**Court Exhibits**

**ADVERSE AREA**

**Myers Deposition:**

**Maintained area the whole time: Pages, 29, 47, 32.**

**Cooks never said to stop using; page 61**

**BOAT RAMP**

Collins exhibit #18 shows narrowest point on Senez property, between Collins shed and Senez chimney, 9.29 feet, 111.5 inches. This would be the point that would dictate getting a boat to/from the boat ramp. The distance between Senez house and property line wall at jog 10.45 feet. 125.5 inches.

Collins #20 shows jog in wall. Collins property line goes to the beginning of wall on North side. Jog only moves line back to Cook/ Collins side. Collins on my property up to that point. See survey joint exhibit #2.

Very unlikely to carry a canoe and straddle water to launch canoe from Senez boat ramp...... Dropping canoe off bulkhead and pier and getting in would be easier only stepping down a foot or two, than carrying to boat ramp and getting in. Collins bulkhead only 34 inches high.

See Collins exhibit #22 Concrete wall to bulkhead

See Collins exhibit #24. Concrete wall to bulkhead.

Collins exhibit #26 shows old bulkhead and the repairs needed to lengthen and fill in rip rap which I did

6/22/02, to keep from being undermined. Ann and her granddaughter are trespassing. They’re on my

side of boat ramp.

**Senez exhibit #3, top picture shows how narrow the area is between the chimney and Collins shed. The**

**foundation for the shed is actually several inches more on Senez side.**

**Senez exhibit #6 , top picture shows how narrow the area is between the chimney and Collins shed. The**

**foundation for the shed is actually several inches more on Senez side.**

**Senez Exhibit #9 shows, wood gate on boat ramp, which has been there since 7/14/02.**

**The gate does not block Collins access, the property line wall does. Collins never complained**

**about wood gate on boatramp because they never thought it was theirs. Shows area to straddle to**

 **cross over to either side.**

**Senez exhibit #12 , top picture shows how narrow the area is between the chimney and Collins shed. The**

**foundation for the shed is actually several inches more on Senez side.**

**Senez Exhibit #13 shows, Collins shed and the foundation which is several inches past the shed.**

**Myers deposition: Pages 14, 37, 38, 48, 49, 55, 83, 71, 82, 83, 89**

**Page 38 no complaints the ramp encroached onto 339's property**

**Permissive use only: Pages 38, 59, 60, 70, 71, 89, 90.**

**Others use the boat ramp; pages 59, Well, the son in law of George Cook used it.**

**Collins didn’t use boat ramp; pages 62, 71, 72, 88.**

**Page 71, Myers intention was that he was selling the boat ramp with the house.**

**Page 72, Mrs. Collins used the boat ramp.**  “**I don’t remember Mrs. Collins using the boat ramp.**”

**Page 80, Didn’t recall the Cooks walking over to the boat ramp but wouldn’t have thought anything of it if they did.**  **Didn’t recall whether they did or not.**

**BRIDGE**

**Myers deposition: page 80, no bridge**

**BULKHEAD**

Collins exhibit. #22 Shows height of property wall at bulkhead.

**Senez exhibit #9 shows Collins bulkhead overflowing, picture taken 5/10/05. Which averages some 30 times per year.**

**( I have list of dates Collins bulkhead overflowed. Also tidal charts.)**

**Senez exhibit #10 shows Collins bulkhead. No damage to bulkhead in area closest to my house. The other**

**side of Collins pier is in great need of repair. (I have pictures) Also shows the ground area on side of**

**Collins pier that is sinking.**

**Myers Deposition:**

**Myers installed; pages 10, 13, 48, 63, 64, 65, 87, 88.**

**CAMERA’S**

Collins exhibit #4 original camera system, never worked. Best Buy product, Ann wrapped for Dave, my Christmas present Dec. 03. Cheap system.

Collins exhibit #6 & #8 show six foot fence on other side of Senez property. No need for camera’s. Never had problems on other side.

**COLLINS GRADE**

Collins exhibit #19 shows Collins grade. Water flows down towards wall and bulkhead.

Collins exhibit #20 & #23 shows how they re-graded. See jog in wall.

**Senez exhibit # 6 top picture shows Collins yard slopes towards property line and bulkhead.**

**Senez exhibit #10 shows Collins grade in front near bulkhead. Left side facing water Collins property very steep.**

**Senez exhibit #12 both pictures show how Collins property slopes towards the property line wall and their front lower level. Left side facing water very steep.**

**COLLINS PATIO**

Collins exhibit #25, Snow picture dated 1/19/00 prior to either of us purchasing our homes. However it does show the patio in Collins front yard.

Collins exhibit #26, Shows boat ramp wet and geese, (who leave droppings).

**Senez exhibit #10 lower picture shows the concrete patio that came with Collins house.**

**Senez exhibit #12 upper picture shows the concrete patio that came with Collins house.**

**NOTE: Why would Collins sit on a flat, slippery ramp, (duck guano) when they had a patio in their front yard by the water.**

**COLLINS SIDEWALK**

**Senez exhibit #15 shows where Collins sidewalk runs, in Senez exhibit #4.**

**See Arial photo, Collins has two sidewalks, the one in exhibit #4 is on the far left of Collins property**

#### **DRAINAGE**

Collins Exhibit #11 shows space between my fence and my wall. Sump pump drains on my property. See

survey joint exhibit #2

Collins Exhibit #12 shows run off. I don’t know when this was taken. No water in gully. Water looks evenly distributed across Senez yard, so not directed at Collins. This much water could not just originate from Senez property.

Collins exhibit #13, don’t know when picture taken, but water could not just originate from Senez property. This is still all on my side of the fence.

Collins exhibit #14 Collins front lower level. Water on other side of Collins sidewalk. See Collins grade,

Senez exhibit #12

Collins exhibit #15, Senez fence, gully and Senez property wall. See survey joint exhibit #2.

Collins exhibit #16, Senez, fence gully, Senez property wall and Senez sump pump drain, which Collins re-routed. See Senez exhibit #14.

Collins exhibit #17, Senez sump pump drain. Stone area added to slow water flow. Larger stones at the end also to slow water. They are not concreted, loose stones, water can still pass.

**Collins exhibit #18 shows that at top of stone area there is a landscape fence to slow water.**

**Senez exhibit #12 water runs down hill.**

**Myers Deposition,:**

**Wall purpose;**

**Page 25, Wall for the runoff all the way from the road**

**Page 62, Wall for erosion**

**Page 67 Wall to hold back the water, runoff.**

**Page 72, Myers didn’t discuss with Collins why wall was built**

**Page 91 Wall put up for the runoff.**

**Page 66 The water ran off the driveway and into the river.**

**Yeah, sure, there was a runoff problem in the whole area.**

**Railroad tie wall helped with erosion**

**Runoff from Myers property would end up in the Cook property**

**Page 67 Didn’t know if new concrete wall caused more or less water on Cook property.** **Myers, I tried**

 **the whole time I was there to stop the runoff. It came off Cooks property to start with around**

 **the back here and off 343. I was the little spot. So, I got the water, That’ was the reason I put a**

 **road in.**

**Page 90 When the wall was built runoff in part abated. I would say yes, no way to prove.**

**Page 91 Myers property lower in middle, runoff from both properties 339 & 343, Course down Myers**

**driveway. Myers believe that’s why the wall was erected.**

**ESSEX COUNTRY CLUB**

**Myers deposition;**

**Page 68, exhibit 2, the implication was that was at one time the property at 341 Worton Rd.**

**Myers did not recognize.**

**FENCE** - Senez

Collins exhibit #22, fence Collins tore down.

Collins could have complained to Myers that I erected fence on there property.

**Myers deposition;**

**Page 71, Myers got along with the Collins**

**Page 62, Myers still living at 341 when Collins purchased 339, four months.**

**FLOOD**

**Senez exhibit #1 Hurricane Isabelle**

**GARAGE VARIANCE**

**Myers deposition; pages 65, 90.**

**JOG**

Collins exhibit #19, shows the jog in wall.

Collins exhibit #20, The jog only moves the property line wall back over to Collins property. Senez property is

to the other side of the wall. 10 Inches on the other side of the wall at the jog.

Collins exhibit #20 & #23 shows how they re-graded. See jog in wall.

Collins exhibit #21 shows jog in wall. Also how wall fell over.

**Senez exhibit #6 Yellow stakes show where the old wall came out to. Wall moved in on the side to put wall under Senez house for support. There were no footers under house in that section.**

**Check aerial view to see how my house sits. Compare to Collins #23 jog in wall**

**Myers Deposition:**

**Joint Exhibit #1 Mr. Myers deposition says that the property line wall was there when he purchased his home but that he built the upper terrace / creosote railroad tie wall after he lived there. Pages 40 & 60. So the jog in the wall was not put in to accommodate boats being launched.**

**Page 27 That wall fell down, don’t know when, but this just sort of jutted out, so he completed it.**

**Page 58 Boat would be backed down on my (Myers) property**

**The railroad tie wall didn’t protrude more than a foot or so.**

**Page 59 Railroad tie wall does protrude from the house.**

**Enough room between the railroad tie wall and block wall, Yes, Oh, yeah**

**Page 75 I would say that area is smaller. Railroad ties sticking out from the building . This is straight, so it would be less.**

**Page 57, 74, 83 trailers.**

**Page 84 No problems very carefully. Tight fit. There was a hitch in there in the wall that hitch used to get me. This would be the terrace hitch. Backing down. You would drive forward to leave.**

**LADDER RAMP**

Collins made ladder ramp from pieces cut off the bottom of my fence (six foot lengths to 48 inch lengths) and a ladder purchased from Mr. Myers, in 2000, before he moved. Collins stated he built the home made ramp after the peace order 6/25/04.

**During the trial page**

**Senez exhibit # (either 2 or 11) Large blow up Collins Ladder Ramp taken 5/15/04 (slide 1)**

**Senez exhibit # 09 Picture of Collins Ladder Ramp taken 5/10/05,(slide 29) broken, missing plank**

 **Senez exhibit # 10 Picture of Collins Ladder Ramp taken 6/16/06 (Slide 38)**

**Senez exhibit # 12 Picture of Collins Ladder Ramp taken 5/12/04 (slide 20)**

I have picture dated Sept. 20, 2003, a day after Isabel that shows ladder ramp in the water. ( Isabel Thursday night and Friday.)

**LIGHTS**

Collins exhibit #6 & 8 Collins garage on the left. Two driveway lights 60 watt bulb fixture not visible from

Collins house. Other side of Collins garage, road side. B & T electric contracted 2/6/06. Work

2/23/06 and 4/20/06. Rented digger from Home depot

Collins exhibit #7 light was in window as night light for my father, so cats couldn’t knock it down. Collins had

a Red Bud tree right in front of my window, in there yard, that covered that area but cut it down on

10/05/06. Also Collins shed blocked the light and their house sits higher.

Collins exhibit #19 shows 100 watt Coach light on side of Senez house at basement door, 87 feet from closest

corner of Collins house. Also shows how far boat house light, under boathouse would be from Collins

house, 210 feet, 70 watt max. fixture. Collins house also sits higher.

**I have picture of my house dated 2002 which shows lights on the other side or South side of my property. Collins frequented my house until 4/28/04. Three lights two coach, dusk to dawn, and one flood light. Same three lights there to this day.**

**The Boat house light is in front of my house ,210 feet from closest corner of Collins house. Boathouse has a wall on the Collins side. Collins house sits higher than boathouse. Originally 25' from property line on the 343 side.**

**Myers Deposition: Pages; 47, 48, 67, 68**

**PEACE ORDER**

**Senez Exhibit #7 Peace order- Covahey told Collins in letter dated 6/7/04 about adverse possession, I**

**went to courthouse 6/16/04 for temporary peace order, Court date for final was 9:00am 6/25/04.**

**Problems on that side of house stopped.**

**Senez exhibit # 7 & 8, Temporary and Final peace order. Only lights on Collins side tampered with.**

**Sump pump drain is on Collins side.**

**Senez exhibit. #10 (it’s either exhibit 10 or 2)ladder taken 5/15/04 shows ladder ramp! Collins said he**

**built after peace order 6/25/04.**

**Peace order says 5/24/04 Collins took down wire fence that had been there since I put up wood fence. Senez extended fence so dogs wouldn’t be tempted to jump over water to Collins. Collins exhibit #22 shows wire fence that was at the end of wood fence.**

**PRIOR OWNER**

**Myers deposition; page 52, Lanzi asked if Mr. Myers remembered him. He only remembered he was a relator.**

I have since tracked Mr. Roy Jones down and spoken with him.

**PROPERTY LINE**

**Senez Exhibit #13, property line is just to the right of the first block Collins shed is sitting on.**

**Myers deposition; pages 37, 55, 56, 60, 61, 63, 64, 65, 82, 84, 86, 87, 92, 93, 94.**

**Page 46 not written easements with the Cooks**

**PROPERTY LINE WALL**

Collins exhibit # 18, wall has fallen over but plants still doing well. As of today plants doing just fine.

Collins exhibit #19 &23 Contrast Collins view of side of Senez house

Collins exhibit #19 shows height of property line wall. Would not just jump over. Shows wall goes all the

way to Collins bulkhead.

Collins #20 shows jog in wall. Collins property line goes to the beginning of wall on North side. Jog only

moves line back to Cook/ Collins side. Collins on my property up to that point. See survey joint

exhibit #2.

Collins exhibit #22 shows how wall went all the way down to bulkhead. Senez wood fence followed the wall

and ended at the bulkhead, just like property wall. Fence didn’t block Collins, wall did. Also shows the

height of wall at bulkhead.

Collins exhibit #23 shows height of property line wall. Collins wouldn’t just jump over.

Collins exhibit#23 Original photo of Senez house. Height of terrace wall w/ plants on top!

Collins exhibit #24 height of property line wall & fence Collins tore down. Wall goes all the way to Collins

bulkhead. You would have to straddle water and make a 3 foot step to get to Senez side. Senez side

bulkhead also 6 inches Higher.

Collins exhibit #25, dated 1/19/00 prior to either of us purchasing our homes. Snow picture. However it does

show the property line wall down to Collins bulkhead.

Collins exhibit #26 shows how far old wall came front w/ bushes on 343 side. Shows the landscape wood.

Shows how the ground was higher than the wall. Can see steps up to the upper ground.

**Senez exhibit # 5 shows property line wall, height and jog.**

**Senez Exhibit #12 number of blocks high- two normal and one half. Wall 28 inches to 36 inches high**

**depending on which section. Width of blocks at bulkhead 12 inches (to jog). Also shows how wall**

**comes right down to Collins bulkhead. Lower picture shows how you would have to step around**

**and over water to get from Collins side to Senez side. Over a 3 foot step around to opposite side.**

**Fence doesn’t block Collins, the wall does.**

**Myers deposition:**

**Wall there before Myers purchased; pages 23, 24, 55.**

**Property Wall other; pages 25, 27, 29, 30, 54, 69, 76, 80.**

**Wall there 20 years; pages 23, 32, 38.**

**Wall height; page 27**

**Wall purpose;**

**Page 25, Wall for the runoff all the way from the road**

**Page 62, Wall for erosion**

**Page 67 Wall to hold back the water, runoff.**

**Page 72, Myers didn’t discuss with Collins why wall was built**

**Page 91 Wall put up for the runoff.**

**PROPERTY LISTINGS**

**NOTE: I have all the property listings.**

**Myers deposition:**

**Page 70, Myers didn’t remember if he had advertized listing the boat ramp.**

**Page 71, Myers intention was that he was selling the boat ramp with the house.**

**PROPERTY SURVEY**

**Myers deposition: 8, 9, 14, 31, 32, 33, 36, 37, 53, 86**

**SIGNS**

Collins exhibit #1 shows no trespassing sign that was removed after peace order on 6/25/04. Collins suit 9/28/04.

Collins exhibit #02 sign **911** placed maybe late 05 or early 06. Lawsuit filed 9/28/04

Collins exhibit #3 Carribean party July 04. Gorilla, see grass on picnic table umbrella and on deck. Plastic

lay around gorilla’s neck. You can see the other party decorations. (Birds & fish) Not facing Collins

property.

Collins exhibit #3 shows giraffe. Barely visible. Was a birthday present, has been there since probably 6/8/03

or 02

Collins exhibit #4 “**Surveillance**” is approx. 127 feet from Collins house. **And is 8 ½ x 11**. Put up after

Vector camera’s installed on 7/27/05. Collins exhibit #10 shows the surveillance sign on Senez railing

from Collins house. Collins exhibit #19 shows where sign would be on Senez railing.

Collins exhibit #5 **Rolling Stones Tongue** hung 11/2/05. Lawsuit filed 9/28/04. Picture of it being made are dated.

Collins exhibit #6 **Nosey neighbor** sign hung 10/20/05. Receipt from Speed design

24 feet from Collins property and 70 feet from road. Collins #8 confirms distance.

Collins exhibit #6 & #8"Nosey neighbor” are the same sign from a different angle.

Collins exhibit #7 replaced exhibit #9. So they are the same. Put up the same day. Same basement window

Collins exhibit.#9 shows reason for “**smile** sign”, digging hole / plumber. Put there on 8/9/06, Ann kept

 coming over disrupting the contractors I had there digging a hole to replace a drain. I have on camera

 surveillance. Receipt from work done.

Collins exhibit #10 sign “**Save the Boathouse**” placed one day , July 1st, 2006 for party. Speed Design receipt

& fax order. Lawsuit filed 9/28/04.

Collins exhibit #19 shows that the “smile” sign, “911" sign and night light would all be behind Collins shed area, not visible while they sit on their deck. There was a Red Bud Tree there but Collins cut down on 10/5/06.

Collins exhibit #22, shows no trespassing sign, sign replaced after Collins tore down, see peace order. This is

really the same sign, replaced, as exhibit #1, different angle. Removed after peace order on 6/25/04.

Collins exhibit #24, “Keep out” sign, removed prior to peace order, around 5/30/04. Collins spray painted sign

 black. See peace order.

**NOTE: All signs other than trespassing done after lawsuit to try and keep Collins away.**

**SPIKES**

Collins exhibit #6 & #8 show six foot fence on other side of Senez property. Shows no spikes since there isn’t

a problem for the Senez dogs in that area.

Collins exhibit #7 shows spikes but also the boards we did to fill in the spaces of the pickets so the dogs

wouldn’t see one another and carry on.

Collins exhibit #11 no spikes. Spikes placed summer 05 to keep dogs from barking at one another. Lawsuit

filed 9/28/04

Collins exhibit #12 no spikes.

Collins exhibit #13 no spikes.

Collins exhibit #15 shows were we closed up fence picket spaces in same area , because of dogs.

Collins exhibit #18 & 21 show spikes however only were dogs were a problem.

Collins exhibit #18 spikes only where Collins ground higher or were their dog could stand on wall (past shed)

and be higher than fence

Collins exhibit #20 shows no spikes. Spikes added latter, since Collins dog would stand on property wall, and

dogs would bark at one another.

**Senez exhibit #9 taken 5/10/05 - No spikes**

**Senez exhibit. #13 spikes in my yard on gate on left and fence other side, right, but not on fence next to**

**Collins. Spikes first put in my yard. Taken 3/14/2005**

**Senez exhibit #14 shows the area where Collins dog would stand on property wall and he higher than the**

**fence. Senez’s father added fence extensions added to keep dogs from barking at one another.**

**Senez closed the fence pickets up also so dogs wouldn’t bark at one another.**

**SUMP PUMP**

Collins exhibit #16 shows Senez sump pump drain under Senez fence, against Senez wall, Senez property

extends other side of wall. See survey joint exhibit #2

Collins exhibit #17 shows Senez sump pump drain. And stones to slow water runoff and larger stones to keep

small stones from washing down. Larger stones do not direct water.

**Senez exhibit #14 shows sump pump drain Collins re-routed twice and then clogged. Fence, area between**

**fence and property wall, and the property wall are on Senez property. Why did Collins re-route if**

**he knew the property line?**

**TERRACE / HEIGHT**

Collins #18 & Senez #3 shows upper ground comparison

Collins #19 shows wall measurements on side of Senez house reference with Senez #3 and number of railroad

ties and measurements gives wall height

Collins exhibits #18 & 23, see distance between the windows, lower curb on house and ground. You can count

pieces of siding and measure distances below windows to determine if ground re-graded.

Collins exhibits #20 & #23. Shows bottom of sun room to top of basement door both pictures. #20 shows step

down in wall.

Collins exhibit #25, dated 1/19/00 prior to either of us purchasing our homes. Snow picture. However it does

show the rise in the ground above the wall.

Collins exhibit #26 shows steps went higher than original railroad tie wall. And bushes on 343 property side,

which would have blocked Collins view.

**Senez exhibit #1 shows Senez terrace wall. Shows ground rises higher than the wall, shows steps going**

**above wall to the higher ground level. Plants on top.**

**Senez Exhibits # 3, 5 &6 show front terrace elevation. Area under porch. Measure railroad ties and**

**compare to new wall height.**

**Senez Exhibit #5 shows no footer under porch so wall was run to porch in that area.**

**Senez Exhibit #6 shows markers were old wall came out to.**

**Senez Exhibits # 3, & 5 show front terrace elevation with bushes along the edge.**

**Senez Exhibit #12 lower picture shows area under porch.**

**NOTE: Upper level ground the same height as before.**

**NOTE: Wall is now 5'6" / 5'7". Only area higher is under the porch, 6'9".**

**Myers deposition:**

**Wall height; page 42 “ five, five and a half feet”**

**Plantings on top; page 76.**

**Installed; pages 40, Mr. Myers installed the railroad tie wall, in the 80's when first purchased.**

**No other type of wall there before Myers did the railroad tie wall; page 61**

**Page 66, Mr. Myers built the railroad tie wall**

**TRESPASSING**

Collins exhibit #26 Picture Ann & granddaughter on boat ramp, taken prior to wood gate 7/14/2002, but after I moved in (wire fence). Between 11/2000 and 7/13/2002. They are trespassing- on my side of boat ramp.

**NOTE: The judge ruled against me for Trespass???**

**VIEW**

Collins exhibit #19 &23 Contrast Collins view of side of Senez house

Collins exhibit #19, shows how insignificant Senez railing is to Collins view.

Collins exhibit #26 shows steps went higher than original railroad tie wall. And bushes on 343 property side,

which would have blocked Collins view.

**Senez exhibit # 1, shows plantings on top of wall.**

**Senez exhibit # 3, shows plantings on top of wall.**

**Senez exhibit # 2, 4, 11 & 16 show Collins view. Senez terrace railing minimal obstruction to Collins**

**view**

**Senez exhibit #12 shows tree where Collins cut lower branches for a view across Senez yard. Trees**

**branches in front of their property have not been cut. Shows Collins sitting in open step area of**

**their deck.**

**Senez exhibit #15 show why Collins doesn’t have a view in front of their house. Their railing, flower**

**boxes and plants obstruct their view. Steps on side, Collins sit at opening for a view across Senez**

**yard.**

**Senez exhibit #16 Picture taken from Creseant Yacht Club on 11/25/06, which is 3,460 feet or .66 miles**

**away from Senez house further from Collins.**

**WIRE FENCE**

Collins exhibit #22 & 24 shows wire fence which Collins tore down on 5/24/04 as evidenced in peace order.

Collins filed suit however:

Trespassing signs already down from peace order.

Senez Permits obtained and zoning variance filed for.

Lights no changes since 2001

Loss of view - none, and not a legal ruling.

Drainage - Balto. County could find no evidence.

Senez #10 Collins patio, grade, wall leaning— need date.

Senez #12 Patio, corner of ladder ramp, tree Collins trimmed

Step around, 12" block plus my bulkhead

only one step area from Collins deck

Collins deck only 2 feet high they have a railing

Senez #13 (mark property line)

Spikes

Other surveillance sign

Senez #15 Winter / Summer

one set of steps

2nd sidewalk in exhibit #4

Collins #2 same 911 sign in #7

#7 & 9 the same

#7 shows how fence gaps closed

#3 no sikes

#4 measure sign

#8 or (9) Nosey driveway coach lights

#10 Surveillance sign in #4

#12 taken prior to 6/28 no stones / winter faucet cover

#14 when taken??? ladder ramp

#12 & 13 also winter

#15 my wall

#17 Pagoda on right

#18 Area under porch, Collins slope, height of their house

Bamboo also slows water

#19 can’t see window in exhibit #2 & 7

Light by basement door

Surveillance sign in #10

Insignificant railing

Wall to bulkhead

Compare w/ 23

(What’s by basement door)

#22 straddle water, wire fence, wall height

#24 straddle

Spikes put on Senez gate fall 04, 10/10/04, picture disk 6 grass on cars #005 shows spikes on gate?? Spikes along Collins in picture dated 4/30/05 #019