

# EXHIBIT "A"

## SURVEYOR'S CERTIFICATION

I certify that this Easement Drawing was either prepared by me or I was in responsible charge over its preparation and the surveying work reflected in it, as set forth in Comar 09.18.06.(09) and (12).

*John T. Leberz* / *5/14/2024*  
 John Thomas Leberz  
 Professional Land Surveyor  
 MD Reg. No. 21184  
 License Expiration Date: Jan. 5, 2026  
 MD Reg. Corporation No. 21692  
 Expiration Date: April 10, 2025



PROPERTY OF  
 ROWLAND, LLC  
 L. 16772 F. 311

PROPERTY OF  
 ROWLAND, LLC  
 L. 16772 F. 311  
 27.1348 AC.



S05°51'17"W  
 104.03'  
 N81°48'43"W 184.84'  
 LISA MONTGOMERY  
 #24 MAIN ST.  
 B 11936 P 119  
 S81°47'43"E 177.09'

Future SHA R/W Line  
 R=2,395.00'  
 L=150.00'

Proposed Public Road

S74°54'34"E  
 30.07'

206.46'  
 205.67'

Future SHA R/W Line  
 S12°17'35"W  
 S15°05'26"W 507.88'

Proposed Public Sanitary Sewer Easement  
 12,753 S.F. or 0.29 Ac.

MAIN STREET  
 (MD RTE 17)

N12°17'06"E  
 N13°37'32"E 33.06'  
 N52°13'09"E 73.78'  
 N14°56'12"E 123.92'  
 S14°56'34"W 134.77'  
 S52°13'09"W 70.19'

40.62' N/F  
 MATTHEW &  
 KATHLEEN AGUIRRE  
 B 2310 P 124

Reference Tie - 349.67'  
 S65°33'51"W  
 N/F  
 SHANK FAMILY  
 FARM, LLC  
 B 5528 P 653

217.14'

## PROPOSED PUBLIC SANITARY SEWER EASEMENT SKETCH

Across a portion of the lands of  
 Rowland, LLC  
 Liber 16772 Folio 311  
 Situated at No. 12 Main Street  
 Election District # 16  
 Town of Myersville  
 Frederick County, Maryland

## Terra Solutions Engineering, LLC

Commercial & Residential Land Planning and Engineering  
 5216 Chairman's Court, Unit 105  
 Frederick, MD 21703 Phone: 301-378-9842  
 Email: TerraSolutionsEngineering@gmail.com

NOTES  
 1) Sketch prepared without the benefit of a title report.  
 2) Sketch prepared in conjunction with approved Site Plan (Approved August 1, 2023)

SCALE: 1" = 100'  
 DRAWN BY: JTL  
 PROJECT No.: 296  
 DATE: MAY 14, 2024  
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