

over the same which the State Roads Commission is authorized to acquire under the preceding sections of this article, it shall and may be lawful for said Commission to proceed as follows: The Commission shall cause to be prepared a preliminary report, with such plat or plats as may be necessary and showing: (a) The description, *which shall be by the description required by this section shall be by metes and bounds of the area sought to be acquired or by lot and block or square, where a subdivisional map or plat is of record and the whole area of such lot is sought to be acquired*; OR SUCH METES AND BOUNDS SHALL BE SET FORTH ON A PLAT SHOWING THE AREA TO BE ACQUIRED AND SETTING FORTH THEREON A BEGINNING POINT FOR SAID DESCRIPTION ESTABLISHED AND REFERENCED TO A MARKER, MONUMENT OR CALL SET FORTH IN A DEED, quantity and nature of the property to be taken; (b) the amount of damages awarded therefor; (c) the amount of benefits assessed to the adjoining land (which shall not exceed the damage awarded and costs of condemnation), and which in case of a railroad crossing shall be governed by the section of this article for such cases provided; (d) the names of the persons interested in the property taken or benefited, with their respective estates and interests therein (and if any such estates or interests shall belong to the unknown heirs of any deceased owner, the report shall so state); (e) and the damages and benefits awarded or assessed to each. Upon completion of such report the State Roads Commission shall, by an advertisement inserted twice successively in one or more newspapers published in the county where the land lies, give notice to the parties interested (naming them) that such preliminary report is open to inspection at the office of the Commission, and that during a period of fifteen days from the date of the first publication of such notice the Commission will hear objections and make such corrections as may be proper. After the expiration of said period of fifteen days a final report, including such plat or plats as may be necessary, shall by the Commission be deposited with the clerk of the circuit court for the county in which the property to be taken lies; and thereupon the Commission shall, by advertisement inserted three times successively in one or more newspapers published in said county, give notice to the parties interested (naming them) that such final report has been deposited, and that after the expiration of twenty-one days from the date of the first publication the said report will become (and the same shall become) absolute and final as against all persons who shall not in the meantime have appealed therefrom to such circuit court. Every such appeal shall, upon order of the appellant's attorney, be docketed as a separate case in the name of the appellant against the State of Maryland. Accompanying such order shall be a statement of the grounds upon which the appeal is based, and every such appeal shall be heard as promptly as may be on such day as the court shall fix. The appellant shall be entitled to have the amount of his damages or benefits assessed by a jury, and shall have the right to appeal to the Court of Appeals on any question of law involved. At every such inquisition the State shall proceed as if party plaintiff, and the costs in the circuit court shall be paid by the State. If no such appeal from the report of the Commission shall be taken, or when all such appeals have been finally disposed of, it shall be lawful for the State Roads Commission (if for any reason such course may become necessary) to pay into court, under an order of the judge thereof, the amount due to any person in interest, and thereupon the title to the property