November 4, 2026

SENT BY ELECTRONIC MAIL

Mr. Jason Dubow
Manager, Resource Conservation
Planning Coordination
Maryland Department of Planning
301 West Preston Street, Room 1104
Baltimore MD 21201

Dear Mr. Dubow:

The State Highway Administration (SHA) proposes the sale of MC# 26-2024 identified as the former Dorothy Zoe Northcraft, Harold G. Trumpower, Et Ux, & Pearl N. Norris property, Item No(s). 76698, 76749, & 76750 and further described in the attached Real Property Report, Salient Fact Sheet and Property Plat, Tax and Location Maps.

The extra land of the aforementioned property containing 57.204 acres, plus or minus, may currently be available for disposition in accordance with State Clearinghouse procedures. The property is located south of the I-68 overpass with MD Route 144, west of Old Johnson Road in Cumberland, Allegany County. The property is described as adjacent to parcels 14, 65, 70, 141, 204, 212, & 294 on Allegany Tax Map 16.

__X_ 1. This property is subject to the Annotated Code of Maryland Transportation Article §8-309 concerning disposal of extra land, any State agency or political subdivision may acquire the same at the lesser of the appraised value or acquisition cost plus interest and administrative costs.

_____ 2. This property is not subject to the Annotated Code of Maryland Transportation Article §8-309 and shall be offered at the appraised value.

_____ 3. Other

Any land disposed of under the Annotated Code of Maryland Transportation Article §8-309 may be contingent upon retention in public ownership and use, and will revert to the Transportation Business Unit upon failure of such use. A reverter clause will be inserted in the Deed for this purpose.

If any entity of State or local government is interested in acquiring this property or have any comments, please notify this office, in writing, **within 60 days**. All letters of interest must include a statement of intended use of this property. If you have any questions, please do not hesitate to contact me at 410-865-1234 or via email at Jsmith38@mdot.maryland.gov.

Sincerely,

Jordan Smith

Mr. Jordan Smith
Clearance and Disposition Coordinator
Office of Real Estate and Economic Development

Attachments

- Real Property Report
- Salient Fact Sheet
- Plat No. 50926
- Location and Tax Maps
- Aerial

cc: Mr. Brian K. Scott, Real Property Specialist, Property Asset Management Division, MDOT State Highway Administration
Ms. Mashel Wakil, Director, Office of Real Estate and Economic Development, MDOT The Secretary's Office

Salient Fact Sheet

Conveyance of Real Property
Maryland Department of Transportation State Highway Administration
Office of Real Estate

Date of Preparation: November 4, 2026 **Refer to MC #:** 26-2024

Property Name: Dorothy Zoe Northcraft, Harold G. Trumpower, Et Ux, & Pearl N. Norris

Property Item/Reference No(s).: 76698, 76749, & 76750 **Internal Clearance:** May 26, 2026

Modal Plat No.: 50926 **Plat Date:** September 16, 1987

Location: Located south of the I-68 overpass with MD Route 144, west of Old Johnson Road in Cumberland, Allegany County.

SDAT Property Tax Information:

County:	Allegany	***Tax Map #:***	0016	***Parcel:***	Adjacent to 14, 65, 70, 141, 204, 212, & 294
Grid:	Adjacent to 21 & 22	***Block:***	N/A	***Account #***	N/A

Type of Transaction: Disposition

Acreage: Containing a total of 2,491,786 square feet or 57.204 acres of land, plus or minus

Improved: No

Description of Improvements: N/A

Consideration: TBD

Federal Approval: N/A

Additional Notes/Info: SHA acquired the subject properties between 1987-1988 for the U.S. Route 40 – National Freeway east of Jeffries Road to east of Hinkle Road/A-519-309-670 right-of-way project. The property consists of three (3) parcels that will be combined and sold as an assemblage. The property is landlocked and not capable of independent use. SHA proposes to convey the property to one of the adjoining owners by way of a sealed bid sale at a price to be determined.

The following information is provided subject to Appraisal and is in no way warranted:

Assumed Zoning: Agricultural
Utilities Available: TBD
Estimated Market Value: TBD

Prepared by:
Brian K. Scott
Real Property Specialist, Office of Real Estate
Maryland Department of Transportation State Highway Administration
707 N. Calvert Street
Baltimore, MD 21202

Phone: 410-545-2813
email: bscott4@mdot.maryland.gov

REAL PROPERTY REPORT

All information must be completed for declarations of excess real property, and proposed easements. If information is unknown, enter N/A for "Not Appropriate."

State Application Identifier N/A	*MMC# (for MDOT's projects only):* 26-2024
Project Description U.S. Route 48 - National Freeway east of Jeffries Road to east of Hinkle Road	

1) Contact Person of Administering Agency

Applicant/ Agency State Highway Administration
Contact Person Jordan Smith, Clearance and Disposition Coordinator, TSO

2) Description (of the Proposed Change, Location, Size, and Physical Characteristics)

County Allegany	*Tax Map#* 0016	*Parcel#* N/A
Grid# Adjacent to 21 & 22	*Block#* N/A	*Date of availability* N/A

Tax map #, Parcel #, Grid #, and Block #" can be found at SDAT's web site: sdat.dat.maryland.gov/RealProperty/Pages/default.aspx

Address (enter the actual street number, street name, and zip code of the property OR the closest actual street number, street name, and zip code if the property is landlocked or part of a larger tract of land like a rail corridor. In the latter case, you may consider using the address of the closest public facility. Zip codes can be found at U.S. Postal Service's web site: https://tools.usps.com/go/ZipLookupAction!input.action)

The property is located within the side of a mountain adjacent to 10511 Old Johnson Road, Cumberland, MD 21502.

Physical Description (including acreage; indicate if the property is flat, hilly, grassy, barren, forested, other)

Total of 57.204 acres; Hilly & forested mountain side

Certified Priority Funding Area (PFA: Verify if the site is located in a PFA. Use MDP's interactive map, planning.maryland.gov/Pages/OurProducts/iMaps.aspx by entering the actual street number, street name, and zip code of the property)

A small portion of the parcel to the north is within a PFA.

EMIRC

3) Current use (farm land, open space, office, other)

N/A (Parcel is located on side of a mountain)

4) Access (name of road, highway, Route #, landlocked)

Landlocked

5) Building Characteristics (list improvements on the land; Structures, if any: the number of buildings; name of each building; its physical condition, and its potential use)

N/A

6) Environmental issues (habitat of species, floodplains, steep slopes, wetlands, other)

No

7) Expressed Interest (for both declarations of excess real property, and proposed easements. In addition, for declarations of excess real property, please expand your answer to indicate: contemplated use of the property; whether funds are currently available for acquisition of the property- if not, the time period required to obtain funds if applicable; the name of the grantee to appear on the deed of conveyance)

Adjoining owner

8) Conditions of Transfer, if any

N/A

9) Utilities available (Specify public water, public sewer, electricity)

TBD

To Cumberland

CURVE NO. 5

+47.30

N 673581.6126
E 321930.6174

P.T. STA. 190+19.42

204.15'

220'

+50

290'

MATCH MARK
PLAT NO. 50448

250'

N 673896.3764
E 322293.7715

BASELINE OF RIGHT OF WAY AND BASELINE OF CONSTRUCTION US RTE. 48

N 49° 04' 58" E

300'

PLAT NO. 50449

N 674415.3075
E 3228924.4806

P.C. STA. 202+92.30

CURVE NO. 6

+44.37

234.45'

N 674676.8012
E 3232052.473

215'

MATCH MARK
PLAT NO. 50450

188.40'

+39.59

+27.67

+37.46

150'

150'

To Flintstone

EXTRA LAND AREA
POINT OF BEGINNING
ITEM NO. 76749

RIGHT OF WAY LINE OF THROUGH HIGHWAY
RIGHT OF WAY LINE

EXTRA LAND AREA
POINT OF BEGINNING
ITEM NO. 76750

EXTRA LAND AREA
POINT OF BEGINNING
ITEM NO. 76698

LINE OF DIVISION

EX. RIGHT OF WAY LINE OF

DOROTHY ZOE NORTHCRAFT
AND OLIVE I. NORTHCRAFT
ITEM NO. 76698

PEARL NAVE NORRIS
ITEM NO. 76750

HAROLD G. TRUMPOWER AND
AUDREY G. TRUMPOWER
ITEM NO. 76749

LINE OF DIVISION

LINE OF DIVISION

LINE OF DIVISION

LINE OF DIVISION

CURVE NO. 5
Δ = 61°-38'-56.55"
D = 03°-00'-00.00"
R = 1909.86'
T = 1139.61'
L = 2054.97'
E = 314.16'

CURVE NO. 6
Δ = 23°-27'-00.20"
D = 00°-30'-00.00"
R = 11459.16'
T = 2378.30'
L = 4690.01'
E = 244.20'

HAROLD G. TRUMPOWER AND AUDREY G. TRUMPOWER ITEM NO. 76749		
SECY. LIBER FOLIO R.D.		
1	N 51° 30' 17" E	410.75
2	S 76° 27' 17" E	86.02
3	N 27° 16' 53" E	107.70
4	N 56° 12' 28" E	403.11
5	N 43° 28' 06" E	642.27
6	S 60° 53' 28" E	244.34
7	S 86° 53' 58" E	488.61
8	S 08° 21' 51" E	756.44
9	S 14° 09' 22" W	420.00
10	S 07° 37' 22" W	355.00
11	S 74° 45' 22" W	208.72
12	S 89° 19' 11" W	325.00
13	S 83° 30' 11" W	248.00
14	N 74° 57' 49" W	361.22
15	N 52° 20' 29" W	785.68
16	N 45° 59' 09" W	207.64
EXTRA LAND AREA 2310035 S.F. OR 53.031 Ac± SHOWN THUS		

PEARL NAVE NORRIS ITEM NO. 76750		
SECY LIBER FOLIO R.D.		
1	N 43° 28' 06" E	153.82
2	N 45° 16' 21" E	236.86
3	S 55° 16' 14" E	396.00
4	S 27° 12' 45" E	222.66
5	N 86° 53' 58" W	488.61
6	N 60° 53' 28" W	244.34
EXTRA LAND AREA 16500 S.F. OR 3.788 Ac± SHOWN THUS		

DOROTHY ZOE NORTHCRAFT AND OLIVE I. NORTHCRAFT ITEM NO. 76698		
SECY LIBER FOLIO R.D.		
1	N 45° 20' 07" E	286.41
2	S 21° 28' 46" W	289.21
3	N 55° 16' 14" W	119.00
EXTRA LAND AREA 16750 S.F. OR 0.385 Ac± SHOWN THUS		

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE FIELD SURVEY SUPPLIED TO ME BY THE STATE HIGHWAY ADMINISTRATION."

James B Thomas 9/2/87
DATE

LEGEND

- REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
- REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
- APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

THIS IS AN EXPRESSWAY, AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED "RIGHT OF WAY LINE OF THROUGH HIGHWAY" EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS ARE AUTHORIZED BY LAW.

SENT TO RECORD OFFICE December 14, 19 87

APPROVED BY CHAIRMAN AND DIRECTOR 19

BOOKS	REVISIONS	PART OF PLATS
61636		50448
		50449
		50450
		2887
		22542
		22543

LOCATED IN ALLEGANY COUNTY

PREPARED BY KENNEDY, PORTER & ASSOCIATES
James B Thomas
PROJECT ENGINEER

CONSTRUCTION PROJECT: U.S. ROUTE 48-NATIONAL FREEWAY-EAST OF JEFFRIES ROAD TO EAST OF HINKLE ROAD

CONSTRUCTION PROJECT NO: A 519-505-670

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: U.S. ROUTE 48-NATIONAL FREEWAY EAST OF JEFFRIES ROAD TO EAST OF HINKLE ROAD
RIGHT OF WAY PROJECT NO. A 519-309-670
FEDERAL AID PROJECT NO.

ISSUED Sept. 16, 19 87
Chief Bureau of Plats & Surveys

SCALE 1" = 100'

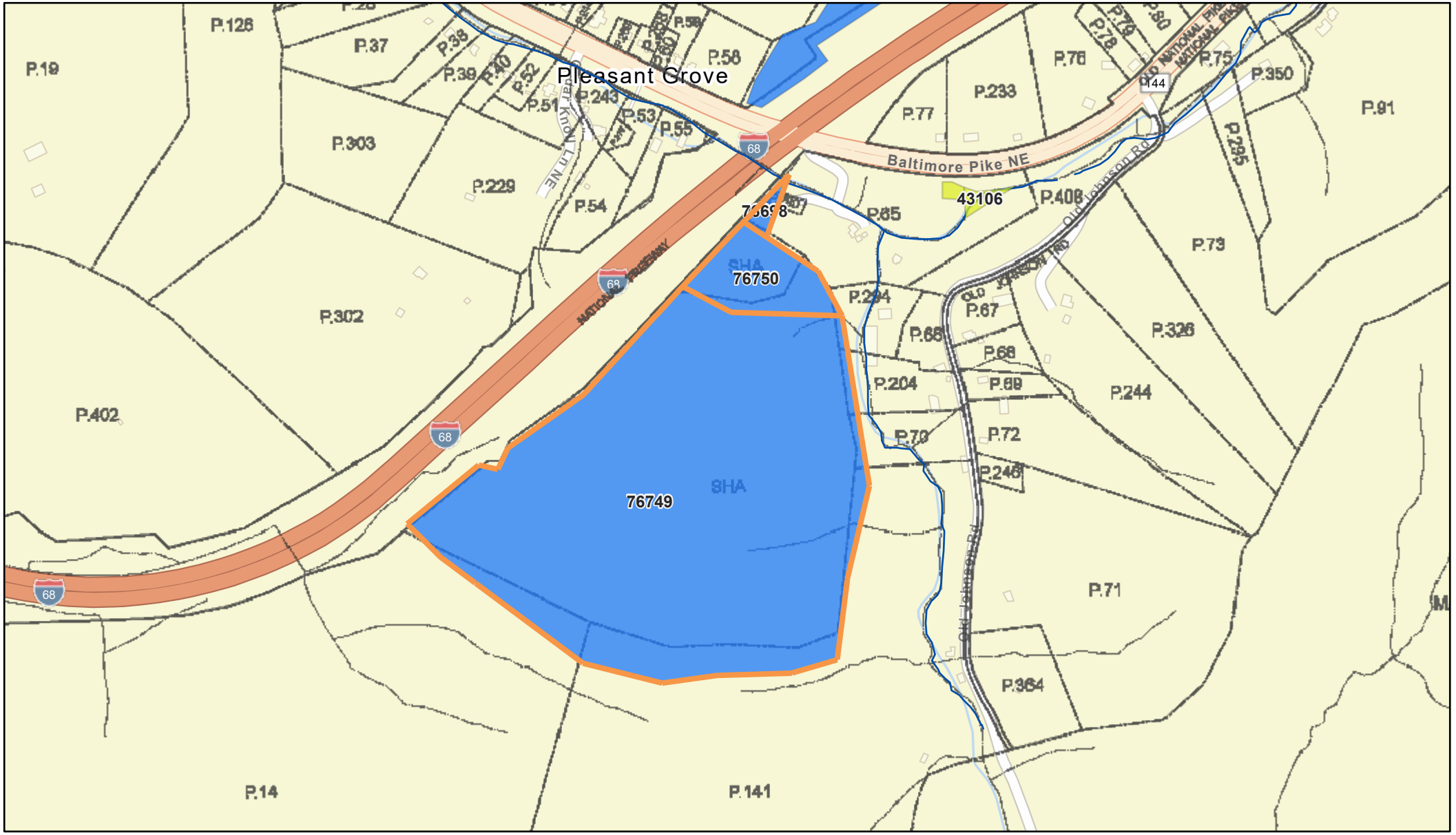
PLAT No. 50926

MSA S1625-50926

KAE• MC 259

Maryland State Archives

Location Map



9/24/2025, 11:24:24 AM

SHA_Parcel Inventory_2025_08_28

- Undetermined
- Other

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

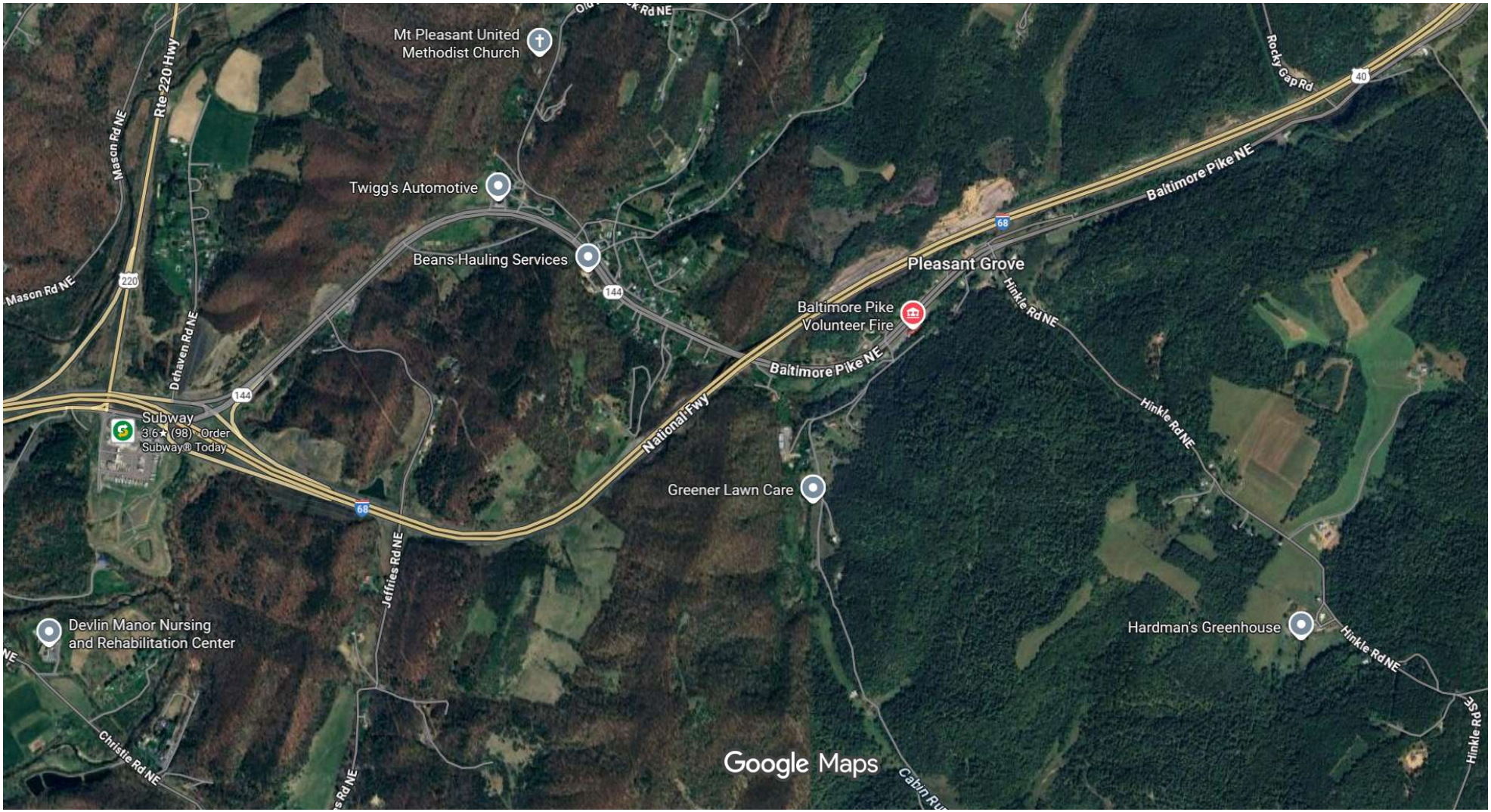
MD iMAP, MDP, SDAT, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

SHA Office of Real Estate

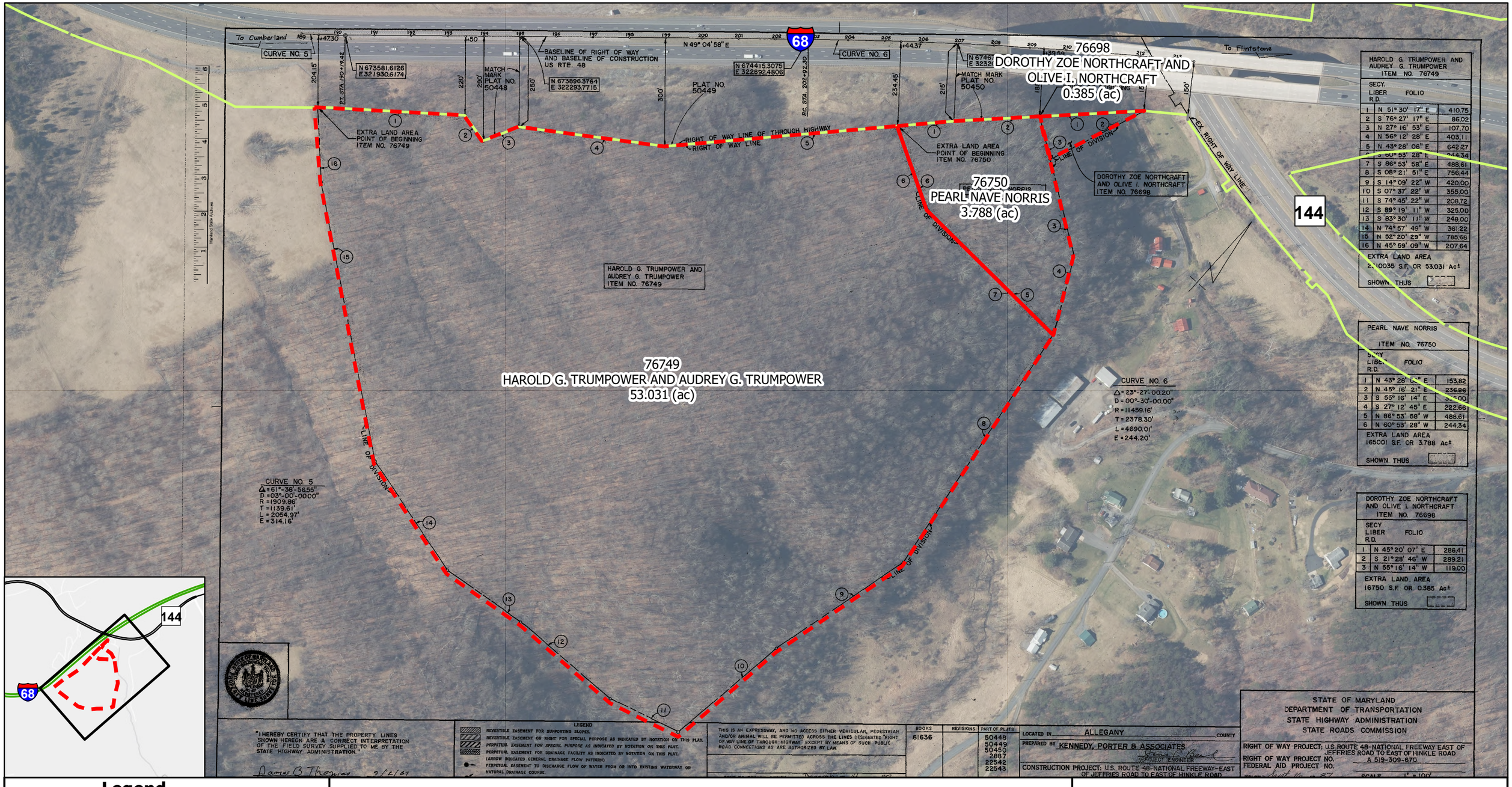
© Property Asset Management

Google Maps

76698 Northcraft 76749 Trumpower 76750 Norris



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2025 Google 1000 ft



Legend

Right of Way

- Marginal
- Intermediary

DELM Parcel

Determinations of Excess Land Memorandum (DELM) Exhibit

ALLEGANY COUNTY
IS 68

Request ID: 2767
PSD Job No: 25-0232
Item No: 76698, 76749, 76750
Plat No: 50926
Area (ac): 57.204

0 100 200 400 600 800 Feet

MDOT SHA OFFICE OF HIGHWAY DEVELOPMENT PLATS & SURVEYS DIVISION

Date Exported: 10/7/2025 12:41 PM

MARYLAND DEPARTMENT OF TRANSPORTATION
Taking you places!
STATE HIGHWAY ADMINISTRATION

West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, MD iMAP, DoIT