

Michele Wiseman
Ross William Hohman Jr.
260 Cypress Creek Rd
Severna Park, MD 21146

June 27, 2024

Attn: Anne Arundel County of Zoning
RE: Variance Letter of Explanation

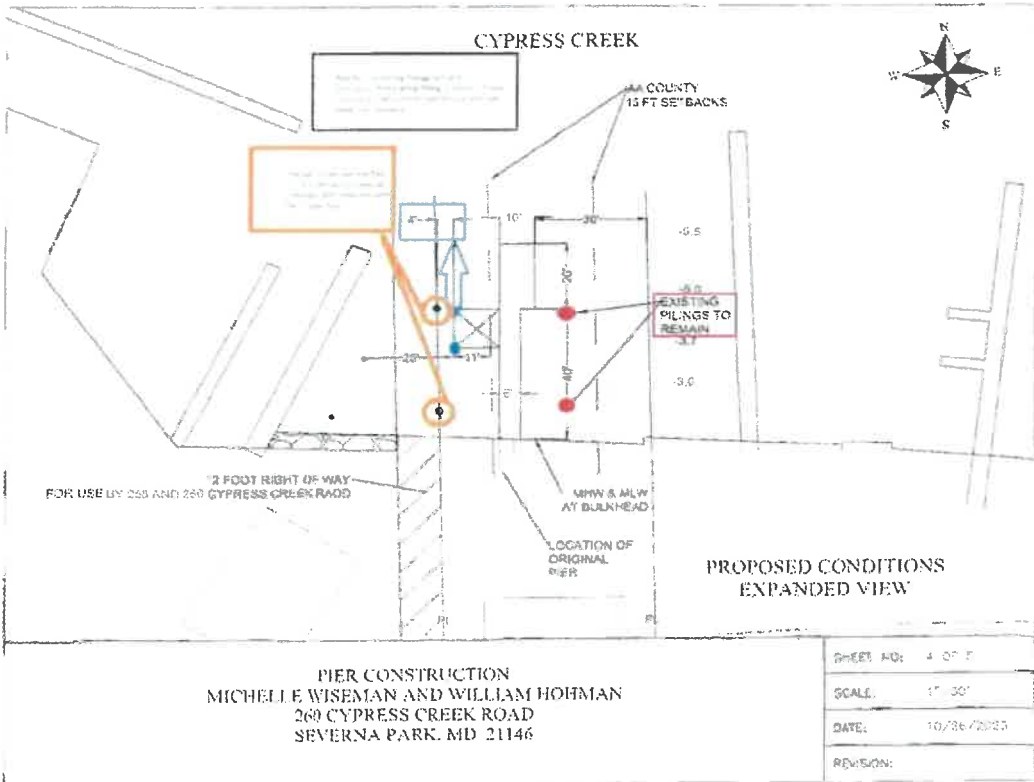
To whom it may concern:

This variance request is to relocate the current 2 current pilings on the western side of 260 Cypress Creek Rd from the current property line to 4 feet to the east of the property line for the proposed boat lift.

The full project includes replacing all pilings and widening the current pier to 6 feet wide as well as increasing the length from 40 feet to 60 feet with a 10 foot wide by 20 foot long platform. On the western side of the proposed pier is where the proposed boat lift is expected to be placed.

The image below shows the current pilings are shown as being on the property line (shown in orange circles) between the 256 Cypress Creek Road and 260 Cypress Creek Road which are to be removed and relocated with two pilings (shown in blue on the plan below) closer to the new pier for the proposed boat lift.

The request is for a variance of 11 feet on the Western side of 260 Cypress Creek Road.



The following paragraphs are in response to some questions that may be asked during the variance hearing:

Allowing this variance to go through to move the two pilings 4 feet east will give 256 more water access in between pilings. The existing pilings are in line with the property line.

The existing pier is in line with the steps going up to the house next to the boat house. The boat house is a structure that has been built into the hill and has been on the property since before 1970.

The variance is for the two pilings on the western side of the property, closest to 256 Cypress Creek property. There is a 12-foot strip of land between 256 and 260 Cypress Creek Road that is the requested area for the variance. When looking at the property from the water, the bulkhead on the 260 Cypress Creek Property includes this 12 foot strip of land. This was done by the previous owner of 260 who maintained and preserved it for over 30 years.

If we put the lift on the eastern side of the pier, the entranceway would be too narrow for a boat to fit. The boat lift is requested on the western side due to pilings on the eastern side creating too narrow of an entrance way for a boat to park on a lift. By relocating the existing pilings, the neighboring property will benefit from the additional 4 feet and therefore allow additional water access.

By relocating the pilings that already exist, we will allow for a larger distance between poles in the water from the neighboring property. In addition, doing the full reconstruction of the pier and the pilings at one time will reduce the amount of disturbance to our waterways habitat as well as the disrupting neighbors.

Relocating the pier would require redoing the entire waterfront side of the property versus just the pier. This property has a unique and antique boat house built on the side of the hill creating an "old time" look and feel to the waterfront property. Relocating the pier into the middle of the property would throw off the aesthetic and uniqueness of this property. The pier is in line with the existing concrete steps that are also built into the hill. Relocating the pier would be a tremendous project and need a lot of additional funds to rework the waterfront to try and preserve the current historical look.

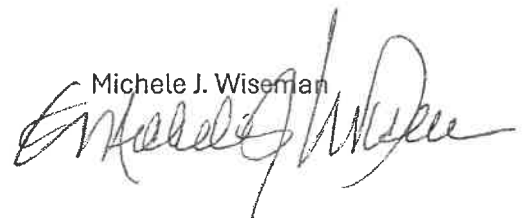
The lot size is rectangular from the road down to the water on about 1/3 acre of land. The neighbors on the west side of the property are the owners of the proposed property.

Sincerely,

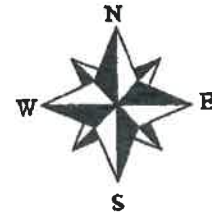
Ross William Hohman Jr.



Michele J. Wiseman



CYPRESS CREEK



Red dot = Existing Pilings (2 total)
 Blue dot = Relocating Piling (2 total) - These two are 4 feet from Property Line and will need the variance

Orange circles are the two current pilings that will be removed and replaced with the 2 blue dots

AA COUNTY
 15 FT SETBACKS

EXISTING
 PILINGS TO
 REMAIN

12 FOOT RIGHT OF WAY
 FOR USE BY 258 AND 260 CYPRESS CREEK ROAD

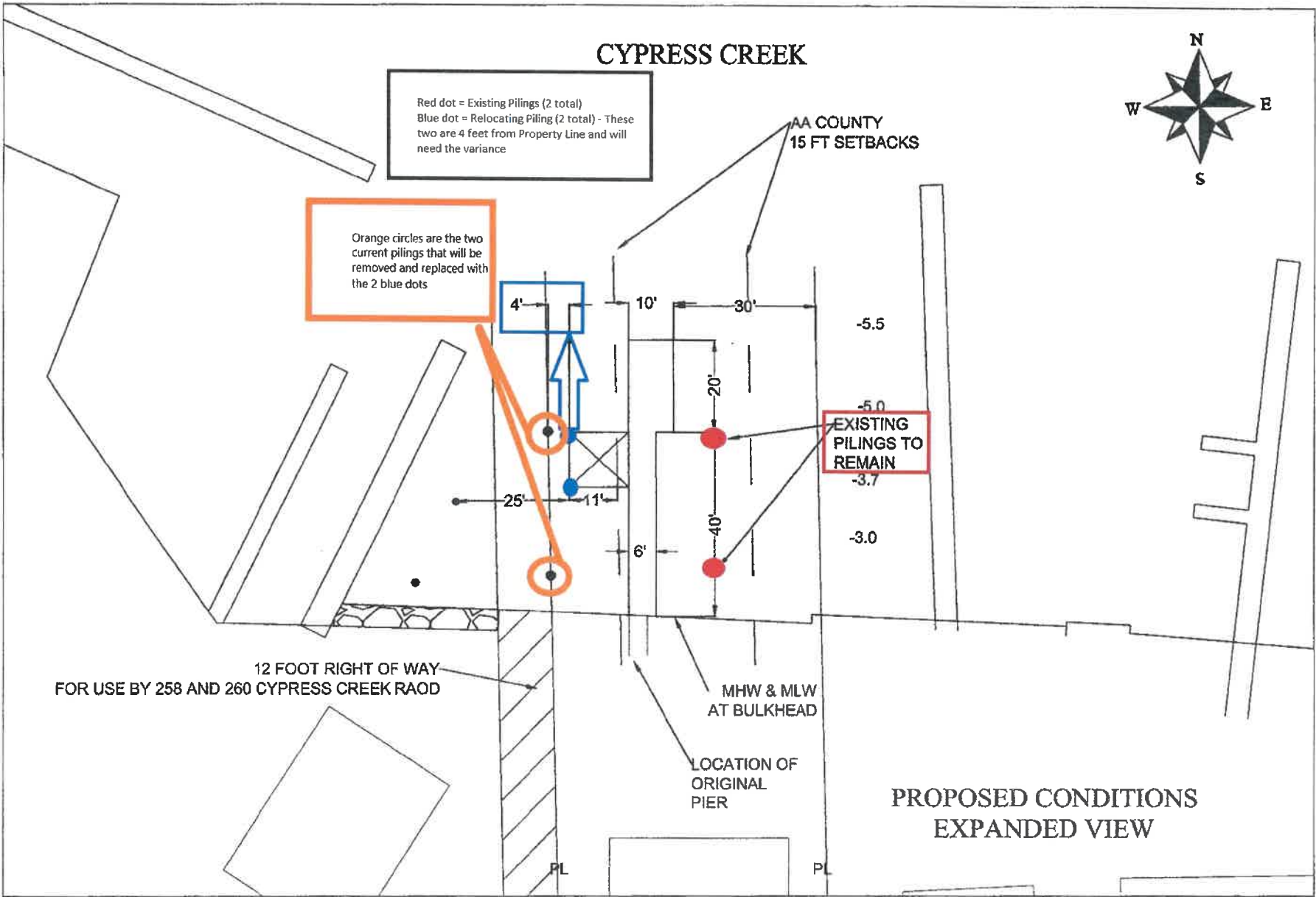
MHW & MLW
 AT BULKHEAD

LOCATION OF
 ORIGINAL
 PIER

PROPOSED CONDITIONS
 EXPANDED VIEW

PIER CONSTRUCTION
 MICHELLE WISEMAN AND WILLIAM HOHMAN
 260 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

SHEET NO:	4 OF 5
SCALE:	1"=30'
DATE:	10/26/2023
REVISION:	



CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 02/29/2024

Tax Map #	Parcel #	Block #	Lot #	Section
32E	394		2	

Tax ID: 03-000-23330975

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) | Cypress Creek

Project location/Address | 260 Cypress Creek Road

City | Severna Park | Zip | 21146

Local case number |

Applicant: Last name | Hohman | First name | Cailin

Company |

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name | AACo Zoning Administration Section | First name |

Phone # | 410-222-7437 | Response from Commission Required By | TBD

Fax # | | Hearing date | TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Relocate two existing pilings by 258 Right of Way further on 260 Property and install a boat lift.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
--	--

Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/> _____	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		0
LDA Area					
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other _____

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other _____

Critical Area Report Narrative

Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

- Replace existing pier and add a boat lift on a residential property.

Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

- No trees or shrubs will be disturbed in the process of doing this work

Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

- We plan to leave the existing bulkhead and relocated existing pilings further into property line with a lift to keep a boat out of the water when in not use.

Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

- None will be impacted during this project

If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

- Not applicable



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

January 04, 2024

William Hohman
c/o Richard J Ayella
Heatherwood Consulting
9879 Fox Hill Court
Ellicott City, MD 21042

Via email: heatherwoodec@gmail.com

Re: Agency Interest Number: 180286
Tracking Number: 202361787
Tidal Authorization Number: 23-PR-1144

Dear William Hohman:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) A3. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Alaina Esposito at Alaina.esposito@maryland.gov or 410-537-4272 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Hepburn".

Heather Hepburn, Chief
Western Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **23-PR-1144**

EFFECTIVE DATE: **January 04, 2024**

EXPIRATION DATE: **January 03, 2027**

LICENSEE: **William Hohman**

ADDRESS: **260 Cypress Creek Rd**

Severna Park, MD 21146-1047

PROJECT LOCATION: **260 Cypress Creek Rd**

Severna Park, MD 21146-1047

Cypress Creek in Anne Arundel County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **William Hohman** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **October 26, 2023**, PREPARED BY **Heatherwood Consulting**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **January 04, 2024**, AND INCORPORATED HEREIN:

1. *Remove existing pier and associated structures; and*
2. *Construct a 40-foot long by 6-foot wide pier with a 10-foot wide by 20-foot long platform, one pile, and one boat lift with associated piles, all work extending a maximum of 60-feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. The Licensee shall obtain a variance from Anne Arundel County prior to commencement of construction. This License is not valid unless the variance is obtained.
- B. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
- C. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- D. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.

- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Jan 9, 2024

Date

Tidal Wetland Reviewer: *ACE*

Supervisor Concurrence: *AA*

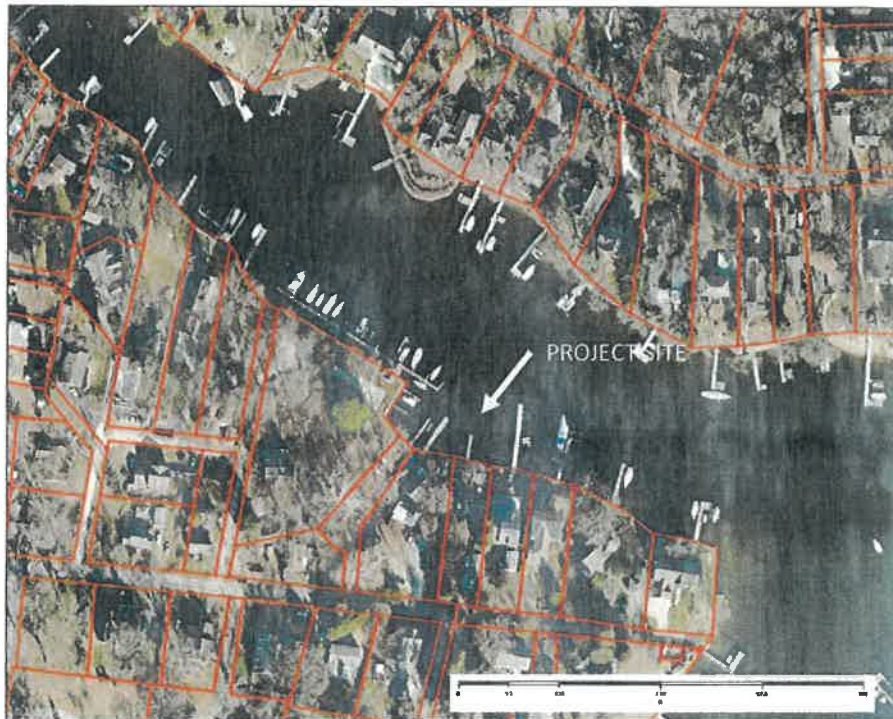
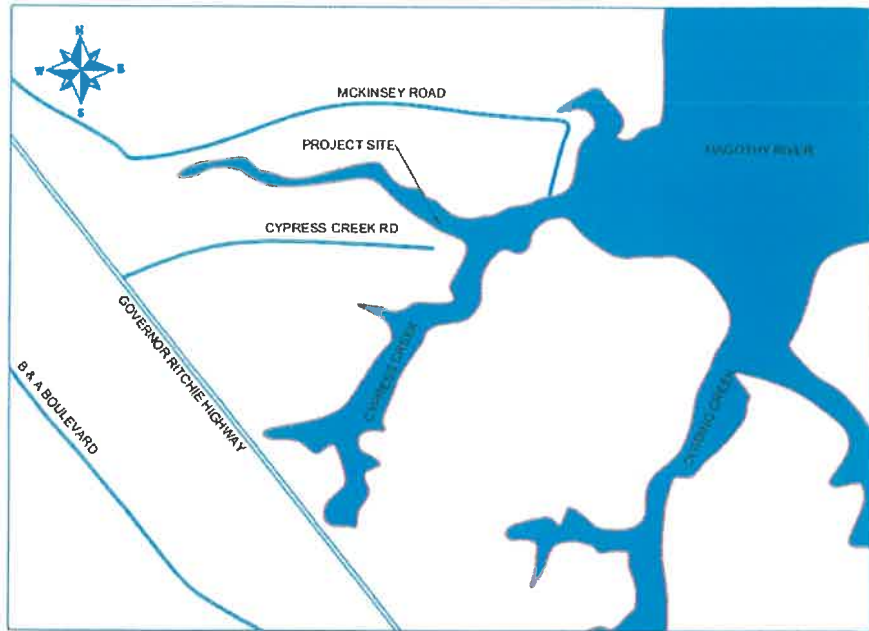
Tracking Number: 202361787
Agency Interest Number: 180286

Enclosure: Plans dated **October 26, 2023**
cc: WSA Inspection & Compliance Program

23-PR-1144
202361787
180286
10/26/2023
ACE

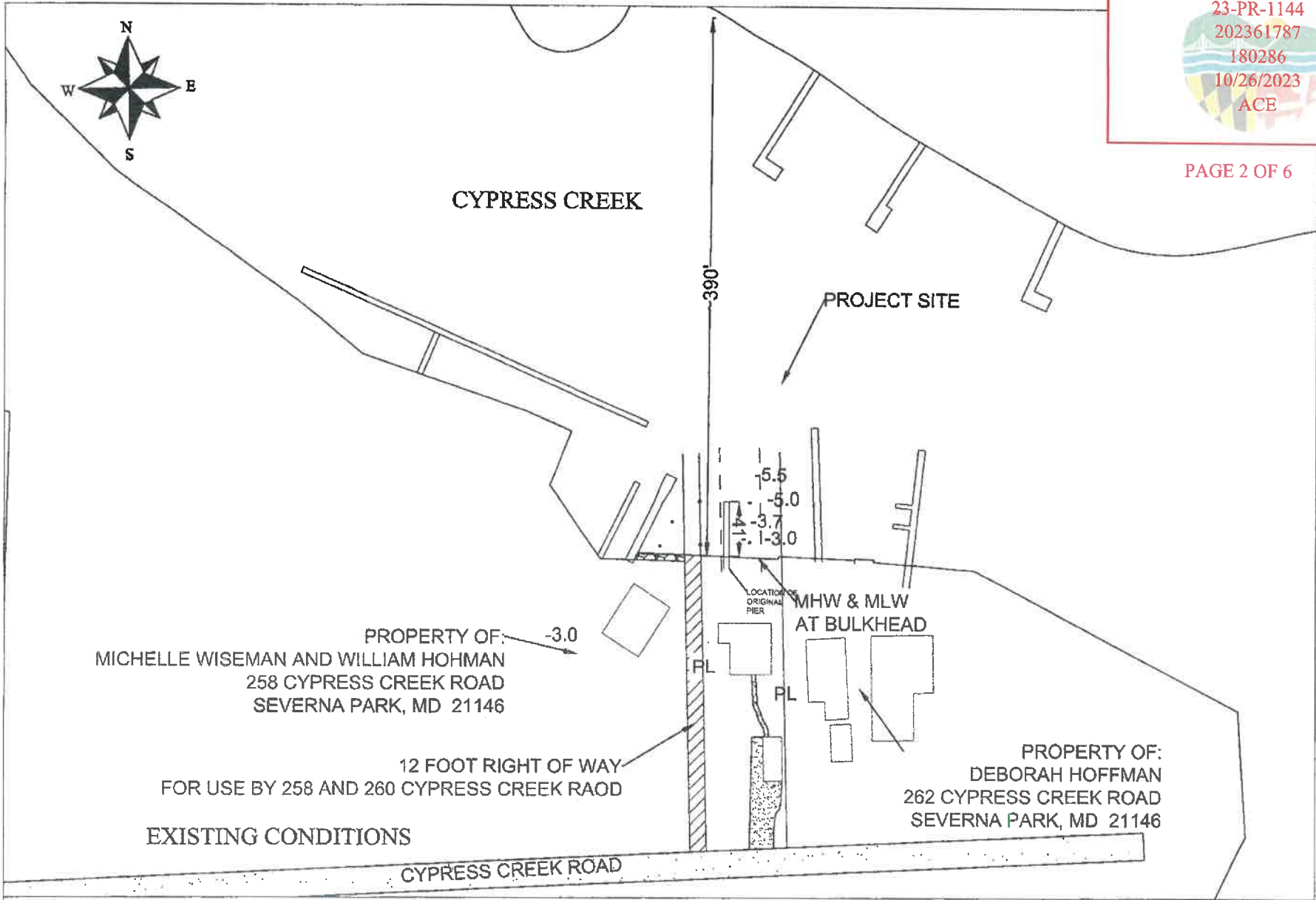
PAGE 1 OF 6

APPLICATION FOR AUTHORIZATIONS
to
CONSTRUCT A NEW PIER
on
CYPRESS CREEK
ANNE ARUNDEL COUNTY MARYLAND
39° 4'23.46"N 76°31'39.45"W



MICHELLE WISEMAN AND WILLIAM HOHMAN
260 CYPRESS CREEK ROAD
SEVERNA PARK, MD 21146

23-PR-1144
 202361787
 180286
 10/26/2023
 ACE



PROPERTY OF:
 MICHELLE WISEMAN AND WILLIAM HOHMAN
 258 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

12 FOOT RIGHT OF WAY
 FOR USE BY 258 AND 260 CYPRESS CREEK ROAD

EXISTING CONDITIONS

CYPRESS CREEK ROAD

MHW & MLW
 AT BULKHEAD

PROPERTY OF:
 DEBORAH HOFFMAN
 262 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

PIER CONSTRUCTION
 MICHELLE WISEMAN AND WILLIAM HOHMAN
 260 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

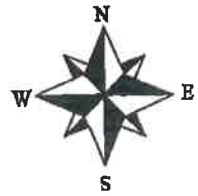
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SCALE: 1"=100'

DATE: 10/26/2023

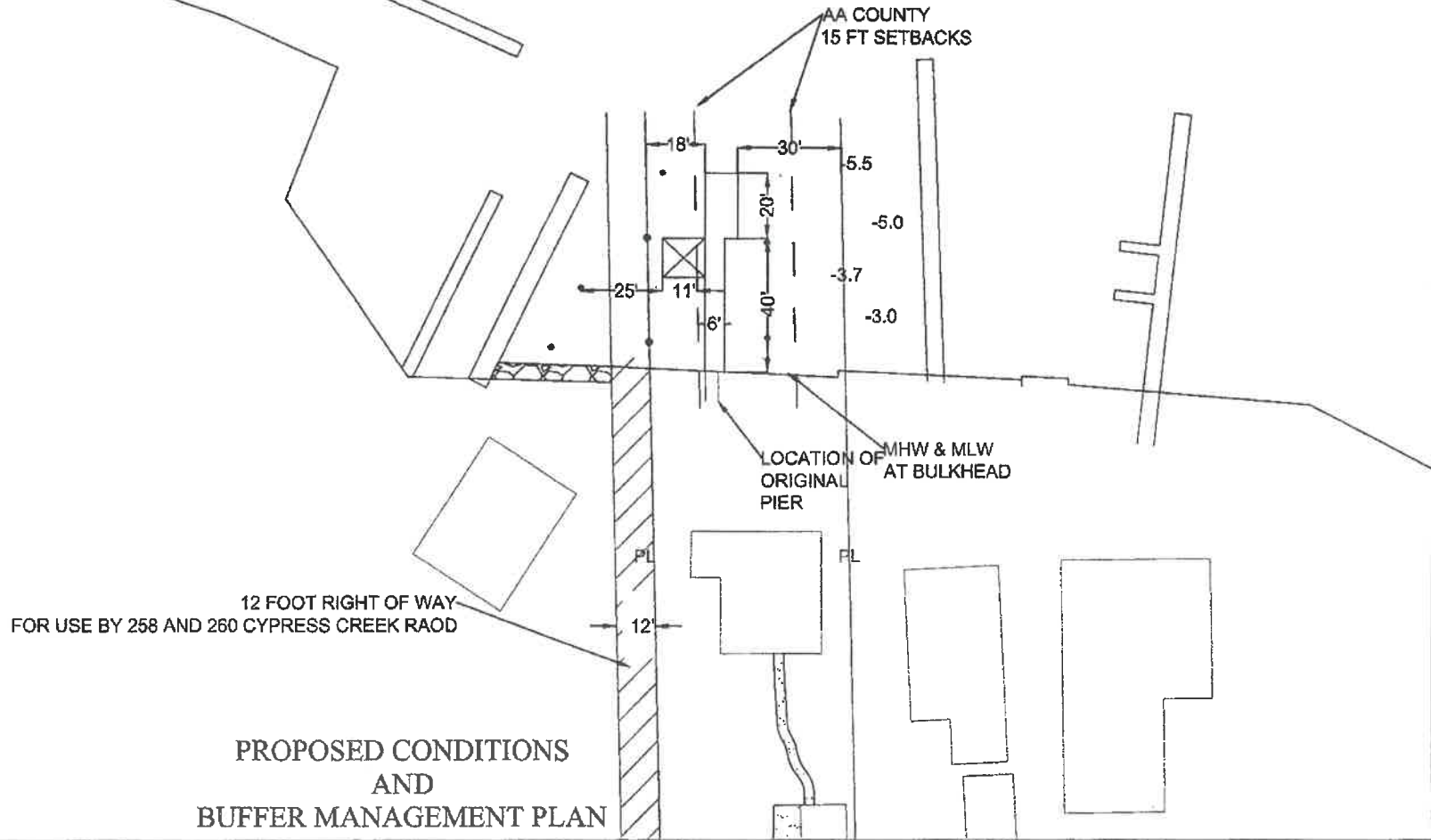
REVISION:

23-PR-1144
 202361787
 180286
 10/26/2023
 ACE



PAGE 3 OF 6

CYPRESS CREEK



PIER CONSTRUCTION
 MICHELLE WISEMAN AND WILLIAM HOHMAN
 260 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

SHEET NO: 3 OF 5

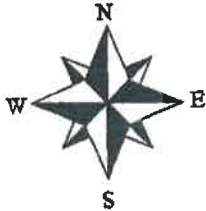
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DATE: 10/26/2023

REVISION:

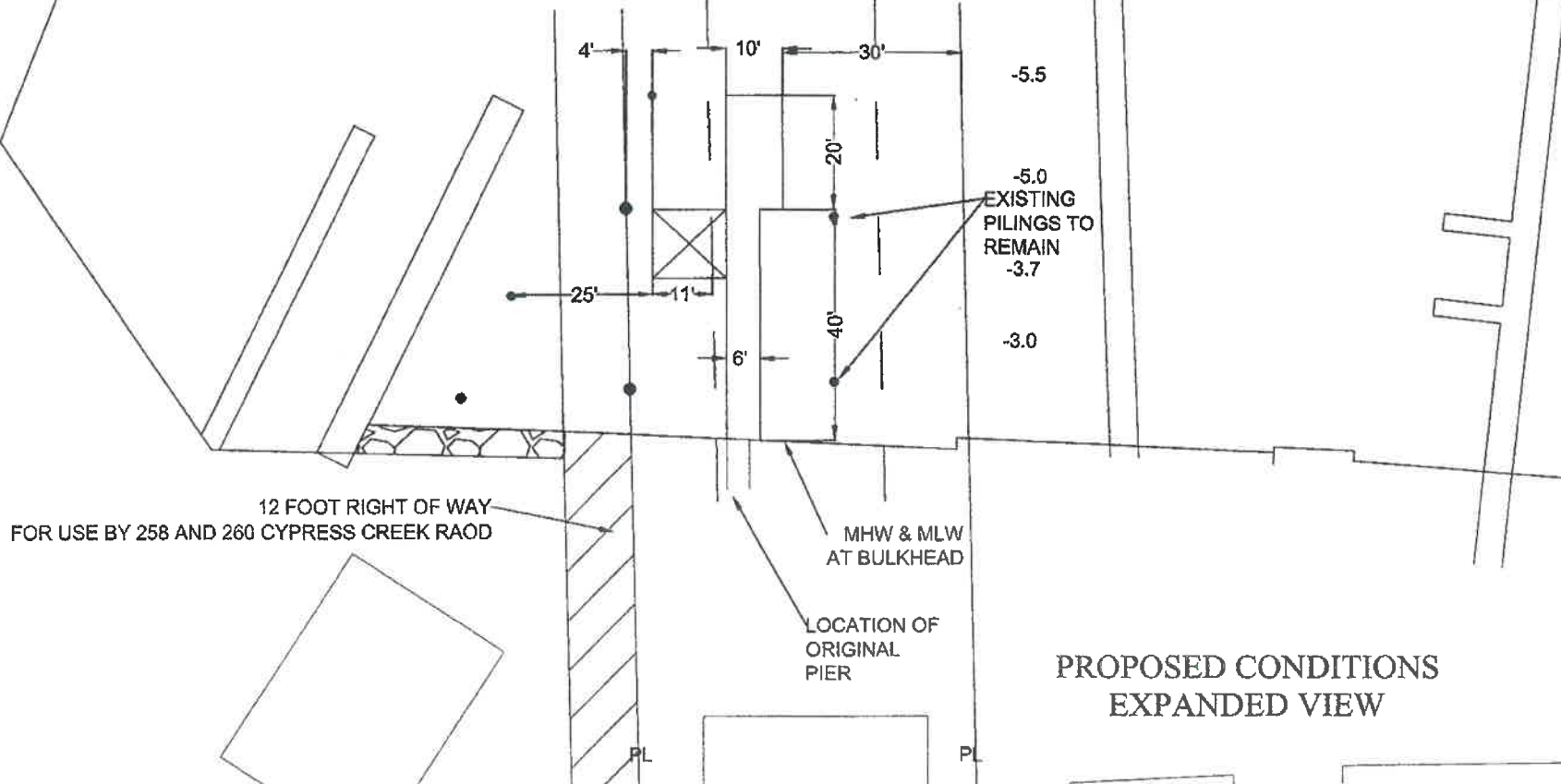
23-PR-1144
 202361787
 180286
 10/26/2023
 ACE

CYPRESS CREEK



PAGE 4 OF 6

AA COUNTY
 15 FT SETBACKS

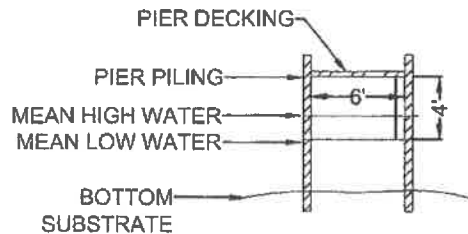
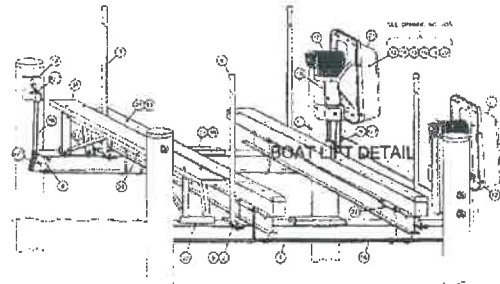


12 FOOT RIGHT OF WAY
 FOR USE BY 258 AND 260 CYPRESS CREEK ROAD

PROPOSED CONDITIONS
 EXPANDED VIEW

PIER CONSTRUCTION
 MICHELLE WISEMAN AND WILLIAM HOHMAN
 260 CYPRESS CREEK ROAD
 SEVERNA PARK, MD 21146

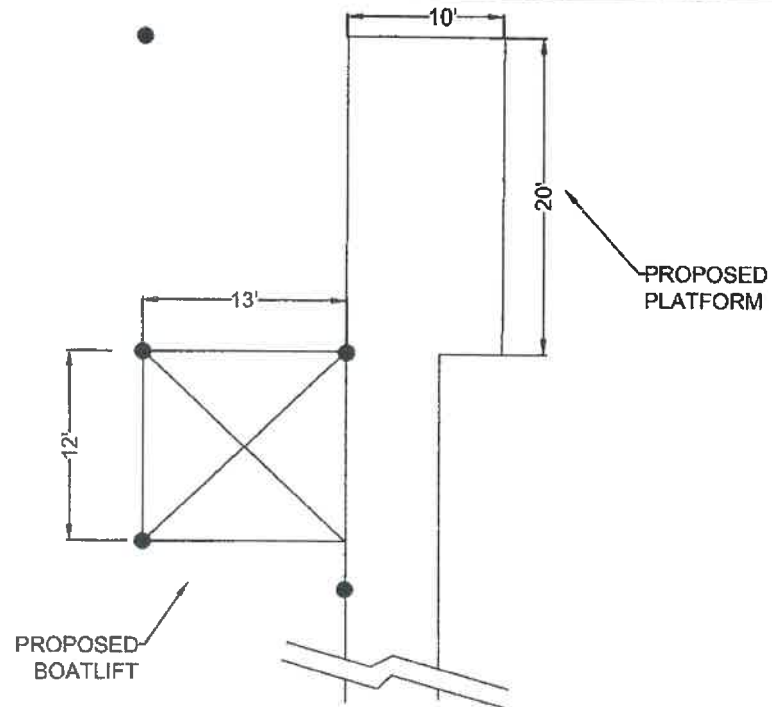
SHEET NO:	4 OF 5
SCALE:	1"=30'
DATE:	10/26/2023
REVISION:	



PIER OVER OPEN WATER
CROSS SECTION

NOTES:

1. DIMENSIONS AND SPECIFICATIONS OF ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT ARE TO BE DETERMINED BY THE PROJECT CONTRACTOR AND PROPERTY OWNER.
2. EXTENDED PROPERTY LINES ARE FOR PERMIT PURPOSES AND ARE NOT INTENDED TO CONVEY ANY PROPERTY RIGHTS. LOCATION OF PROPERTY LINES ARE FROM COUNTY IMAGERY AND SHOULD BE VERIFIED BY PROPERTY OWNER.
3. THESE PLANS ARE FOR PERMIT PURPOSES ONLY.
4. ANY DISTURBANCE TO THE BUFFER WILL BE RESTORED UPON PROJECT COMPLETION.
5. PIER DECKING IS TO BE A MINIMUM OF 4 FEET ABOVE MLW OVER OPEN WATER.



TYPICAL PLAN VIEW OF PIER
AND PROPOSED BOAT LIFT

For the protection of listed species, a pile driving method will be utilized to maintain noise levels at a threshold not to exceed 150 dB re 1 uPaRMS or 206 dB peak re 1 uPa and will meet one of the following conditions:

- (1) Plastic or concrete piles will be less than 12 inches when a cushioned impact hammer or vibratory hammer is utilized for installation.
- (2) Timber piles will be 10 inches or less when a vibratory hammer is utilized for installation.
- (3) Vinyl or timber sheet piles will be 24 inches or less in width, as measured from the outer edge of corrugation to the inner edge of corrugation, when a cushioned impact hammer or vibratory hammer is used.
- (4) Pile driving activities will be located within tidal or nontidal wetlands.
- (5) Piles of any size/type with any hammer method will be installed behind diversion structures or in the dry when the tide is out in the intertidal zone.

23-PR-1144
202361787
180286
10/26/2023
ACE

PIER CONSTRUCTION
MICHELLE WISEMAN AND WILLIAM HOHMAN
260 CYPRESS CREEK ROAD
SEVERNA PARK, MD 21146

SHEET NO: 5 OF 5

SCALE: NONE

DATE: 10/26/2023

REVISION:

23-PR-1144
202361787
180286
10/26/2023
ACE

PAGE 6 OF 6



MICHELLE WISEMAN AND WILLIAM HOHMAN
260 CYPRESS CREEK ROAD
SEVERNA PARK, MD 21146

23-PR-1144_License and Plans

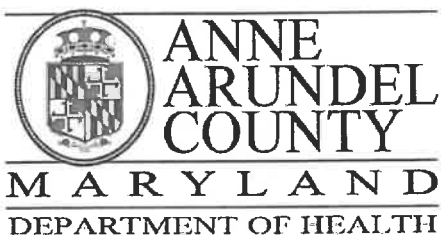
Final Audit Report

2024-01-09

Created:	2024-01-05
By:	Alaina Esposito (alaina.esposito@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAsKBHiZBZ7Ck4BLTILz4KH_SGz2DLZAI3

"23-PR-1144_License and Plans" History

-  Document created by Alaina Esposito (alaina.esposito@maryland.gov)
2024-01-05 - 2:31:11 PM GMT
-  Document emailed to twdwestpermit.mde@maryland.gov for signature
2024-01-05 - 2:33:50 PM GMT
-  Email viewed by twdwestpermit.mde@maryland.gov
2024-01-05 - 8:30:06 PM GMT
-  Signer twdwestpermit.mde@maryland.gov entered name at signing as HH
2024-01-05 - 8:30:34 PM GMT
-  Document e-signed by HH (twdwestpermit.mde@maryland.gov)
Signature Date: 2024-01-05 - 8:30:36 PM GMT - Time Source: server
-  Document emailed to wwppepermits.mde@maryland.gov for signature
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-  Email viewed by wwppepermits.mde@maryland.gov
2024-01-09 - 5:01:07 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson
2024-01-09 - 5:01:19 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)
Signature Date: 2024-01-09 - 5:01:21 PM GMT - Time Source: server
-  Agreement completed.
2024-01-09 - 5:01:21 PM GMT




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager 
Bureau of Environmental Health

DATE: August 27, 2024

RE: Michele Wisemand & Ross William Hohman Jr.
260 Cypress Creek Road
Severna Park, MD 21146

NUMBER: 2024-0068-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow pilings with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

JOHN J. DOWLING

ATTORNEY AT LAW

150 SOUTH STREET

P.O. BOX 226

ANNAPOLIS, MARYLAND 21404

269-1053

October 10, 1988

Ms. Shirley Plank
260 Cypress Creek Road
Severna Park, MD 21146

RE: 12 Foot Right-of-Way

Dear Ms. Plank:

Enclosed please find:

- a. photocopy of part of Tax Map 32E
- b. summary of title Plank Property and Hohman Property
- c. photocopy of part of the plat of Cypress Creek Plat Book 11 Folio 45
- d. copy of plat, part of Lots 2 and 3, to be conveyed to R. W. Hambleton
- e. photocopy of Deed HES 4452-210

The right-of-way in question is only valid between you and Mr. and Mrs. Hohman, who own the adjoining property. It was not created for the benefit of the community at large, and there is no evidence that anyone other than the adjoining lot/parcel owners has a right to the use of said right-of-way.

The fee or absolute ownership is in Mr. and Mrs. Hohman, subject to your right to use twelve (12) feet. It was created to serve two lots in 1928, which lots are now part of the Hohman property (see Hohman Deed-Item E).

It would be necessary for you to have a survey of your property to determine the exact location of the right-of-way, but whatever the case, the community association cannot use the right-of-way unless you or the Hohmans grant them that right. Look over the material and give me a call.

Very truly yours,


John J. Dowling

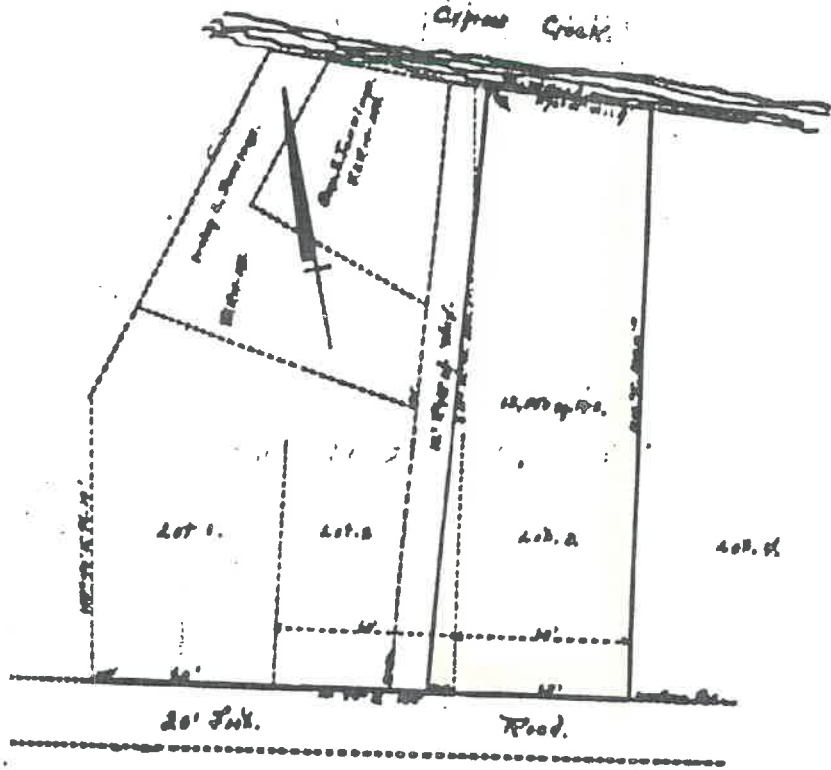
JJD:clq
Attachment

dividing land to be their own.
divided by land and Electrical Sect.

(Electrical Sect)

Recorded March 20, 1900, 2 P.M.

John C. ...
County Public



Part of 20 2 1/2 ac. to be conveyed.

T. W. Henderson.

See Plat Book. C. of. 1. 22.

18750

Edward H. ...
Surveyor

John M.
subdivision
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5
ACRES

STAKE
SMALL
CHESTNUT

DOUBLE
OAK TREES
66

N.16°30'E.565'

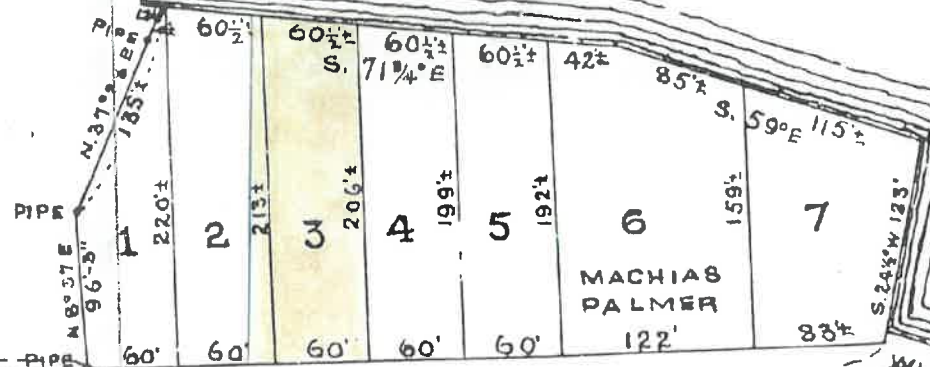
S.60¼°E 200'

C R E E K

SEC. 6

3.95
100 ACRES

ZEPF



MACHIAS
PALMER

WHARF

ROAD

615±

SEC. 7



WM MCCREA

VICTOR KRAUSE

S.12°W.269'

S.67°37'E 400'

N.E. S.61°W 121'