



Heritage Complex  
2662 Riva Road  
Annapolis, MD 21401

**Karen Henry**  
**Acting Director**

December 30, 2022

Fishing Creek Farm Homeowners Association, Inc.  
C/O Tidewater Property Management, Inc.  
Attn: Felicia Shockley, Property Manager  
3600 Crondall Lane, Suite 100  
Owings Mills, MD 21117-2231

Dear Ms. Shockley:

The Department of Public Works has previously investigated a request by the Fishing Creek Farm Community to look into the ownership and maintenance responsibility for the existing bulkhead along Cherry Tree Lane in response to an inquiry from Mr. Eamonn McGeady in late 2020. A summary of findings is included here.

DPW Surveys researched available land records (deeds and plats) and performed a field survey to locate and stake out the extent of County ROW along Cherry Tree Lane in the vicinity of the existing bulkhead. This survey was performed on January 6, 2021, and located the bulkhead outside of the county ROW.

Additionally, DPW staff reviewed recorded land records and as-built drawings for Fishing Creek Farms. Key findings from our case review are as follows:

- The as-built drawings (attached) clearly show an existing deteriorated bulkhead prior to the construction of the roads and subdivision. This bulkhead is shown to be replaced outside of the county ROW, which was confirmed by a field survey.
- The conveyance deed (attached) to Anne Arundel County makes no mention of the bulkhead and DPW has no record of any other deed conveying additional land including the bulkhead to the county.

Ms. Felicia Shockley  
12/30/2022  
Page 2

- The record plats (attached) make no mention of the strip of land between the ROW line and the bulkhead as being within a maintenance easement of any kind.
- The Public Works Agreement 14-88 (attached) makes no mention of the bulkhead.
- DPW has no record of any Maintenance Agreement or other recorded document for the bulkhead.

As a result, the Department has concluded that the bulkhead in question is not, nor was it intended to be, county owned or maintained. It existed on the land prior to the approved subdivision and the replacement bulkhead was designed and constructed outside of the ROW.

These findings were provided to Mr. McGeady via email on March 15, 2021. As previously committed to Mr. McGeady, if you are aware of existing legal documentation that supports a different conclusion, the Department remains willing to reconsider this finding.

Sincerely,



Alex Baquie, Deputy Director  
Bureau of Highways

cc: Lisa Rodvien, District 6 Councilwoman, [ccrodv33@aacounty.org](mailto:ccrodv33@aacounty.org)  
Karen Henry, Acting Director, Department of Public Works, [pwhenr00@aacounty.org](mailto:pwhenr00@aacounty.org)  
Julien Hecht, President, [boardpresident@fishingcreekfarm.org](mailto:boardpresident@fishingcreekfarm.org)  
Deborah Brafford, Board Treasurer, [boardtreasurer@fishingcreekfarm.org](mailto:boardtreasurer@fishingcreekfarm.org)  
Chris Caine, 9Board Member At-Large, [boardmal@fishingcreekfarm.org](mailto:boardmal@fishingcreekfarm.org)  
[boardsecretary@fishingcreekfarm.org](mailto:boardsecretary@fishingcreekfarm.org)  
[boardvp@fishingcreekfarm.org](mailto:boardvp@fishingcreekfarm.org)  
[boardmal2@fishingcreekfarm.org](mailto:boardmal2@fishingcreekfarm.org)

BL  
Enclosures