

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Commissioners of St. Mary's County (CSMC) will hold a Public Hearing on Tuesday, June 3, 2025, at 9:15 a.m. in the CSMC Meeting Room in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland, to consider public input on two (2) partial road transfers with the Maryland Department of Natural Resources (DNR), for a portion of Camp Cosoma Road and a portion of Newtowne Neck Road.

Public hearing information and related documents can be viewed online at: <https://www.stmaryscountymd.gov/publichearings/>. CSMC Public Hearings are televised live on St. Mary's County Government (SMCG) TV Channel 95 and available on the SMCG YouTube Channel.

Citizens are encouraged to attend and participate in the public hearing. Those wishing to address the CSMC may participate in-person or provide their feedback via:

- Email to: [csmc@stmaryscountymd.gov](mailto:csmc@stmaryscountymd.gov)
- Mail to: P.O. Box 653, Leonardtown, MD 20650

All submissions must be received no later than 5 p.m. on Tuesday, June 10, 2025. Submissions will be considered by the CSMC at the Public Hearing and up to 7 days following the public hearing. Public Hearing guidelines are subject to change.

Note that because of the evidence and comments made at the public hearing, amendments may be made to the proposed partial road transfers.

Appropriate accommodation for individuals with special needs will be provided upon request. To meet these requirements, we respectfully request 1 week's prior notice. Please contact the CSMC Office at (301) 475-4200 ext. 1340. Proceedings are televised live and recorded for later broadcast. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic, electronic audio-visual broadcasting and recording devices are used during CSMC meetings. These are public meetings and attendance at these meetings automatically grants SMCG permission to broadcast your audio and visual image.

COMMISSIONERS OF ST. MARY'S COUNTY

By: Buffy Giddens, County Attorney

Published on: May 16, 2025  
May 23, 2025

DEED

THIS DEED is made on \_\_\_\_\_, 2025, by and between the STATE OF MARYLAND to the use of the Department of Natural Resources, (“Grantor”) and the COMMISSIONERS OF ST. MARY’S COUNTY, a body politic and corporate (“Grantee”).

The actual monetary consideration paid or to be paid is Zero Dollars (\$0.00).

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, convey, and assigns unto the Grantee, its successors and assigns, in fee simple, that parcel of ground situate in St. Mary’s County, Maryland which is described in **Exhibit A** and depicted in **Exhibit B** attached hereto and made a part hereof.

BEING PART OF THE SAME property conveyed in the deed dated December 29, 1981, and recorded on January 22, 1982, in the land records of St. Mary’s County, Maryland at Liber 111, Folio 309.

TOGETHER WITH all of the buildings and improvements thereupon, and the rights, alley ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises, unto and the use of the said Grantee, its successors and assigns, in fee simple.

AND the Grantor covenants that it has not done nor suffered to be done any act, matter, or thing whatsoever to encumber the property hereby conveyed, that it will warrant specially the property hereby granted and that it will execute such further assurance of the same as may be requisite or necessary.

WITNESS the hand and seal of the said Grantor as of the date first written above.

WITNESS:

**THE STATE OF MARYLAND, Department of  
Natural Resources**

\_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Paul A. Peditto, Assistant Secretary

Approved for form and legal sufficiency:

\_\_\_\_\_  
Cynthia L. McCann, Assistant Attorney General  
Date:

By: \_\_\_\_\_ (SEAL)  
WES MOORE,  
Governor of Maryland

WITNESS:

\_\_\_\_\_  
John T. Gontrum, Esq.  
Executive Secretary  
Board of Public Works

By: \_\_\_\_\_ (SEAL)  
BROOKE E. LIERMAN,  
Comptroller of Maryland

By: \_\_\_\_\_ (SEAL)  
DERECK E. DAVIS,  
Treasurer of Maryland

Constituting the MARYLAND BOARD OF  
PUBLIC WORKS

Approved by the Board of Public Works at a meeting held on the \_\_\_\_ day of  
\_\_\_\_\_, 202\_\_\_\_, as item# \_\_\_\_\_ on the Department of Natural Resources  
Agenda.

THIS IS TO CERTIFY that the within instrument was prepared by or under the  
supervision of the undersigned attorney licensed to practice by the Supreme Court of Maryland.

\_\_\_\_\_  
Buffy Giddens  
County Attorney

**DESCRIPTION OF  
CAMP COSOMA ROAD CONVEYANCE**

State of Maryland to the use of The Department of Natural Resources  
TO  
The Commissioners of St. Mary's County, Maryland

Being part of Parcel 221 described in deed Liber 92 Folio 96 and the entirety of Parcel 361 described as parcel 1 in deed Liber 111 Folio 309, both parcels lying and being in the 2<sup>nd</sup> Election District as shown on Tax Map 50 and recorded among the land records of St. Mary's County, Maryland.

Beginning at a concrete monument found at the beginning of the 4<sup>th</sup> or S 00°00'46" E 384.55' line as described in deed Liber 92 Folio 96 and also being the N 08°17'34" E 384.32' line of lot 15 as shown on a plat entitled "Cox's Run" and recorded in PB 37 P 85D among the land records of St. Mary's County, Maryland; thence running with the entirety of the said line, as now surveyed:

1. S 01°03'53" W a distance of 384.45' to a point at the end of said line and also being on the 1<sup>st</sup> or S 55°55'41" E 72.44' line as described in parcel 1 of deed Liber 111 Folio 309, being 62.38' from the beginning thereof; thence leaving said line of deed Liber 92 Folio 96 and running with the remainder of the 1<sup>st</sup> call and the entirety of the 2<sup>nd</sup> through 10<sup>th</sup> calls in parcel 1 of deed Liber 111 Folio 309 the following ten (10) courses and distances
2. S 54°51'02" E a distance of 10.06' to a point, thence
3. S 10°52'16" W a distance of 55.83' to a point, thence
4. S 03°49'56" E a distance of 298.50' to a point of curvature, thence
5. 176.38' along an arc of a curve to the right having a radius of 533.88' and a chord bearing and distance of S 05°37'56" W 175.58' to a point of tangency, thence
6. S 15°05'49" W a distance of 147.84' to a point, thence
7. S 46°20'37" W a distance of 115.67' to a point, thence
8. N 15°05'49" E a distance of 246.73' to a point of curvature, thence
9. 156.56' along an arc of a curve to the left having a radius of 473.88' and a chord bearing and distance of N 05°37'56" E 155.85' to a point of tangency, said point also being the beginning of the arc labeled C-1 of lot 5000-2A-1 as shown on a plat entitled "Resubdivision of Lot 500-2A – Schumacher Subdivision" and recorded in PB 66 P 84 among the land records of St. Mary's County, Maryland; thence running along the 11.20' line of lot 5000-2A-1 on said PB 66 P 84 and the S 03°51'05" E 318.81' line of lot 50000-2A-2A as shown on a plat entitled "Resubdivision of Lot 5000-2A-2 – Schumacher Subdivision" and recorded in PB 72 P 96 and recorded among the land records of St. Mary's County, Maryland
10. N 03°49'56" W a distance of 330.01' to a point at the beginning of the S 10°51'07" W 70.36' line of said lot 50000-2A-2A on said PB 72 P 96; thence with said line
11. N 10°52'16" E a distance of 70.36' to a point where said line intersects the 5<sup>th</sup> or N 55°55'41" W 72.44' line as described in deed Liber 92 Folio 96, 10.12' from the end thereof; thence with the remainder of said 5<sup>th</sup> line and the entirety of said 6<sup>th</sup> call in deed Liber 92 Folio 96
12. N 54°51'02" W a distance of 10.12' to a point, thence
13. N 01°03'53" E a distance of 492.93' to an iron pipe found at the end of the 1<sup>st</sup> or S 07°09'26" E 882.30' line as described in a deed from Frances Mary Owens, etal. To Margaret Rose Laduca

and Robert Laduca recorded in Liber 1600 Folio 78 of the land records of St. Mary's County, Maryland, passing over a rebar and cap found at 282.49', this said line also being the S 01°02'44" W 20.77' line of lot 50000-2A-2A as shown on said PB 72 P 96, the S 08°23'20" W 261.72' line of lot 500-1B as shown on a plat entitled "Resubdivision of Lot 1 – Schumacher Subdivision" and recorded in PB 65 P 44 and the S 10°34'43" W 210.51' line of lot 5000-1D as shown on a plat entitled "Boundary Line Adjustment Plat – Schumacher Minor Subdivision" and recorded in PB 76 P 63; thence reversely with said 1<sup>st</sup> line of Liber 1600 Folio 78

14. N 12°06'07" W a distance of 464.90' to the point; thence leaving said line and running through, over and across the lands of the State of Maryland to the use of The Department of Natural Resources the following five (5) courses and distances
15. N 77°53'53" E a distance of 69.77' to the point, thence
16. N 82°10'35" E a distance of 40.00' to the point, thence
17. S 07°49'25" E a distance of 253.38' to the point of curvature, thence
18. 294.20' along an arc of a curve to the right having a radius of 1,728.00' and a chord bearing and distance of S 02°56'46" E 293.85 to a point of tangency, thence
19. S 01°55'53" W a distance of 80.41' to the place of beginning and containing an area of 118,270 square feet or 2.715 acres.

This Metes and Bounds description and attached Donation Plat, as prepared by Wallace Montgomery Associates, 10150 York Road, Suite 200, Hunt Valley, Maryland, 21030, were prepared by me or under my responsible charge and are based on the NAD 83/2011, Maryland State Plane Coordinate System.

The survey shown described hereon is an interpretation of field run surveys, the undersign was in responsible charge in the preparation of this description and of the surveying work reflected in it. This description and associated plat was developed in compliance with the requirements set forth in COMAR regulations 09.13.06.



Jeffrey L. Bleach

Date: July 6, 2023

Professional Land Surveyor MD# 21307 (expiration date June 26, 2024)



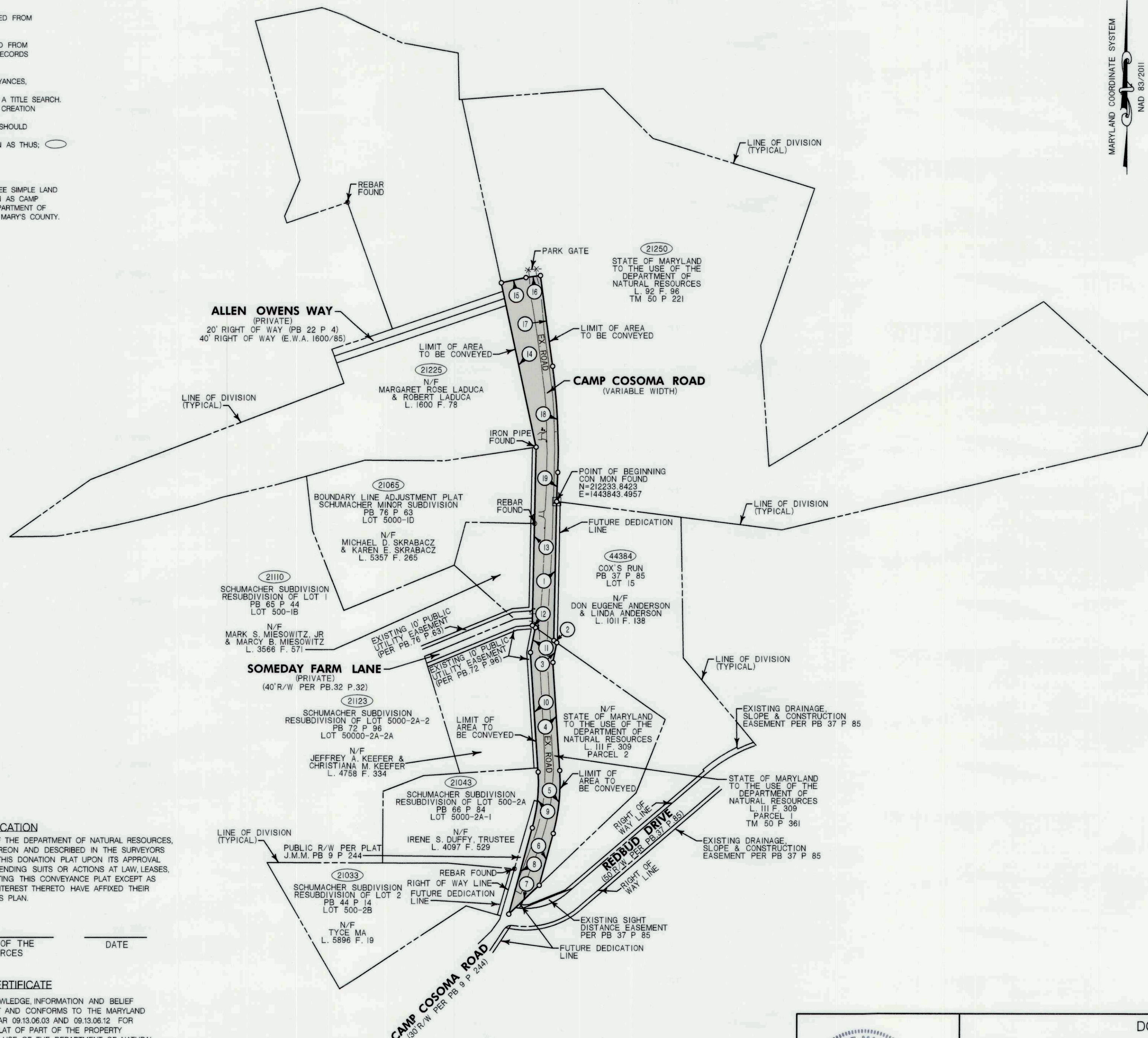
# GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON 03/15/22.
2. PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM FIELD RUN SURVEYS.
3. THIS SITE IS LOCATED ON TAX MAP 50 GRID 8 & 9.
4. THE PROPERTY LINES SHOWN HEREON WERE DERIVED FROM DEEDS AND PLATS OF RECORD LOCATED IN LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND.
5. FIELD RUN SURVEYS AS REFERENCED.
6. THIS PROPERTY IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS, AND RIGHT OF WAYS OF RECORD.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO SUBSURFACE UTILITIES WERE LOCATED FOR THE CREATION OF THIS PLAT.
9. ZONING INFORMATION AND/OR UTILITY INFORMATION SHOULD BE VERIFIED PRIOR TO ANY PERMITTING ACTIVITIES.

THE PREMISE ADDRESS FOR EACH PARCEL IS SHOWN AS THIS: ○

## PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO TRANSFER THE FEE SIMPLE LAND OWNERSHIP ASSOCIATED WITH THE ROADWAY KNOWN AS CAMP COSOMA ROAD FROM THE STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES TO THE COMMISSIONERS OF ST. MARY'S COUNTY.



AREA TO BE TRANSFERRED TO ST. MARY'S COUNTY		
REC'D	FOLIO	
LIBER	FOLIO	
1	S 01°03'53" W	384.45'
2	S 54°51'02" E	10.06'
3	S 10°52'16" W	55.83'
4	S 03°49'56" E	298.50'
5	R = 533.88' L=176.38'	
6	CHD. S 05°37'56" W	175.58'
7	S 15°05'49" W	147.84'
8	S 46°20'37" W	115.67'
9	N 15°05'49" E	246.73'
10	R = 473.88' L=156.56'	
11	CHD. N 05°37'56" E	155.85'
12	N 03°49'56" W	330.01'
13	N 10°52'16" E	70.36'
14	N 54°51'02" E	10.12'
15	N 01°03'53" E	492.93'
16	N 12°06'07" W	464.90'
17	N 77°53'53" E	69.77'
18	N 82°10'35" E	40.00'
19	S 07°49'25" E	253.38'
20	R = 1728.00' L=294.20'	
21	CHD. S 02°56'46" E	293.85'
22	S 01°55'53" W	80.41'
AREA TO BE CONVEYED 118,270 SQ. FT. OR 2.715 ACRES± SHOWN THIS:		

## OWNER'S CERTIFICATION

WE, THE STATE OF MARYLAND TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES, THE OWNERS OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS DONATION PLAT UPON ITS APPROVAL BY ALL REQUIRED AGENCIES THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGE OR DEEDS OF TRUST AFFECTING THIS CONVEYANCE PLAT EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAT.

STATE OF MARYLAND TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES  
MANAGING MEMBER

DATE

## SURVEYOR'S CERTIFICATE

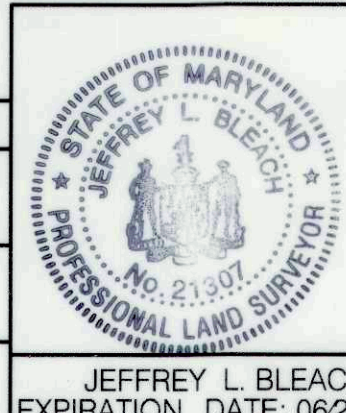
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT AND CONFORMS TO THE MARYLAND MINIMUM STANDARDS ACCORDING TO COMAR 09.13.06.03 AND 09.13.06.12 FOR BOUNDARY SURVEYS. THIS IS A DONATION PLAT OF PART OF THE PROPERTY ACQUIRED BY THE STATE OF MARYLAND BY USE OF THE DEPARTMENT OF NATURAL RESOURCES BY DEED DATED MARCH 4, 1981 FROM IRVING G. HEWITT AS RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY AT LIBER MRB 92 FOLIO 96 AND THE DEED DATED DECEMBER 29, 1981 FROM SHIRLEY TENNISON, ETAL AS RECORDED IN THE SAID LAND RECORDS AT LIBER MRB 111 FOLIO 309. THIS DONATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE IN ACCORDANCE WITH COMAR 09.13.06.12.

JEFFREY L. BLEACH  
PROFESSIONAL LAND SURVEYOR  
MD. #21307 (expiration DATE 06/26/2024)

July 6, 2023  
DATE:

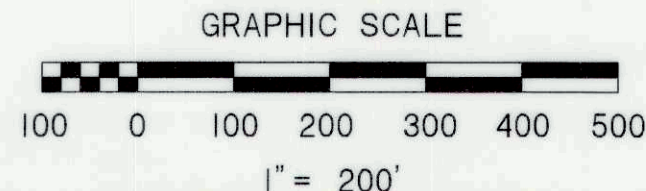
**WALLACE MONTGOMERY**  
ENGINEERS • PLANNERS • SURVEYORS • CONSTRUCTION MANAGERS  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030  
410.494.9093 Tel / 410.667.0925 Fax  
www.WallaceMontgomery.com A Limited Liability Partnership

## REVISIONS



DONATION PLAT  
**COMMISSIONERS OF ST. MARY'S COUNTY**  
TAX MAP 50, GRID 9, PARCELS 221 & 361  
2ND ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND

SHEET 1 OF 1  
DRAWN BY: JAC  
DATE: 7/6/2023  
WM JOB NO. 220004.0037  
SCALE: 1" = 200'  
CHECKED BY: JLB





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CAMP COSOMA ROAD CONVEYANCE**

State of Maryland to the use of The Department of Natural Resources  
TO  
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Jeffrey L. Bleach

Date: July 6, 2023

Professional Land Surveyor MD# 21307 (expiration date June 26, 2024)



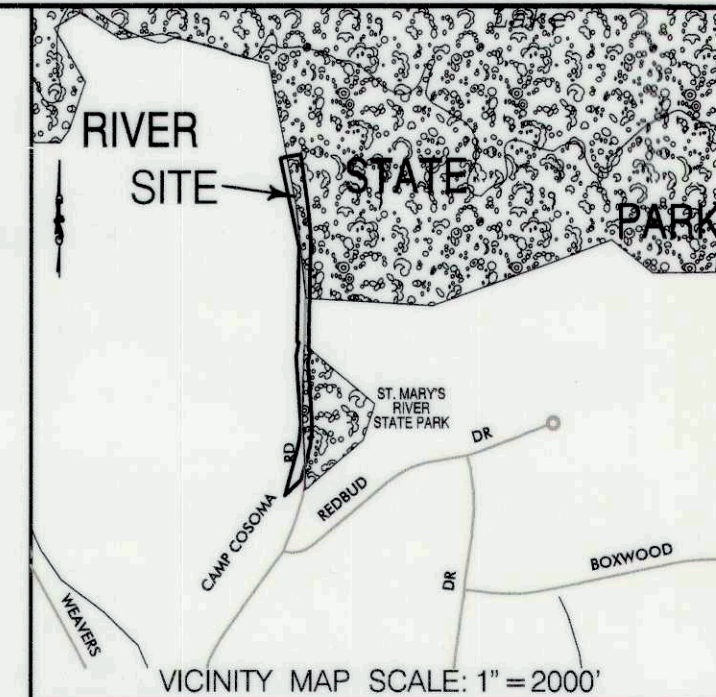
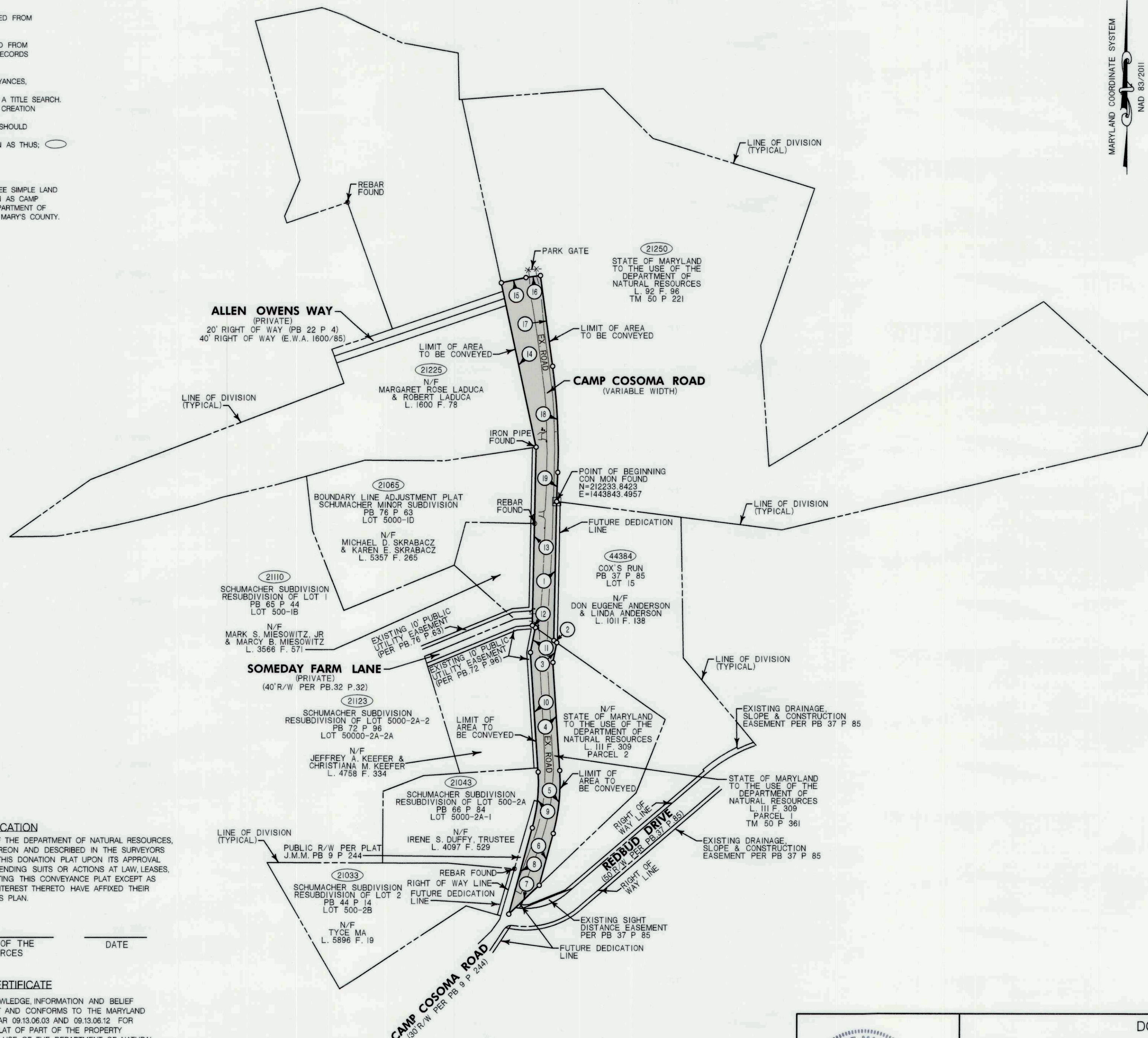
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STATE OF MARYLAND TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES  
MANAGING MEMBER

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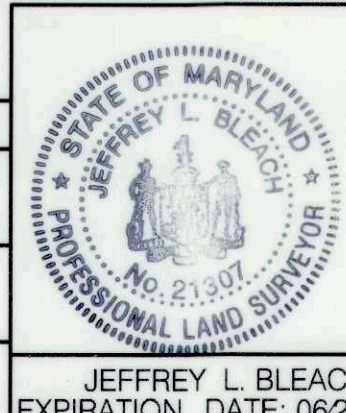
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JEFFREY L. BLEACH  
PROFESSIONAL LAND SURVEYOR  
MD. #21307 (expiration DATE 06/26/2024)

July 6, 2023  
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**WALLACE MONTGOMERY**  
ENGINEERS • PLANNERS • SURVEYORS • CONSTRUCTION MANAGERS  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030  
410.494.9093 Tel / 410.667.0925 Fax  
www.WallaceMontgomery.com A Limited Liability Partnership

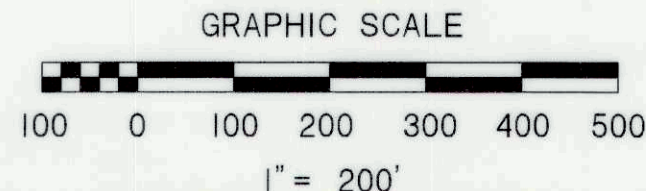
## REVISIONS



JEFFREY L. BLEACH  
EXPIRATION DATE: 06/26/2024

DONATION PLAT  
**COMMISSIONERS OF ST. MARY'S COUNTY**  
TAX MAP 50, GRID 9, PARCELS 221 & 361  
2ND ELECTION DISTRICT  
ST. MARY'S COUNTY, MARYLAND

SHEET 1 OF 1  
DRAWN BY: JAC  
DATE: 7/6/2023  
WM JOB NO. 220004.0037  
SCALE: 1" = 200'  
CHECKED BY: JLB







Wes Moore, Governor  
Aruna Miller, Lt. Governor  
Josh Kurtz, Secretary  
David Goshorn, Deputy Secretary

April 6, 2023

Donald Mills  
St. Mary's County Department of Public Works and Transportation  
P.O. Box 508, 44825 Street  
Andrews Church Road  
California, MD 20619

**RE: Disposal of Land Camp Casoma Road to St. Mary's County – St. Mary's State Park:  
Project#2022DNR138**

Dear Mr. Mills,

Thank you for providing information regarding the proposed land disposal of Camp Casoma Road from the Maryland Department of Natural Resources (DNR) to St Mary's County Government. The purpose of the disposal is to provide the County with the ability to manage and maintain the road and road right-of-way, enhance access for County residents that live off Camp Casoma Road, and provide other necessary services to such residences. In addition, the County wants to upkeep the road and provide emergency management response to the residences located along the roadway. Electric to the residences is provided along the road and the properties have well and septic systems, managed by the homeowners and the County. The land disposal will include Camp Casoma Road from Redbud Road to just beyond Allen Owens Way. The disposal also will include the road right-of-way, as identified, whereby adjacent property owners are indicated on the draft survey plat (see Attachment A).

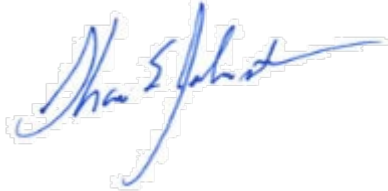
The Maryland Department of Natural Resources (DNR) Maryland Park Service (MPS) has completed the review of the above referenced project. This project has been reviewed by DNR's team of multi-disciplined resource experts and may proceed:

- 1) Maryland Park Service Comments and Requirements: The MPS supports the land disposal with St. Mary's County for the reasons identified above. Please continue to coordinate with the acting MPS Park Manager, Dawn Letts, who can be reached at 301-872-5688, or by email at [Dawn.Letts@maryland.gov](mailto:Dawn.Letts@maryland.gov).
- 2) Land Disposition Requirements: The disposition of State land will require review by Maryland State Clearinghouse with the Maryland Department of Planning (MDP) and review and approval by the Maryland Board of Public Works (MD-BPW). This process can take approximately 12 months to complete the transaction and record the deed information. As a disposal of land from the State of Maryland to a local government of the State, St. Mary's County shall provide a stamped survey plat, prepared by a licensed surveyor in Maryland, with a metes and bounds description for recordation. This survey plat will be reviewed by DNR Land Acquisition and

Planning (DNR-LAP) for consistency. St. Mary's County also shall provide an appraisal of the road and right-of-way for acquisition from the State. Attachment B provides a list of appraisers and Attachment C provides valuation methodologies accepted by the Maryland Department of General Services (DGS). Be advised, anything valued over \$100,000 requires two (2) independent appraisals.

If you have any questions regarding this review, please contact me at 443-510-3939 or by email at [Shane.Johnston@maryland.gov](mailto:Shane.Johnston@maryland.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Johnston", with a stylized flourish extending to the right.

Shane Johnston, Project Review  
Maryland Park Service

cc: Mary Owens, Patrick Bright, Dawn Letts, Jacque Tahsuda, Lisa LaCourse





## DGS Appraiser List

Revised 10/03/16

NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
Belinko, Karen	Karen H. Belinko Appraisals, LLC	The Eli Bennett House, 5665 Mossy Springs Drive	Sykesville, MD 21784	410-259-2315		<a href="mailto:kbelinko@aol.com">kbelinko@aol.com</a>
Bohorfoush, Walter L.	Bohorfoush Appraisal Services	11331 Montgomery Rd.	Beltsville, MD 20705	301-937-7330		<a href="mailto:callwalt@verizon.net">callwalt@verizon.net</a>
Bowen, William G.	William G. Bowen, Inc.	13622 Pennsylvania Avenue	Hagerstown, MD 21742-2337	301-797-8770	301-416-7413	<a href="mailto:williambowen@msn.com">williambowen@msn.com</a>
Bowers, Richard L.	Bowers Appraisal Service, LLP	1928 Dual Highway	Hagerstown, MD 21740	301-739-7610 301-416-7325 Cell:301-992-2463	301-416-7550	<a href="mailto:mike@bowersappraisal.com">mike@bowersappraisal.com</a>
Cadell, David E.	Cadell and Associates, LLC	29556 Brant Court, Suite 1	Easton, MD 21601	410-822-0010	410-822-8411	<a href="mailto:david@cadellassociates.com">david@cadellassociates.com</a>
Campanella, Joseph A.	Campanella and Company, Inc.	4204 1/2 Old Roland Avenue	Baltimore, MD 21210	410-243-5900 Cell:443-220-4338	410-243-7224	<a href="mailto:jac.campanella@gmail.com">jac.campanella@gmail.com</a>
Campbell, Melody	Everett, Benfield, LLC	4 North Avenue #421	Bel Air, Maryland 21014	410-893-4710 Cell: 410-952-9244	410-893-4713	<a href="mailto:melody@everettbenfield.com">melody@everettbenfield.com</a>
Cline, Lou Anne	Lou Anne Cline and Associates, Inc.	1850 Chesapeak Road	Pasadena, MD 21122	410-437-9453 cell 410-369-8320	410-437-8245	<a href="mailto:lcine27@verizon.net">lcine27@verizon.net</a>
Dunkin, Terry R.	Dunkin Real Estate Advisors, LLC	2331 York Road, Suite 200	Lutherville, MD 21093	410-561-8400 Cell 410-561-8338	410-561-8400 call to turn on	<a href="mailto:Terry.Dunkin@DunkinAdvisors.com">Terry.Dunkin@DunkinAdvisors.com</a>
Goodfellow, Michael P.	Goodfellow Real Estate Services, LLC	55 Driftwood Drive	Swanton, MD 21561	301-387-7139 Cell: 301-616-4663	301-387-7138	<a href="mailto:mikegoodfellow@mrisc.com">mikegoodfellow@mrisc.com</a>
Henrickson, Richard	Richard Henrickson	2512 Claret Drive	Fallston, MD 21047	410-877-2825 Cell:410-961-4352	410-832-5781	<a href="mailto:realrich@verizon.net">realrich@verizon.net</a>
Hentschel, John J.	Hentschel Real Estate Services	3220 Fieldcrest Way	Abingdon, MD 21009	410-515-0040 cell 443-616-5865	410-515-6594	<a href="mailto:john@hentco.com">john@hentco.com</a>
Hooper, James B.	Hooper & Associates	P.O. Box 125	Waldorf, MD 20604	301-870-5841 cell 301-509-2581	301-932-9039	<a href="mailto:hooperassociates@verizon.net">hooperassociates@verizon.net</a>
Jill Jeffery	Trice Group, LLC	1003 Mt. Hermon Road, Suite 201	Salisbury, MD 21804	Direct 410-912-2049 Cell 410-251-6274	410-543-9100	<a href="mailto:jjeffery@valucentric.com">jjeffery@valucentric.com</a>
Jones, Gregory D.	Jones Realty Advisors	2331 York Road, Suite 200	Timonium, MD 21093	443-834-3901		<a href="mailto:Gjones@dunkin advisros.com">Gjones@dunkin advisros.com</a>
Kerr, Patrick, C.	Integra Realty Resources	11350 McCormick Rd. Executive Plaza IV Ste LL1	Hunt Valley, MD 21031	410-561-9320	410-561-9322	<a href="mailto:pkerr@irr.com">pkerr@irr.com</a>
Lamb, David	Philip R. Lamb & Company, Inc.	3751 Thomas Point Road	Annapolis, MD 21403	301-924-5517	301-924-5518	<a href="mailto:davelamb@lambcompany.com">davelamb@lambcompany.com</a>
Lewis, Gregory A.	Gregory A. Lewis & Associates, Inc.	P.O. Box 2522	La Plata, MD 20646	301-934-6002 Cell: 301-643-5116		<a href="mailto:greglewis@comcast.net">greglewis@comcast.net</a>

## DGS Appraiser List

Revised 10/03/16

NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
McCain, William	W. R. McCain & Associates	205 Executive Plaza	Salisbury, MD 21804	410-742-3201 Cell: 410-726-1122	410-860-5313	<a href="mailto:commercial@wrmccain.com">commercial@wrmccain.com</a>
McPherson, Terrence W.	McPherson & Associates, Inc.	7360 Guilford Drive, Suite 200	Frederick, MD 21704	301-696-1117 Cell: 301-606-6868	301-694-5665	<a href="mailto:bud@mcphersonassoc.com">bud@mcphersonassoc.com</a>
Muller, Stephen H.	S. H. Muller & Associates, LLC	7307 York Road, 1st Floor	Towson, MD 21204	410-832-0080 Cell: 410-303-6838	410-832-5781	<a href="mailto:smuller@mullerappraisal.com">smuller@mullerappraisal.com</a>
Parker Gary V.	Advisory & Appraisal Services	1202 Lahinch Court	Middletown, DE 19709	302-376-5100 Cell: 302-584-0707		<a href="mailto:GParkerMAI@aol.com">GParkerMAI@aol.com</a>
Peabody, George	Peabody & Associates, LLC	2525 Riva Road Suite 110	Annapolis, MD 21401	410-266-3100	410-266-0821	<a href="mailto:george@peabodyappraise.com">george@peabodyappraise.com</a>
Peters, Melville E.	Associated Appraisers	4815 Prince George's Avenue	Beltsville, MD 20705	301-937-7000 Cell: 301-502-9027	301-937-6618	<a href="mailto:value1.ed@outlook.com">value1.ed@outlook.com</a>
Petroff, Frank W.	Petroff and Company, Ltd.	3009 Sevor Lane	Alexandria, VA 22309	703-360-0800 Cell: 703-300-7844	703-704-5292	<a href="mailto:frankpetroff@mrisc.com">frankpetroff@mrisc.com</a>
Pugh, Michael	Pugh Real Estate Group, LLC	P.O.Box 378	Frederick, MD 21705	301-898-1178 ext 102		<a href="mailto:michael@pughrealestategroup.com">michael@pughrealestategroup.com</a>
Randall, James L.	James L. Randall, SRA, LLC	33 W. Franklin Street, Suite 201	Hagerstown, MD 21740	301-797-8066	301-791-6253	<a href="mailto:jamesrandall@myactv.net">jamesrandall@myactv.net</a>
Semon, Bernard F.	B.F. Semon & Associates, Inc.	25 W. Chesapeake Ave., Ste. 201	Towson, MD 21204	410-321-1926 ext. 21	410-825-5212	<a href="mailto:bfsemon@aol.com">bfsemon@aol.com</a>
Thomas, Calvin V.	Valbridge/Lipman, Frizzell & Mitchell, LLC	6240 Old Dobbin Rd., Ste 140	Columbia, MD 21045	410-423-2336 Cell: 410-340-4702	410-423-2410	<a href="mailto:cthomas@valbridge.com">cthomas@valbridge.com</a>
Turlington, James R.	Turlington Valuation Associates, Inc.	P.O. Box 205	Hunt Valley, MD 21030	410-667-0035 Cell: 443-250-6060	410-667-0034	<a href="mailto:Jrt@tvainc.com">Jrt@tvainc.com</a>
Turner, William F.	Tidewater Properties Appraisers, Inc.	123 Clay Drive	Queenstown, MD 21658	410-827-8877 ext 11 Cell: 410-310-7707	410-827-5018	<a href="mailto:fitz@fitzturner.com">fitz@fitzturner.com</a>
Van Tyne, Guiliana M.	Julian Agency Real Estate	22 Lane Avenue, P.O. Box	143 Cumberland, MD 21502	301-777-3292 or 800-957-3898 Cell: 301-707-7309	301-777-8789	<a href="mailto:gvt@julianagency.com">gvt@julianagency.com</a>
Watts, Richard B.	Metzbower, Watts, & Hulting, LC	5501 Twin Knolls Road, Suite 112	Columbia, MD 21045	410-992-9631	410-992-9077	<a href="mailto:rick@mwhappraisal.com">rick@mwhappraisal.com</a>
Weigand, Tom	Treffer Appraisal Group	1244 Ritchie Highway, # 19	Arnold, MD 21012	410-544-7744	410-544-9005	<a href="mailto:appraisals@treffergroup.com">appraisals@treffergroup.com</a>
Westholm, Gary	Westholm & Associates, LLC	140 South Street, Suite 200	Annapolis, MD 21401	410 295-0660	410 295-6566	<a href="mailto:garywestholm@westholmassociates.com">garywestholm@westholmassociates.com</a>



**DGS Appraiser List**

Revised 10/03/16

NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
White, Scott, H.	White & Rosata, LLC	6600 York Road, Suite 200	Baltimore, MD 21212	410-377-7311 Cell:443-742-9151	410-377-7493	<a href="mailto:scott@whiterosata.com">scott@whiterosata.com</a>

**DISPOSITION OF STATE LAND  
VALUATION METHODOLOGIES  
for fee simple and easement dispositions (revised 08/08/17)**

The purpose of this paper is to identify possible valuation methodologies that may be employed when valuing portions of State owned real estate which are being considered for disposition. These methodologies are identified by way of example.

In most assignments, the appraiser will be requested to provide an opinion of market value. The typical definition of market value is what a willing buyer would pay a willing seller for a property exposed to the open market for a reasonable period of time, among other conditions. This concept, being based on the economic principles of substitution and competition, recognizes that market value is based on a market, which in turn is based on the interactions of multiple buyers and sellers. In many transactions, where the State is a seller, there may be only a single seller and/or a single buyer. In those instances, the market value of the subject property, as a stand alone parcel, cannot be established because there is no market for the subject property, only the need for the subject property from one (1) buyer. This is especially true in the case of access easements and/or access rights of way in fee simple. In such situations, the appraiser may be forced to employ an alternative valuation methodology. The following is an identification and or examination of these alternative valuation methodologies. In each methodology, other than valuation as a stand alone parcel, the “market value” of the subject property is based on its value as part of another parcel or as the difference in the value of another parcel with and without the subject property. Unlike eminent domain situations, where law and regulations dictate specific valuation procedures, such procedures in disposition situations (from the State’s perspective) are not specifically addressed in State law or regulations. Therefore, it becomes necessary for the valuation methodology to be determined as part of the Definition of the Appraisal Problem for each assignment. The valuation methodology may differ from assignment to assignment. As can be seen from the alternative valuation methodologies below, the opinion of “market value” can differ significantly depending upon the selection of a particular valuation methodology.

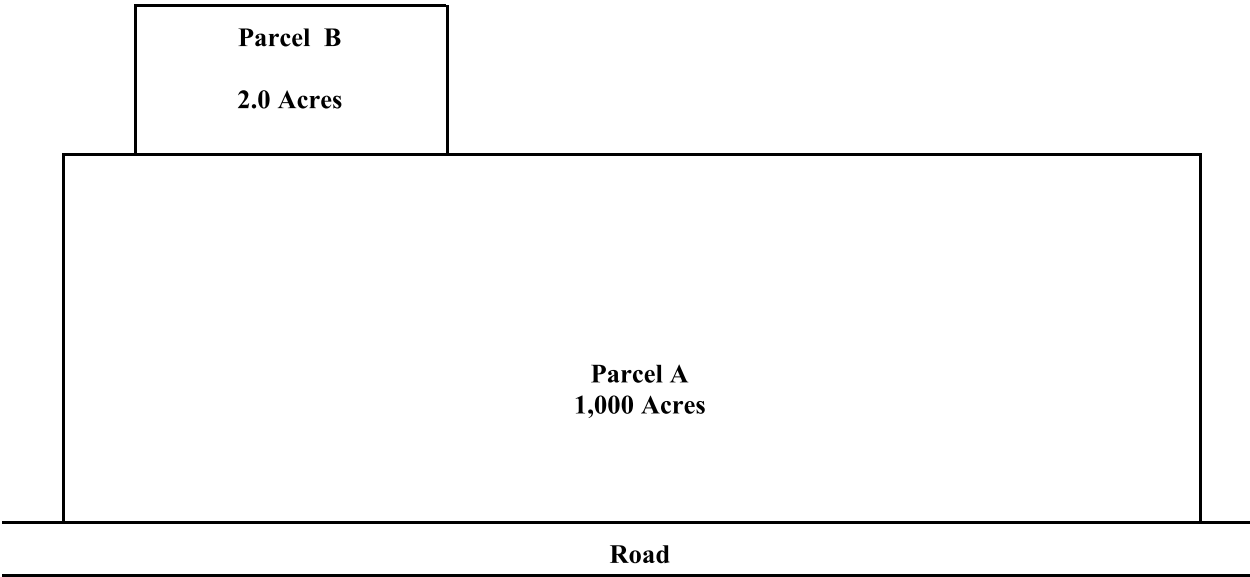
**It is suggested that unless the subject disposition area constitutes a “stand alone parcel” (Method 1), i.e., a parcel which could sell on the open market and draw the attention of multiple potential buyers, that the appraiser should provide two (2) separate values:**

- 1) the value of the loss to the State (Methods 2, 4, or 6); and**
- 2) the value of the enhancement to the private sector parcel (Methods 3 or 5)**

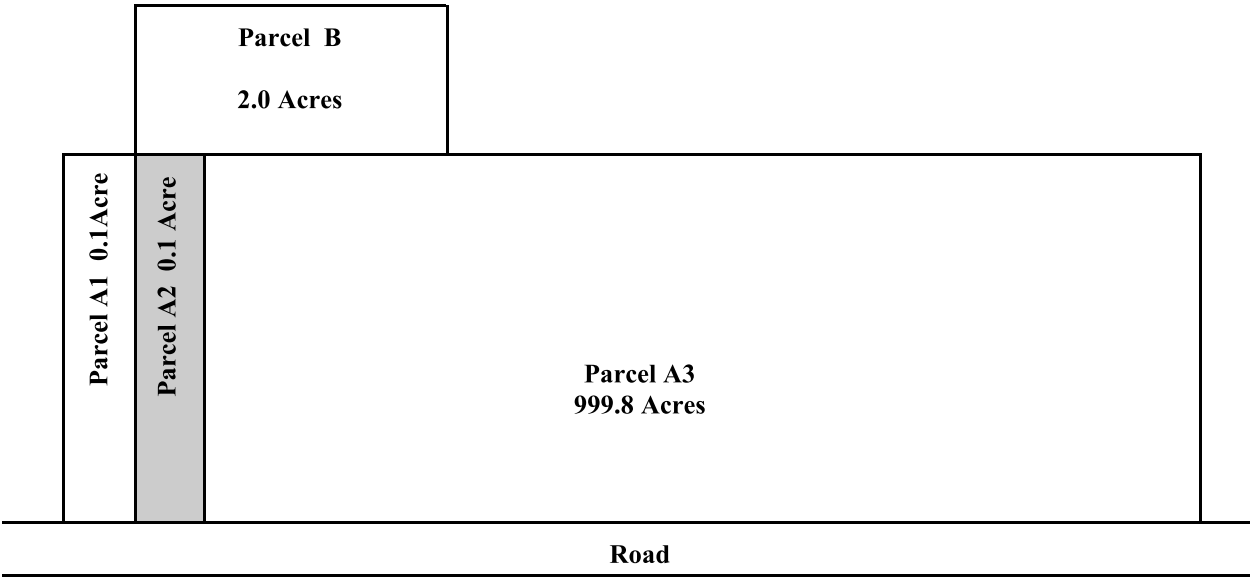
It is also noted that while the identified methodologies address a parcel to be transferred in fee simple, all of these methodologies (with the probable exception of Method 1) can to adapted for the valuation of easement rights also.

In this example, Parcel B is a landlocked parcel of 2 acres which is unbuildable because of lack of access. The State owns 1,000 acres of land (Parcel A) lying between Parcel B and a road. The owner of Parcel B wants to purchase a strip of land (Parcel A2) from State Property A. This purchase divides Parcel A into 3 parts; Parcel A1, Parcel A2, and Parcel A3.

Before:



After:





The following market values are assumed for this example:

Building Lot	\$100,000
Very Large Acreage (1,000 acres $\pm$ ) Parcel with Development Potential	\$ 2,000/acre
Large Acreage (100 acres $\pm$ ) Parcel with Development Potential	\$ 5,000/acre
Open Space	\$ 1,000/acre

Before Value:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
Parcel B:	2 acres of open space	2 acres @ \$1,000 per acres =	\$ 2,000

After Value:

Parcel A:	999.8 acres with development potential (Parcel A3)	999.8 acres @ \$2,000 per acre =	\$1,999,600
	0.1 acre of open space (Parcel A1)	0.1 acre @ \$1,000 per acre =	\$ 100
		Total	\$1,999,700
Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000

### POSSIBLE VALUATION METHODOLOGIES

#### 1) Value of Parcel A2 as a “stand alone” parcel:

0.1 acre of open space	0.1 acre @ \$1,000 per acre =	\$ 100
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#### 2) Value of Parcel A2 measured by the loss to the State:

Before Value:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
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After Value:

Parcel A:	999.8 acres with development potential (Parcel A3)	999.8 acres @ \$2,000 per acre =	\$1,999,600
	0.1 acre of open space (Parcel A1)	0.1 acre @ \$1,000 per acre =	\$ 100
		Total	\$1,999,700
		Difference of	\$ 300

#### 3) Value of Parcel A2 measured by the value enhancement to Parcel B:

Before Value:

Parcel B:	2 acres of open space	2 acres @ \$1,000 per acres =	\$ 2,000
-----------	-----------------------	-------------------------------	----------

After Value:

Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000
		Difference of	\$ 98,000

#### 4) Value of Parcel A2 measured as a part of Parcel A as a whole:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
Parcel A2 = 0.01% of Parcel A		0.01% x \$2,000,000 =	\$ 200

#### 5) Value of Parcel A2 measured as a part of Parcel B (after) as a whole:

Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000
Parcel A2 = 5.0% of Parcel B		5.0% x \$100,000 =	\$ 5,000

#### 6) Value of Parcel A2 measured as a part of a “typical” size parcel:

“Typical” size parcel of 100 acres with development potential	100 acres @ \$5,000 per =	\$ 500,000
Parcel A2 = 0.1% of “typical” size parcel	0.1% x \$500,000 =	\$ 500

ST. MARY'S COUNTY GOVERNMENT  
**COMMISSIONERS OF  
ST. MARY'S COUNTY**



James R. Guy, President  
Eric Colvin, Commissioner  
Michael L. Hewitt, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

October 19, 2021

Ms. Jeannie Haddaway-Riccio  
Secretary of Natural Resources  
Office of Secretary  
Department of Natural Resources  
Tawes State Office Building, 580 Taylor Ave., Annapolis, MD 21401 - 2397

Re: Land of the Newtowne Neck Road Right-of-Way  
Newtowne Neck State Park

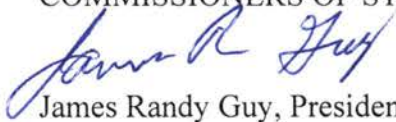
Dear Secretary Haddaway-Ricco:

Thank you for the consideration to take ownership of the strip of land known as the Newtowne Neck Right-of-Way.

The County is currently responsible for maintaining this roadway (Road ID #30165) from the St Francis Xavier Church entrance to the end of the paved surface near the center of the Newtowne Neck State Park in Compton, Maryland. This road segment does not serve any county residencies so the road is of little use to the County; therefore, should be in the State Park's inventory so it can be opened and closed as DNR sees fit.

Please accept this letter as our support in transferring this strip of the land to DNR. We look forward to the opportunity to work with you on this transfer.

Sincerely,  
COMMISSIONERS OF ST. MARY'S COUNTY

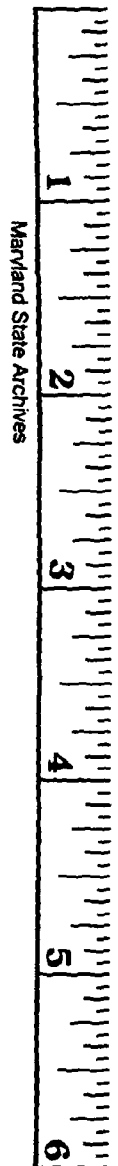
  
James Randy Guy, President

CSMC/JD/sf  
T:/Consent/2021/177

Cc: Commissioner Eric Colvin  
Commissioner Michael Hewitt  
Commissioner Todd Morgan  
Commissioner John O'Connor  
Dr. Rebecca Bridgett, County Administrator  
John Deatrick, Director, Dept. of Public Works and Transportation  
Shane Johnston, GSIP, Project Review Maryland Park Service



ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 67, pp. 9A-9F, MSA\_51252\_9285. Date available 2009/04/09. Printed 09/28/2021.



PLOTTED: Apr 08, 2009 Q:\D1080326- NEWTOWN\DWG\PLAT\RECORD PLAT\08326-B5.dwg.....Tab-S-1 jrh

### Items Corresponding to Schedule B

Per Chicago Title Insurance Company Title Commitment No. 08427512

- 7 INTENTIONALLY DELETED
- 8 EASEMENT AND RIGHTS CREATED IN A DEED OF ROADS TO THE COUNTY COMMISSIONERS OF ST. MARY'S COUNTY IN DEED DATED NOVEMBER 10, 1941, AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY AT LIBER 13 FOLIO 207.

THE GRANT IS SHOWN ON SHEETS 2, 3 & 4 OF THE PLAT AS 40' WIDE CENTERED ON THE EXISTING PAVEMENT.

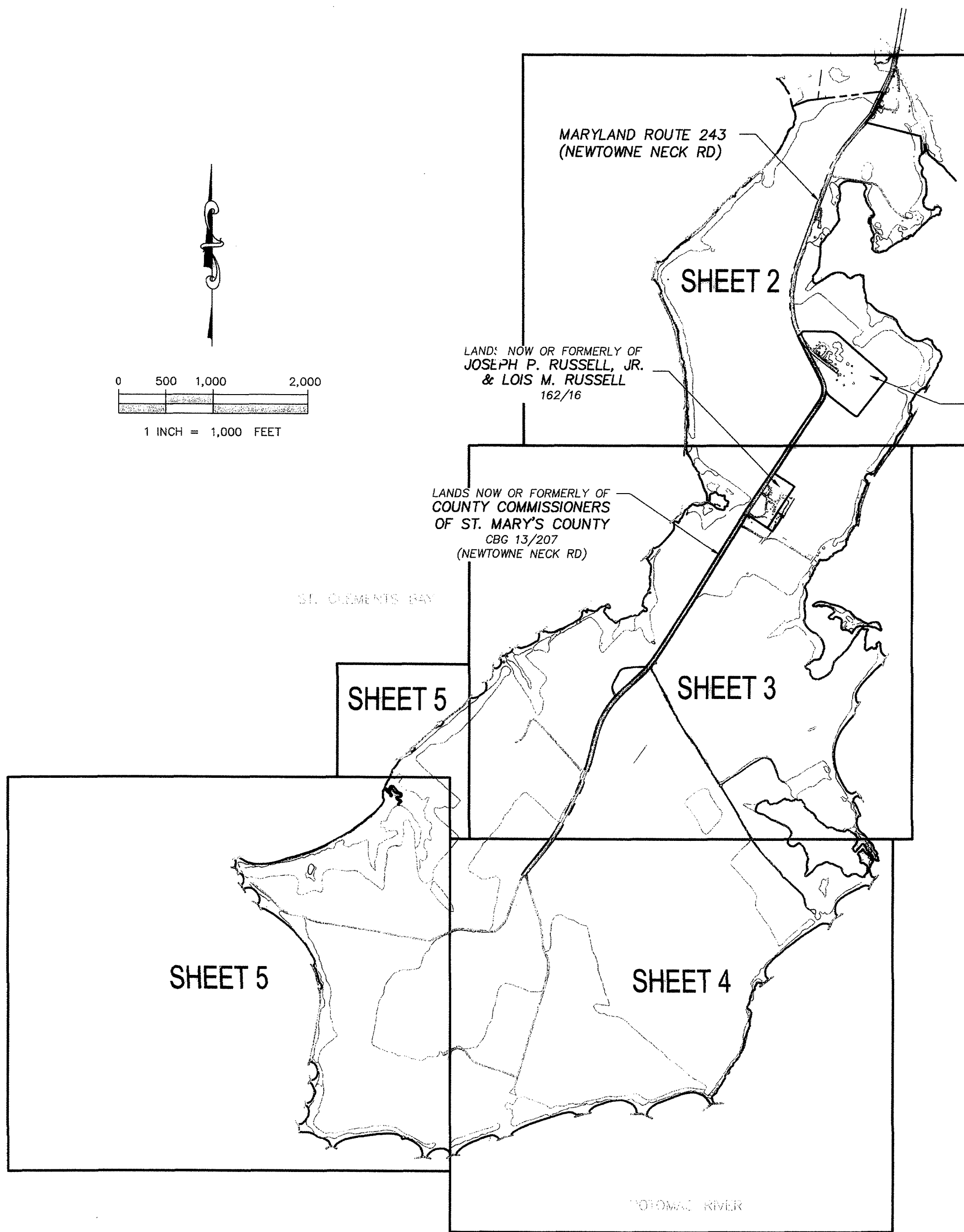
### Utility Notes

- UN1 THE SUBJECT PROPERTY APPEARS TO BE PROVIDED WITH ELECTRIC AND TELEPHONE SERVICE AS EVIDENCED BY UTILITY POLES, BOXES & OVERHEAD WIRES.
- UN2 THE SUBJECT PROPERTY APPEARS TO PROVIDE ACCESS FOR OTHERS TO ELECTRIC AND TELEPHONE SERVICE AS EVIDENCED BY UTILITY POLES, BOXES & OVERHEAD WIRES.

### Miscellaneous Notes

- MN1 THE BEARINGS SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE MARYLAND COORDINATE SYSTEM (NAD 83/91) PROJECTED BY MEANS OF THE GLOBAL POSITIONING SYSTEM (GPS) TO VIA VIRTUAL REFERENCE SYSTEM PROVIDED BY KEYSTONE PRECISION WITH DIRECT TIES TO THE STATE OF MARYLAND HARN NETWORK. COMBINED FACTOR SPC MD = 1.00001451 AT USGS DISK "SMC 225" (PID AE7801)
- MN2 THE MEAN HIGH WATER LINE AT THE SUBJECT PROPERTY IS CALCULATED TO BE AT ELEVATION 0.62' NAVD88 BY PROPORTIONAL METHOD FROM THE FOLLOWING TIDAL BENCHMARKS:
- | DESIGNATION         | PID    | MEAN HIGH WATER (NAVD88) |
|---------------------|--------|--------------------------|
| 863 5150 TIDAL 1    | HVB242 | MEAN HIGH WATER = 0.75'  |
| TIDAL 11 STATION 89 | HVO369 | MEAN HIGH WATER = 0.48'  |
- MN3 PLANIMETRICS (INCLUDING PIERS, REVETMENTS, WOODS LINES, FARM LANES AND SOME UTILITY POLES) & MEAN HIGH WATER LINE SHOWN HEREON DERIVE FROM AERIAL PHOTOGRAMMETRY PERFORMED BY VIRGINIA RESOURCE MAPPING ON OCTOBER 2, 2008. DIGITAL PLANIMETRIC MAPPING PROVIDED AT 1"=100' SCALE. ACCURACY STATED TO MEET OR EXCEED NATIONAL MAP ACCURACY STANDARDS.
- MN4 WATER BOUNDARIES NECESSARILY ARE SUBJECT TO CHANGE DUE TO EROSION OR ACCRETION BY TIDAL ACTION OR THE FLOW OF RIVERS AND STREAMS. A REALIGNMENT OF WATER BODIES MAY ALSO OCCUR DUE TO MANY REASONS SUCH AS DELIBERATE CUTTING AND FILLING OF BORDERING LANDS OR BY AVULSION. RECORDED SURVEYS OF NATURAL WATER BOUNDARIES ARE NOT RELIED UPON BY TITLE INSURERS FOR LOCATION OF TITLE.
- MN5 MARYLAND ANNOTATED CODE - 27.01.01.01 Definitions.  
A. As used in this subtitle, the following terms have the meanings indicated.  
B. Terms Defined.  
(18) "Critical Area" means all lands and waters defined in Natural Resources Article, §§-1807, Annotated Code of Maryland. They include:  
(a) All waters of and lands under the Chesapeake Bay and its tributaries to the head of tide as indicated on the State wetlands maps, and all State and private wetlands designated under Natural Resources Article, Title 9, Annotated Code of Maryland;  
(b) All land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and the heads of tides designated under Natural Resources Article, Title 9, Annotated Code of Maryland; and  
(c) Modification to these areas through inclusions or exclusions proposed by local jurisdictions and approved by the Commission as specified in Natural Resources Article, §§-1807, Annotated Code of Maryland.  
CRITICAL AREA BOUNDARY SHOWN HEREON TAKEN FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES GEOSPATIAL DATA WEBSITE
- MN6 IT IS BEYOND THE SCOPE OF THE PRESENT SURVEY TO DELINEATE AND MAP TIDAL AND NONTIDAL WETLANDS THAT MAY BE PRESENT ON THE SUBJECT PROPERTY.
- MN7 THE SUBJECT PROPERTY HAS FRONTAGE ON MARYLAND STATE ROUTE 243 (NEWTOWNE NECK RD.), A PUBLIC RIGHT-OF-WAY THAT RUNS THROUGH THE PROPERTY TO THE ST. FRANCIS XAVIER CHURCH, AND FRONTAGE ON A COUNTY ROAD, NEWTOWNE NECK ROAD, A PUBLIC RIGHT-OF-WAY THAT RUNS THROUGH THE PROPERTY, AS SHOWN HEREON.
- MN8 THERE IS REASON TO BELIEVE THAT SITES OF HISTORICAL SIGNIFICANCE MAY EXIST ON THE SUBJECT PROPERTY.
- MN9 AGRICULTURAL USES ON THE SUBJECT PROPERTY INDICATE THE POSSIBILITY OF ENVIRONMENTAL ISSUES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AND ARE NOT CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, NOR ANY RELATED CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF SUBJECT PROPERTY.
- MN10 AREA TABLE
- |                   |   |             |
|-------------------|---|-------------|
| NEWTOWNE NECK     | = | 809.122 Ac± |
| SAVE & EXCEPT     | = | -19.089 Ac± |
| PARCEL 1 AREA     | = | 790.023 Ac± |
| PARCEL 2 (ISLAND) | = | + 1.472 Ac± |
| NET AREA          | = | 791.495 Ac± |

## BOUNDARY SURVEY OF PART OF THE LANDS OF THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND TAX MAP 47, BLOCK 05, PARCEL 01

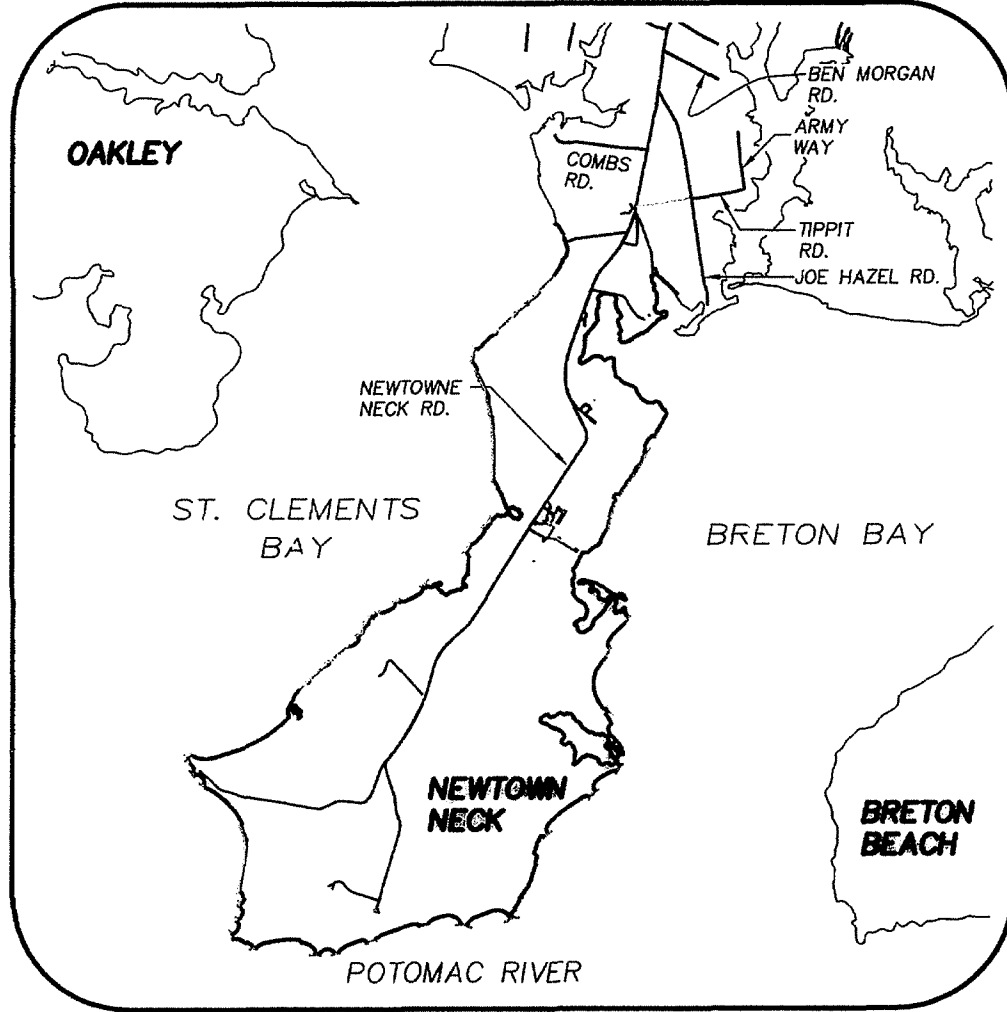


#### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES VE(EL2), AE(EL 5) & X, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24037C0164E, 24037C0278E, 24037C0277E, WHICH BEAR AN EFFECTIVE DATE OF OCTOBER 18, 2004 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED NOVEMBER 18, 2008 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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### Vicinity Map



LUGM Control No. 09-14300003

### LEGAL DESCRIPTION

#### RECORD LEGAL DESCRIPTION

"...BRITTONS NECK AND OUTLETT LYING IN ST. MARY'S COUNTY CONTAINING SEVEN HUNDRED ACRES MORE OR LESS..." being the third parcel of that Deed dated October 1793 and recorded among the Land Records of the General Court in Liber J.G. 3, folio 285, presently among the Archives of the State of Maryland

Saving and excepting therefrom a parcel of land being 3.0 acres more or less and described in a deed to Joseph P. Russell, and Lois M. Russell, his wife, dated September 6, 1970 and recorded among the land records of St. Mary's County at Liber 162 folio 16.

Saving and excepting therefrom a deed of roads to the County Commissioners by instrument dated November 10, 1941 and recorded among the land records of St. Mary's County at Liber 13 folio 207 being 40 feet wide and 6737.9 feet in length.

Saving and excepting therefrom a deed to Archbishop of Washington recorded among the land records of St. Mary's County at Liber 154 folio 335.

#### SURVEYED LEGAL DESCRIPTION

SEE 8-1/2" X 11" EXHIBIT "A", INTENDED TO BE RECORDED WITH THE DEED OF TRANSFER SUBSEQUENT TO THE RECORDATION OF THIS PLAT.

### ALTA/ACSM Land Title Survey

for  
THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN  
B&C MD 3 Portfolio Project No: 200801036-2,  
NEWTOWNE NECK  
Property Address: 21110 Newtowne Neck Rd., Leonardtown, MD, 20650  
St. Mary's County, MD  
Based upon Title Commitment No. 08427512  
of Chicago Title Insurance Company  
Bearing an effective date of August 8, 2008 at 8:00 A.M.

#### Surveyor's Certificate

To: The Corporation of the Roman Catholic Clergymen, The Conservation Fund, The State of Maryland to the use of the Department of Natural Resources, Progressive Title Corporation, Chicago Title Insurance Company, and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of part of the premises specifically described in Commitment No. 08427512 dated August 8, 2008 and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; (ii) substantially in accordance with the Survey Requirements for MD 3 Portfolio Surveys dated 7/31/2008 12:00:00 AM, and includes Items 1, 2, 3, 4, 6, 7a, 7b(1), 7C, 8, 9, 10, 11a, 13 & 15 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I, Robert MacWilliams, hereby certify The Corporation of the Roman Catholic Clergymen, The Conservation Fund, The State of Maryland to the use of the Department of Natural Resources, Progressive Title Corporation, Chicago Title Insurance Company, and Bock & Clark Corporation, being parties interested in title to the premises surveyed (the "Property") that to the best of my professional knowledge, information and belief: (a) the survey prepared by me entitled, "MD 3 Portfolio" was actually made upon the ground together with an aerial photogrammetric survey and that it and the information, courses and distances shown thereon are correct; (b) unless otherwise shown or noted hereon, the title lines of the Property and lines of actual possession are the same; (c) the location and type of buildings, structures and other visible improvements on the Property are as shown and are within the boundary lines of the Property unless shown otherwise; (d) there are no observed visible uses, occupations or easements, from records provided, affecting the Property other than those shown and depicted thereon; (e) there are no visible encroachments of buildings, structures or improvements over setback lines, easements or other similarly restricted areas, except as shown or noted hereon; (f) unless shown or noted hereon, there are no encroachments of any buildings, structures and other visible improvements across the boundary lines of the Property onto adjoining property, streets or alleys, nor do any buildings, structures and other visible improvements located on adjoining property encroach upon the Property; (g) I have reviewed Title Insurance Commitment No. 08427512, Version 7 dated January 7, 2009, issued by Chicago, Title Insurance Company, through its agent, Progressive Title Corporation, Andrew Cooch signatory, and have shown on the survey all locatable exceptions contained in Schedule B of that Commitment, and where an exception is not locatable, I have so stated on the survey; (h) the survey complies with the "Minimum Standards of Practice" for Boundary Surveys provided by the Board for Professional Land Surveyors of the State of Maryland in COMAR 09.13.06.03.

*Robert R. MacWilliams* 4-8-09 Date  
Robert R. MacWilliams  
Property Line Surveyor  
Registration No. 600  
In The State Of Maryland  
Date Of Survey: November 19, 2008

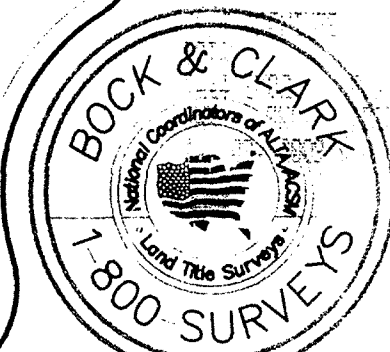
Network Project No. 200801036-2

Survey Performed By:  
McCrone Inc.  
207 N. Liberty St.  
Centreville, Maryland 21617  
Phone: 410-758-2237  
Fax: 410-758-2464

DRAWN BY: D.JOHNSON, J.C.HILL

Sheet 1 of 6

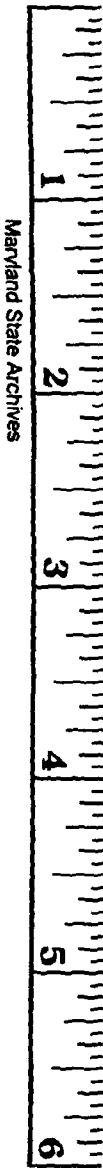
**Bock & Clark's National Surveyors Network**  
**National Coordinators of ALTA/ACSM Land Title Surveys**  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys, Fax: (330) 666-3608 [www.1800surveys.com](http://www.1800surveys.com)



MSA SSN 1252 9285-1 67 9 p162814

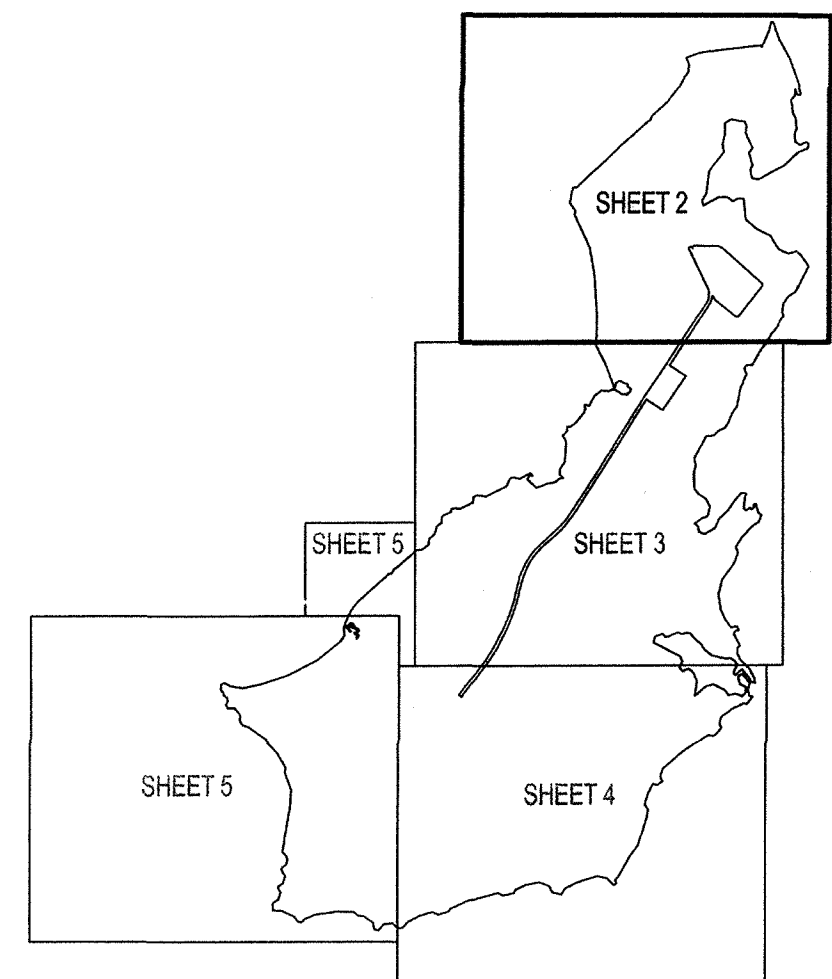
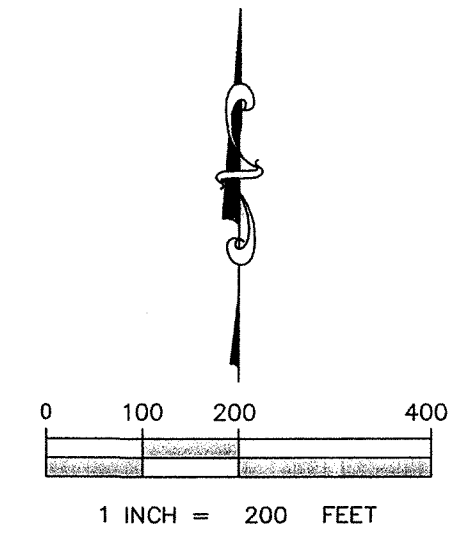
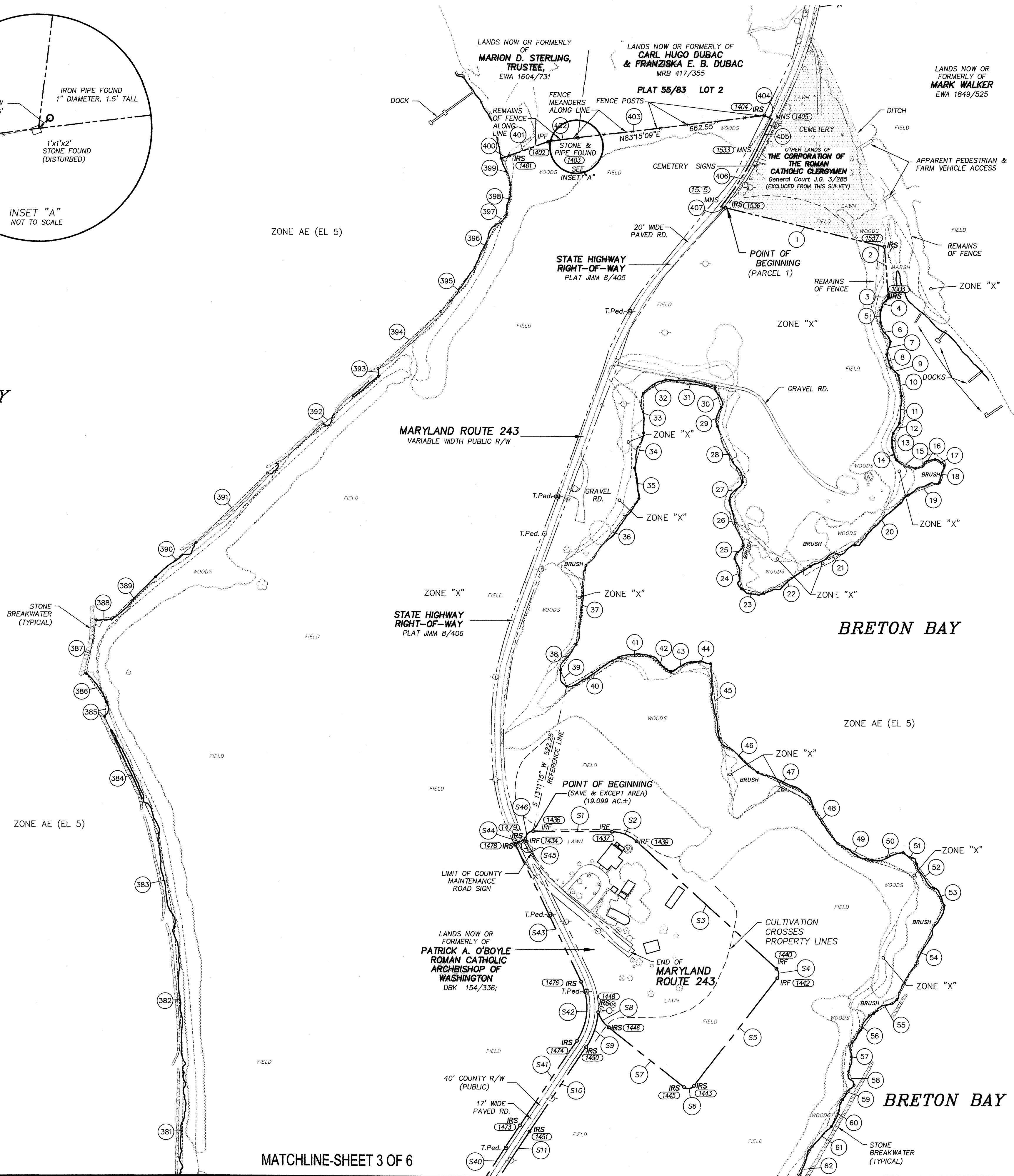
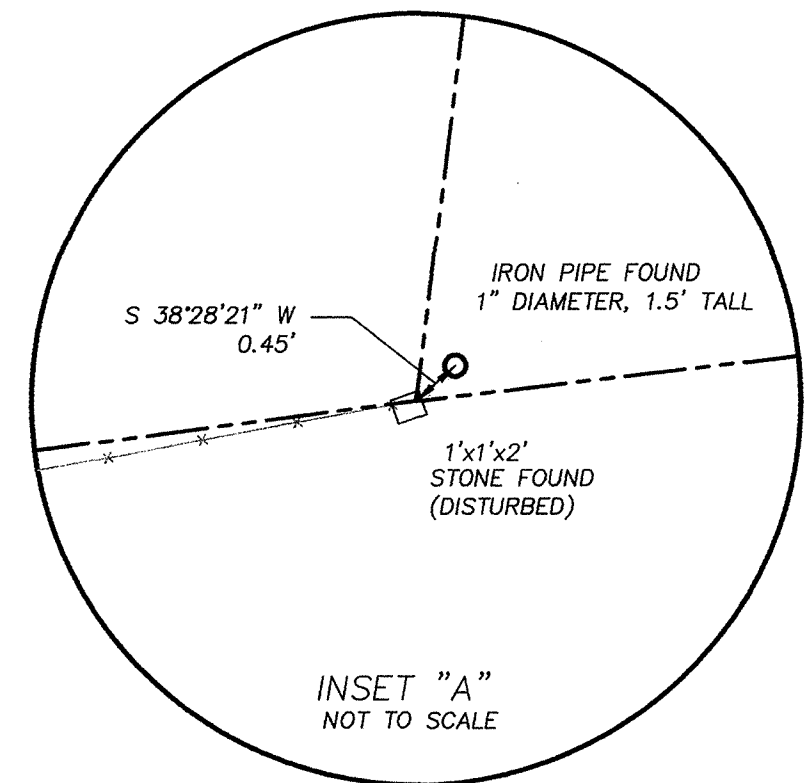


ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 67, pp. 9A-9F, MSA S1252-9285, Date available 2009/04/09, Printed 09/28/2021.



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Tab S-2 jhl

ST. CLEMENTS BAY

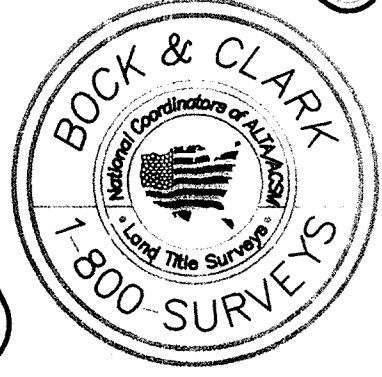


Legend of Symbols & Abbreviations

- |                |   |
|----------------|---|
| IRS            | IRON REBAR SET  |
| IRF            | IRON REBAR FOUND  |
| MNS            | MAG NAIL SET  |
| N.             | NORTH   |
| S.             | SOUTH   |
| E.             | EAST  |
| W.             | WEST  |
| .              | DEGREES   |
| '              | FEET OR MINUTES   |
| "              | INCHES OR SECONDS   |
| Sq.            | SQUARE  |
| Ft.            | FEET  |
| MB             | MAIL BOX  |
| ZONE AE (EL 5) | FLOOD ZONE  |
| ZONE VE (EL 7) | FLOOD ZONE  |
| ZONE "X"       | FLOOD ZONE  |
| ---            | FLOOD ZONE BOUNDARY   |
| ---            | FLOOD ZONE BOUNDARY   |
| ---            | FLOOD ZONE BOUNDARY   |
| •              | PROPERTY CORNER   |
| Q              | EX. UTILITY POLE  |
| ⊗              | EX. POST  |
| T.Ped. □       | TELEPHONE PEDESTAL  |
| ---            | PROPERTY LINE (AS SURVEYED)                                       |
| ---            | MEAN HIGH WATER LINE (AS SURVEYED)                                |
| ---            | MEANDER LINE (DESCRIPTION)  |
| ---            | EX. TREE LINE   |
| ---            | EX. RIGHT OF WAY LINE   |
| ⊙              | EX. WELL  |
| EX.            | EXISTING  |
| R/W            | RIGHT-OF-WAY  |
| RD.            | ROAD  |
| ---            | STONE BREAKWATER  |
| ⊙              | DENOTES NUMBERED COURSE & DISTANCE SHOWN IN TABLE ON SHEET 6 OF 6 |
| ⊙              | DENOTES NUMBERED PROPERTY MARKER SHOWN IN TABLE ON SHEET 6 OF 6   |

ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN  
MD Portfolio 3 PROJECT No. 200801036-2 Sheet 2 of 6

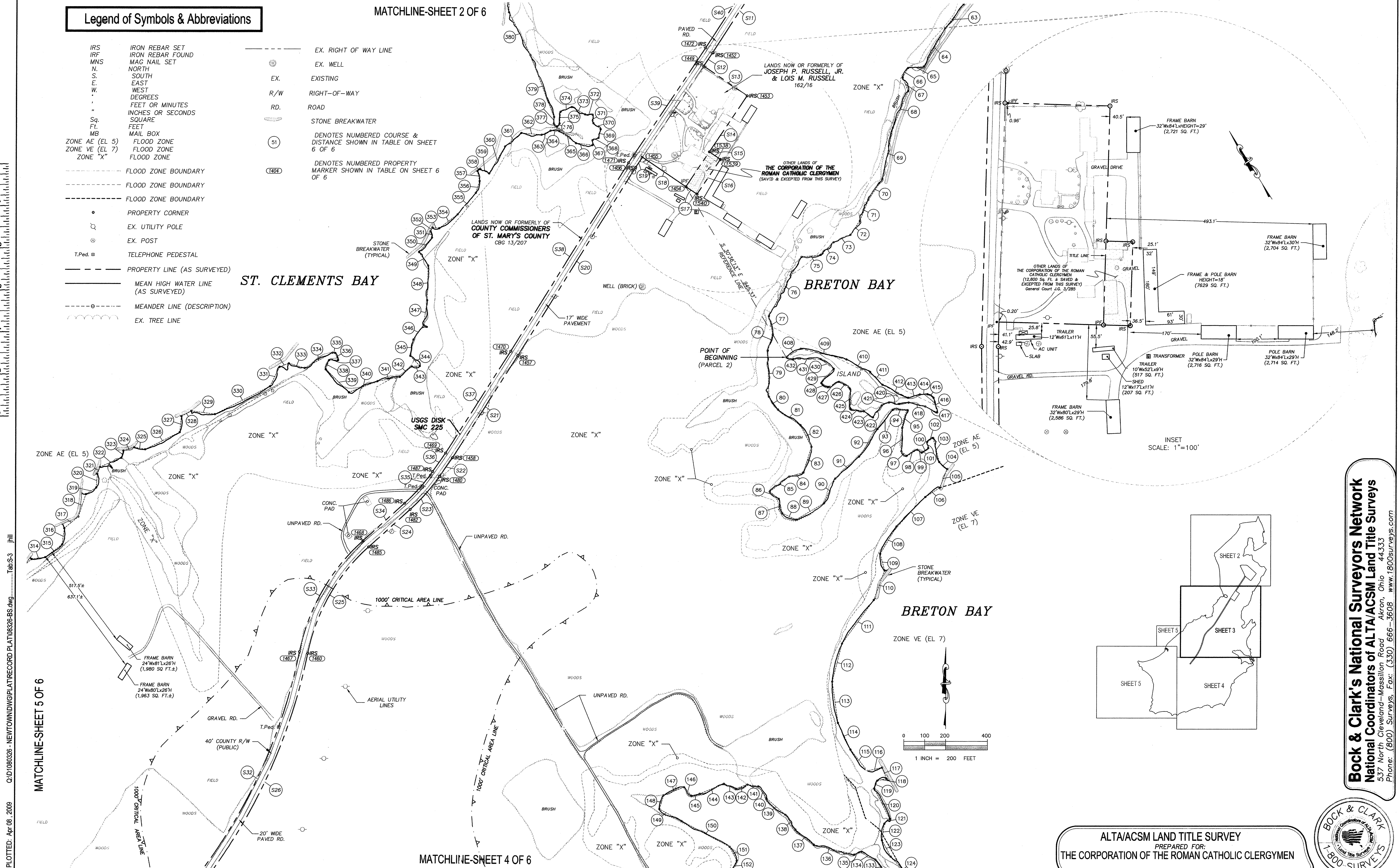
**Bock & Clark's National Surveyors Network**  
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MSA 884 1252 92852  
67-9 P163815

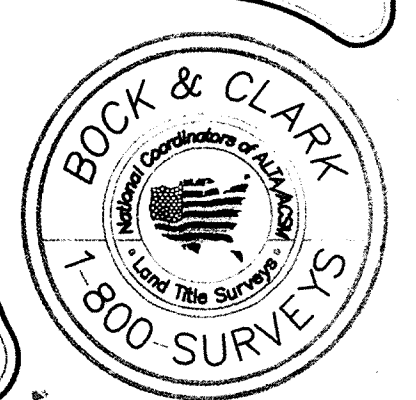


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**ALTA/ACSM LAND TITLE SURVEY**  
PREPARED FOR:  
**THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN**  
MD Portfolio 3 PROJECT No. 200801036-2 Sheet 3 of 6



MSA 584 7252 92853  
67.9  
P162816

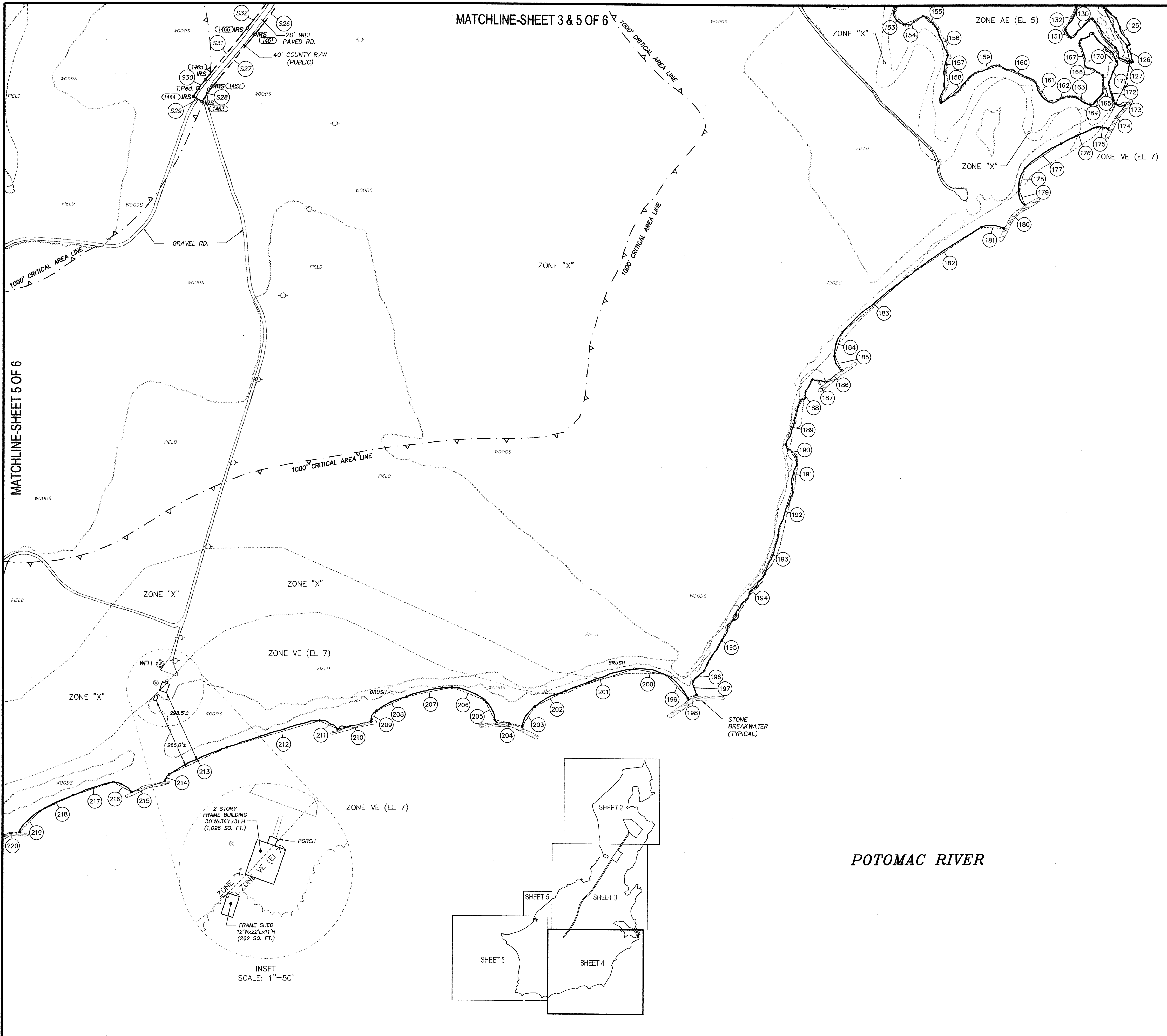


ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SW) Plat Book 67, pp. 9A-9F, MSA\_51252\_9285. Date available 2009/04/09. Printed 09/28/2021.

PLOTTED: Apr 08, 2009

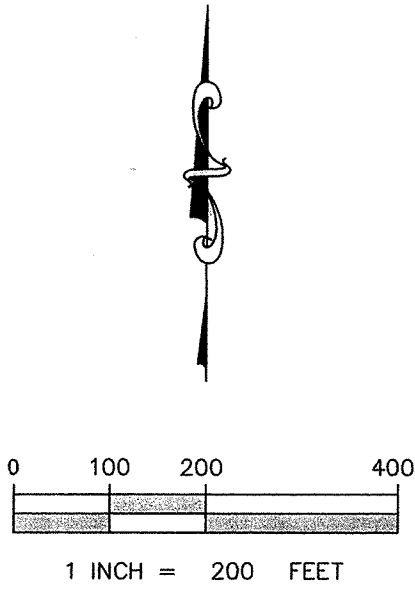
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Tab S-4



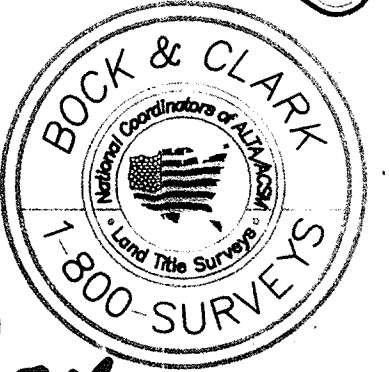
Legend of Symbols & Abbreviations

- IRS IRF MNS N. S. E. W. . . Sq. Ft. MB ZONE AE (EL 5) ZONE VE (EL 7) ZONE "X"
- IRON REBAR SET IRON REBAR FOUND MAG NAIL SET NORTH SOUTH EAST WEST DEGREES FEET OR MINUTES INCHES OR SECONDS SQUARE FEET MAIL BOX FLOOD ZONE FLOOD ZONE FLOOD ZONE
- FLOOD ZONE BOUNDARY FLOOD ZONE BOUNDARY FLOOD ZONE BOUNDARY
- PROPERTY CORNER EX. UTILITY POLE EX. POST TELEPHONE PEDESTAL
- PROPERTY LINE (AS SURVEYED) MEAN HIGH WATER LINE (AS SURVEYED) MEANDER LINE (DESCRIPTION) EX. TREE LINE EX. RIGHT OF WAY LINE EX. WELL EX. EXISTING R/W RIGHT-OF-WAY RD. ROAD STONE BREAKWATER
- 51 DENOTES NUMBERED COURSE & DISTANCE SHOWN IN TABLE ON SHEET 6 OF 6 1484 DENOTES NUMBERED PROPERTY MARKER SHOWN IN TABLE ON SHEET 6 OF 6



ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN MD Portfolio 3 PROJECT No. 200801036-2 Sheet 4 of 6

Bock & Clark's National Surveyors Network National Coordinators of ALTA/ACSM Land Title Surveys 537 North Cleveland-Massillon Road Akron, Ohio 44333 Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



MSA 554 1252 92854 67 9 P162817

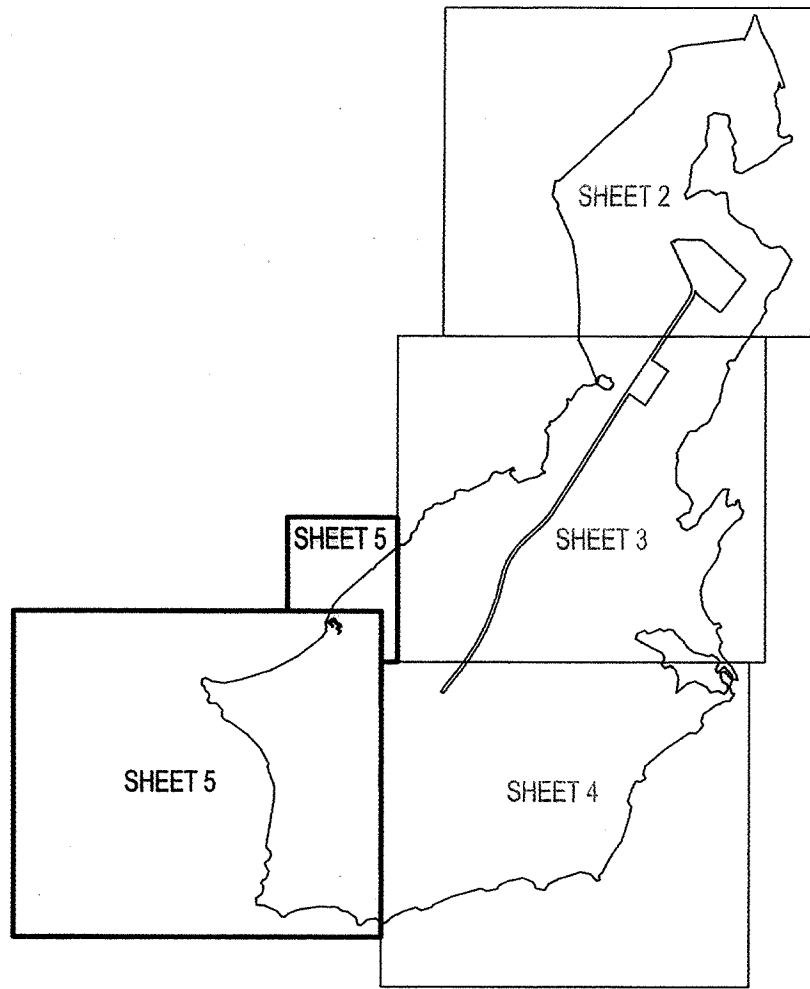
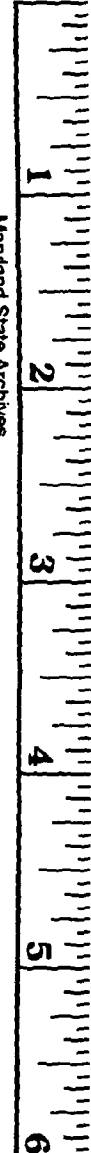


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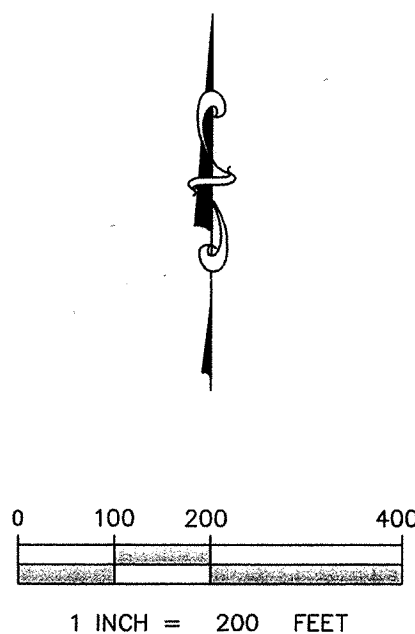
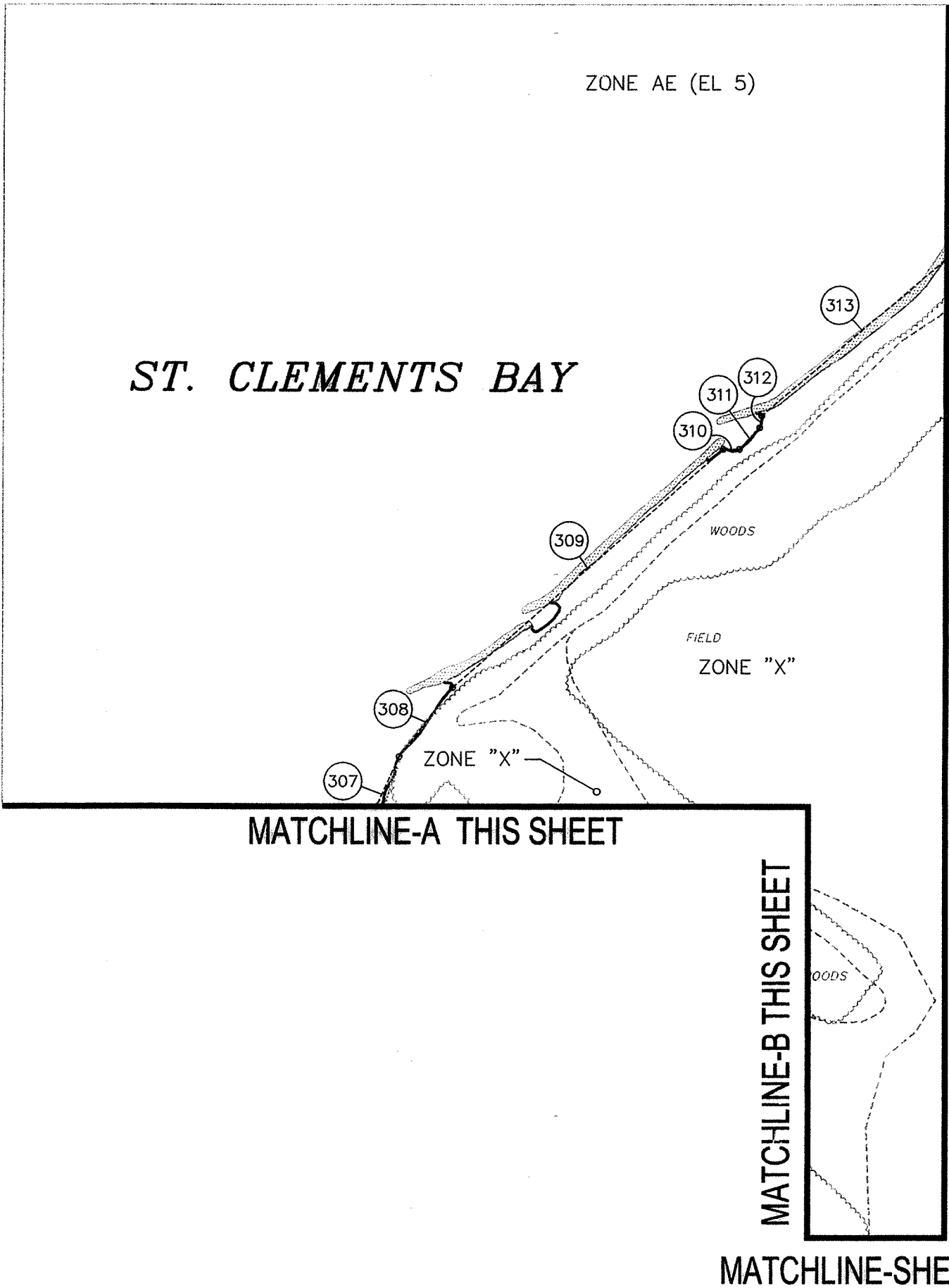
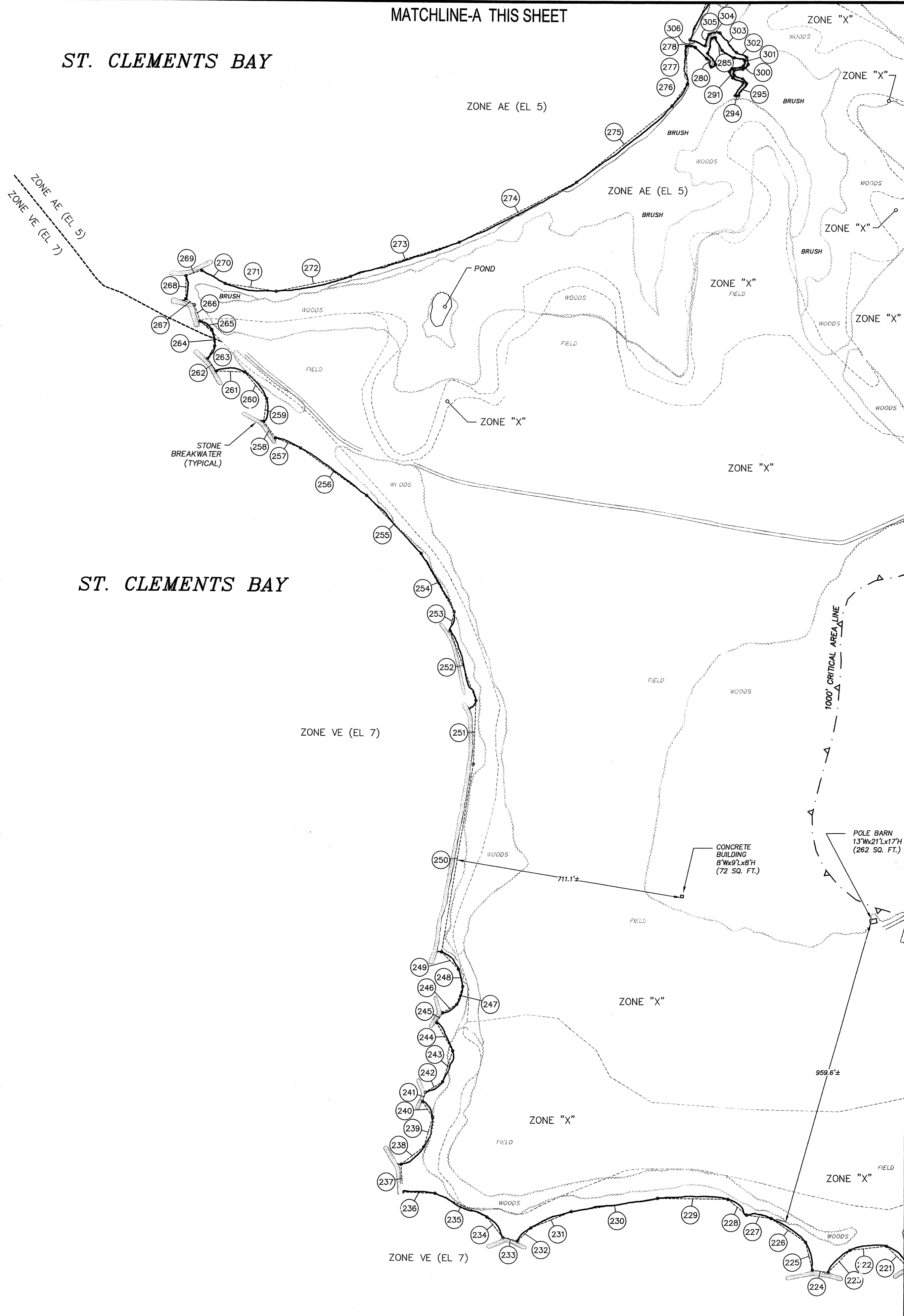
Tab: S-5

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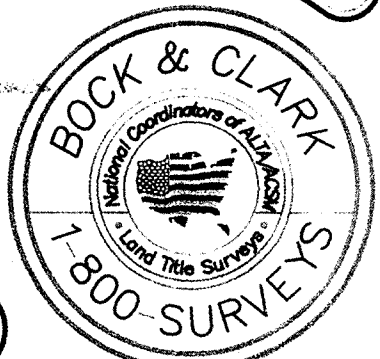
Legend of Symbols & Abbreviations

IRS	IRON REBAR SET
IRF	IRON REBAR FOUND
MNS	MAG NAIL SET
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
°	DEGREES
'	FEET OR MINUTES
"	INCHES OR SECONDS
Sq.	SQUARE
FE.	FEET
MB	MAIL BOX
ZONE AE (EL 5)	FLOOD ZONE
ZONE VE (EL 7)	FLOOD ZONE
ZONE "X"	FLOOD ZONE
---	FLOOD ZONE BOUNDARY
---	FLOOD ZONE BOUNDARY
---	FLOOD ZONE BOUNDARY
•	PROPERTY CORNER
Q	EX. UTILITY POLE
⊗	EX. POST
T.Ped. □	TELEPHONE PEDESTAL
---	PROPERTY LINE (AS SURVEYED)
---	MEAN HIGH WATER LINE (AS SURVEYED)
---	MEANDER LINE (DESCRIPTION)
---	EX. TREE LINE
---	EX. RIGHT OF WAY LINE
⊙	EX. WELL
EX.	EXISTING
R/W	RIGHT-OF-WAY
RD.	ROAD
---	STONE BREAKWATER
⑤1	DENOTES NUMBERED COURSE & DISTANCE SHOWN IN TABLE ON SHEET 6 OF 6
1404	DENOTES NUMBERED PROPERTY MARKER SHOWN IN TABLE ON SHEET 6 OF 6



ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN

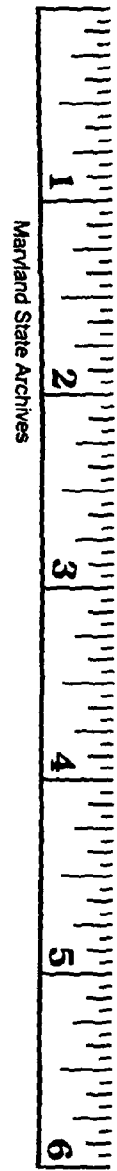
MD Portfolio 3 PROJECT No. 200801036-2 Sheet 5 of 6



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PLOTTED: Apr 08, 2009 Q:\D\080326 - NEWTOWN DWP\G\PLAT\RECORD PLAT\080326-BS.dwg Twp-5-6 jml

NEWTOWNE NECK (PARCEL 1)		
LINE	BEARING	DISTANCE
1	S 76°00'36" E	578.93'
2	S 05°06'16" E	172.74'
3	S 05°06'16" E	10.00'
4	S 33°28'47" W	50.84'
5	S 00°01'54" E	43.60'
6	S 26°43'22" E	76.21'
7	S 14°57'24" W	46.53'
8	S 17°16'12" E	48.75'
9	S 43°53'30" E	37.31'
10	S 09°14'29" E	72.31'
11	S 04°14'52" W	95.26'
12	S 30°53'11" W	42.75'
13	S 03°24'30" W	49.52'
14	S 18°23'42" E	45.66'
15	S 66°33'58" E	73.74'
16	N 66°04'34" E	75.47'
17	S 55°25'14" E	39.13'
18	S 15°20'12" W	60.72'
19	S 68°28'26" W	118.80'
20	S 46°29'41" W	258.28'
21	S 64°09'39" W	176.72'
22	S 59°45'15" W	190.99'
23	N 76°44'03" W	80.92'
24	N 12°01'18" E	108.41'
25	N 28°02'56" E	59.51'
26	N 16°54'17" W	163.44'
27	N 34°59'29" E	79.03'
28	N 24°36'59" W	214.48'
29	N 10°55'33" E	68.18'
30	N 17°03'38" W	72.63'
31	N 61°12'31" W	176.44'
32	S 59°15'11" W	93.23'
33	S 00°40'17" E	137.59'
34	S 14°10'34" W	126.72'
35	S 08°21'52" E	108.63'
36	S 37°56'19" W	303.58'
37	S 07°08'19" W	281.12'
38	S 30°36'43" W	104.99'
39	S 21°12'30" E	60.79'
40	N 60°43'13" E	208.57'
41	N 87°47'53" E	111.65'
42	S 53°57'07" E	91.49'
43	N 65°43'58" E	77.23'
44	S 86°32'54" E	69.93'
45	S 08°56'04" E	264.35'
46	S 48°34'21" E	181.09'
47	S 64°59'57" E	188.59'
48	S 32°57'34" E	206.04'
49	S 64°38'57" E	134.63'
50	N 76°29'33" E	112.74'
51	S 49°57'25" E	62.53'
52	S 35°51'41" E	105.19'
53	S 30°50'08" E	71.28'
54	S 26°48'27" W	369.21'
55	S 59°47'24" W	95.95'
56	S 36°18'30" W	123.27'
57	S 07°00'33" W	103.95'
58	S 21°42'45" E	51.27'
59	S 38°31'20" W	64.63'
60	S 22°32'15" W	102.12'
61	S 43°22'38" W	86.35'
62	S 28°08'13" W	129.10'
63	S 37°34'26" W	143.41'
64	S 29°35'21" W	206.84'
65	S 84°36'29" W	75.28'
66	S 30°24'34" W	50.33'
67	S 22°22'36" E	71.29'
68	S 22°43'53" W	188.97'
69	S 11°21'29" W	249.44'
70	S 33°53'42" W	120.39'
71	S 21°30'35" W	106.26'
72	S 33°31'07" W	82.65'
73	S 65°51'08" W	87.96'
74	S 45°45'27" W	86.12'
75	S 83°58'15" W	91.56'
76	S 28°56'44" W	319.82'
77	S 12°10'31" E	89.38'
78	S 17°19'02" W	81.58'
79	S 01°30'40" E	220.45'
80	S 35°16'50" E	74.90'
81	S 55°11'39" E	130.92'
82	S 26°59'05" E	116.04'
83	S 17°10'29" W	128.48'
84	S 74°19'02" W	69.99'
85	S 52°35'16" W	117.21'
86	S 51°06'50" E	55.58'
87	S 14°21'41" E	70.77'
88	S 65°29'41" E	72.08'
89	N 60°03'30" E	153.36'
90	N 24°29'10" E	129.65'
91	N 47°16'29" E	154.12'
92	N 33°39'15" E	157.51'
93	N 38°44'46" E	116.61'
94	S 88°54'54" E	71.50'
95	S 17°08'18" W	87.59'
96	S 02°01'34" W	112.18'
97	S 49°06'36" E	33.31'
98	N 60°14'18" E	59.18'
99	S 57°00'32" E	25.05'
100	N 55°14'38" E	37.22'
101	N 10°54'24" W	29.54'
102	N 56°54'28" E	35.11'
103	S 14°21'16" E	117.80'
104	S 48°26'47" E	50.62'
105	S 21°13'17" W	96.10'
106	S 57°24'59" W	81.97'
107	S 44°26'25" W	195.99'
108	S 30°51'34" W	150.96'
109	S 14°58'07" E	82.00'

TABLE OF COURSES & DISTANCES OF THE PERIMETER OF PART OF THE LANDS OF THE CORPORATION OF THE ROMAN CATHOLIC CLERGYMEN

SHOWN THUS ON THE PLAT: (51)

LINE	BEARING	DISTANCE
110	S 19°55'41" W	149.33'
111	S 36°12'49" W	255.92'
112	S 14°26'08" W	185.13'
113	S 08°14'59" E	195.81'
114	S 25°26'10" E	139.81'
115	S 38°28'39" E	129.69'
116	N 77°50'23" E	72.15'
117	S 22°42'38" E	57.34'
118	S 78°11'27" W	45.39'
119	S 21°14'30" W	39.88'
120	S 27°08'11" E	163.28'
121	S 47°38'38" W	35.15'
122	S 07°48'21" W	79.75'
123	S 28°29'49" E	89.02'
124	S 43°44'02" E	166.97'
125	S 27°52'10" E	117.02'
126	S 10°52'14" E	71.22'
127	N 74°45'34" W	56.84'
128	N 19°36'48" W	44.12'
129	N 39°04'28" W	148.75'
130	S 48°31'14" W	113.73'
131	N 34°29'24" W	39.26'
132	N 24°54'15" E	114.25'
133	N 35°40'20" W	58.52'
134	N 60°01'18" W	76.22'
135	S 67°48'10" W	38.03'
136	N 76°18'18" W	199.23'
137	N 50°10'09" W	114.89'
138	N 34°00'32" W	85.40'
139	N 49°09'23" W	119.66'
140	N 34°17'13" W	69.90'
141	N 80°33'52" W	52.70'
142	S 70°37'58" W	59.38'
143	N 67°01'59" W	61.07'
144	S 67°09'06" W	124.88'
145	S 77°17'32" W	41.03'
146	N 40°32'05" W	53.74'
147	S 68°09'09" W	104.88'
148	S 30°36'43" W	69.01'
149	S 61°39'46" E	120.68'
150	S 61°52'01" E	261.18'
151	S 27°48'57" E	72.38'
152	S 25°15'18" W	91.58'
153	S 43°24'38" E	61.06'
154	N 66°48'21" E	82.70'
155	S 46°52'34" E	77.39'
156	S 21°31'13" E	112.52'
157	S 07°32'33" W	189.08'
158	N 49°37'28" E	179.68'
159	N 72°20'57" E	99.55'
160	S 65°08'04" E	162.62'
161	S 34°34'24" E	88.19'
162	N 79°38'28" E	98.92'
163	S 65°36'56" E	82.17'
164	N 43°52'46" E	65.79'
165	N 00°33'02" W	70.66'
166	N 63°16'10" W	75.82'
167	N 15°48'54" W	87.00'
168	N 10°16'31" E	25.59'
169	N 63°45'40" E	53.58'
170	S 40°30'46" E	145.08'
171	S 19°52'40" W	90.18'
172	S 17°58'28" E	87.88'
173	S 79°21'39" E	38.32'
174	S 35°02'30" W	114.92'
175	N 82°19'03" W	46.76'
176	S 65°21'21" W	157.81'
177	S 55°33'16" W	173.16'
178	S 15°28'30" W	92.00'
179	S 22°10'36" E	249.44'
180	S 42°29'23" W	65.82'
181	N 87°04'10" W	90.26'
182	S 56°05'11" W	355.57'
183	S 49°18'10" W	343.85'
184	S 17°29'51" W	98.48'
185	S 27°52'08" E	64.73'
186	S 55°01'22" W	80.60'
187	N 79°01'29" W	53.53'
188	S 26°38'42" W	138.74'
189	S 18°10'40" W	141.99'
190	S 34°28'29" E	79.24'
191	S 09°53'58" W	111.03'
192	S 16°20'28" W	193.05'
193	S 18°53'08" W	164.37'
194	S 36°11'18" W	180.20'
195	S 28°41'56" W	281.68'
196	S 47°29'16" W	59.05'
197	S 12°23'45" E	57.08'
198	S 70°15'38" W	36.91'
199	N 43°35'07" W	124.76'
200	N 79°19'40" W	129.29'
201	S 72°00'53" W	289.22'
202	S 62°32'51" W	141.21'
203	S 32°37'21" W	91.03'
204	N 77°53'08" W	113.44'
205	N 27°41'54" W	89.35'
206	N 69°17'16" W	140.36'
207	S 78°20'49" W	184.16'
208	S 64°53'32" W	132.46'
209	S 26°55'25" W	48.04'
210	S 77°12'00" W	137.46'
211	N 65°06'37" W	80.35'
212	S 74°07'26" W	385.92'
213	S 65°14'12" W	255.06'
214	S 31°23'30" W	31.69'
215	S 72°27'27" W	141.42'
216	N 61°23'03" W	82.00'
217	S 71°59'45" W	170.26'
218	S 64°47'48" W	146.90'
219	S 44°15'20" W	115.53'

LINE	BEARING	DISTANCE
220	S 8°37'12" W	64.89'
221	N 45°05'34" W	90.45'
222	S 83°24'51" W	115.83'
223	S 44°00'09" W	97.85'
224	N 82°11'45" W	49.98'
225	N 14°02'46" W	92.25'
226	N 55°01'33" W	132.11'
227	N 82°03'54" W	77.61'
228	N 50°26'07" W	76.56'
229	N 89°12'47" W	220.46'
230	S 81°18'08" W	274.28'
231	S 67°52'19" W	136.89'
232	S 44°52'40" W	58.66'
233	N 77°53'13" W	46.86'
234	N 37°50'27" W	82.60'
235	N 66°05'09" W	178.35'
236	N 88°08'28" W	102.11'
237	N 03°15'12" W	86.19'
238	N 52°43'24" E	89.53'
239	N 16°16'49" E	95.43'
240	N 33°12'32" W	58.45'
241	N 18°41'10" E	29.52'
242	N 58°42'15" E	62.80'
243	N 17°53'55" E	101.57'
244	N 30°15'34" W	101.30'
245	N 32°28'50" E	34.77'
246	S 59°45'49" E	51.60'
247	N 18°22'14" E	58.56'
248	N 13°50'08" W	54.92'
249	N 44°50'53" W	75.78'
250	N 09°23'32" E	598.60'
251	N 02°05'03" E	199.05'
252	N 20°40'17" W	233.11'
253	N 12°20'47" E	60.60'
254	N 30°00'09" W	208.72'
255	N 43°27'26" W	248.83'
256	N 54°29'15" W	256.63'
257	N 68°09'26" W	84.36'
258	N 35°32'02" W	64.47'
259	N 07°13'33" E	72.62'
260	N 39°43'54" W	108.92'
261	N 88°31'41" W	89.10'
262	N 35°13'55" W	48.08'
263	N 29°07'09" E	46.28'
264	N 10°02'00" W	52.22'
265	N 54°41'53" W	45.23'
266	N 19°28'18" W	55.24'
267	N 54°17'50" W	32.57'
268	N 00°06'13" E	72.98'
269	N 70°59'35" E	52.20'
270	S 61°24'14" E	83.96'
271	S 81°33'16" E	162.49'
272	N 78°04'34" E	239.01'
273	N 72°13'15" E	358.40'
274	N 62°36'10" E	414.49'
275	N 51°08'16" E	82.43'
276	N 35°07'34" E	383.06'
277	N 01°48'39" W	118.21'
278	S 82°21'42" E	29.12'
279	S 45°52'54" E	48.85'
280	S 28°14'52" E	30.06'
281	N 61°02'19" E	15.66'
282	N 35°03'34" W	43.00'
283	N 15°25'14" E	48.19'
284	N 79°16'52" E	11.48'
285	S 27°58'55" E	45.16'
286	S 59°07'07" E	45.05'
287	S 75°46'30" E	34.44'
288	S 17°21'18" W	18.56'
289	S 77°13'47" W	36.04'
290	S 40°03'39" W	11.64'
291	S 28°06'02" E	21.81'
292	S 66°42'37" E	35.90'
293	S 31°13'28" W	48.11'
294	S 88°05'47" E	10.54'
295	N 33°13'32" E	45.85'
296	N 42°38'57" W	18.96'
297	N 66°58'31" W	28.56'
298	N 02°02'47" E	16.48'
299	N 85°22'53" E	26.24'
300	N 48°00'17" E	22.49'
301	N 11°42'19" W	22.56'
302	N 65°10'58" W	35.32'
303	N 40°26'39" W	80.05'
304	S 82°58'53" W	34.76'
305	S 17°57'32" W	37.42'
306	N 68°53'08" W	51.86'
307	N 24°06'24" E	207.77'
308	N 37°23'16" E	130.31'
309	N 43°10'43" E	534.96'
310	S 89°47'58" E	24.00'
311	N 43°21'18" E	43.77'
312	N 09°28'04" E	65.42'
313	N 49°04'08" E	388.49'
314	N 82°08'43" E	65.75'
315	N 52°56'20" E	101.04'
316	N 07°28'59" E	77.90'
317	N 50°44'53" E	86.87'
318	N 18°27'20" E	119.93'
319	S 56°57'12" E	58.94'
320	N 65°18'23" E	65.42'
321	N 20°00'59" E	36.38'
322	N 60°40'12" E	111.05'
323	N 15°31'53" E	35.51'
324	N 72°46'53" E	54.58'
325	N 73°06'45" E	53.22'
326	N 69°41'08" E	184.34'
327	N 05°53'54" E	76.30'
328	N 35°40'47" E	133.40'
329	N 81°56'43" E	113.90'