes 01 seconds West 257.12 feet (passing through a  $\frac{5}{8}$ " steel bar and cap marked "PROPERTY-MARK PROSURV#21368" now set at 225.40 feet) to a mag-spike now set in or near the center of Buffalo Road and in the fourth or South 47 degrees West 541.2 foot line of Cowley to Laney; thence running in and along said road, and running with and binding on a part of said fourth line, and all of the fifth, sixth and seventh lines of said deed, the following four courses,
- 4.) South 43 degrees 45 minutes 59 seconds West 340.71 feet to a mag-spike now set in or near the center of said road; thence,
- 5.) South 26 degrees 26 minutes 58 seconds West 181.50 feet to a mag-spike now set in the east edge of Buffalo Road, opposite of Barnes Road; thence

CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 6731, p. 0123, MSA\_CE56\_6719, Date available 1/30/2011. Printed 05/03/2018.

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6731

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6.) South 8 degrees 32 minutes 30 seconds East 141.00 feet to a 3/4" iron pipe found approximately 14 feet east of said road; thence,

7.) South 34 degrees 19 minutes 13 seconds East 60.29 feet to a 3/4" steel bar found on the south edge of Hoopers Delight Road; thence running in and along said road, and running with and binding on the eighth and ninth lines of Cowley to Laney, and also running with and binding on the seventh and eighth lines of that parcel of land conveyed by Morris L. Smith to Paul David Wright and Mary Gladys Wright, his wife, by deed dated October 1, 1954 and recorded among the Land Records of Carroll County, Maryland in Liber E.A.S. 238 folio 98, etc., the following two courses,

8.) North 64 degrees 40 minutes 29 seconds East 264.01 feet to a mag-spike now set in or near the center of Hoopers Delight Road; thence,

9.) North 72 degrees 56 minutes 04 seconds East 278.64 feet to a 5/8" steel bar and cap marked "PROPERTY-MARK PROSURV#21368" now set approximately 7 feet north of said road; thence leaving said road and running with and binding on the tenth or North 68-7/8 degrees West 210.37 foot line of Cowley to Laney and also running reversely with and binding on a part of the first or South 74-3/4 degrees East 76 perch line of the aforementioned parcel of land conveyed by Howard to Englar (currently Young), the following course,

10.) North 73 degrees 12 minutes 17 seconds West 210.36 feet to the point of beginning.

Containing 3.893 acres of land, more or less.

Being a part of that parcel of land conveyed by Deborah Ann Cowley, et al, to Michael L. Laney and Michelle P. Laney, by deed dated July 9, 2010 and recorded among the Land Records of Carroll County, Maryland in Liber D.B.S. 6240 folio 78, etc. and as shown on the attached Exhibit Plat.

Subject to the Water Resource Protection Easements as recorded in the deed from Michael L. Laney and Michelle P. Laney to The County Commissioners of Carroll County, Maryland dated July 25, 2011 and recorded among the Land Records of Carroll County, Maryland in Liber D.B.S. 6655 folio 129, etc.

*The licensee either personally prepared this metes and bounds description or was in responsible charge over its preparation and the survey work reflected in it, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.*

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Lip. Exp.  
12/31/11

09/22/11