

faithfully and fairly, without partiality or prejudice, value and assess the loss and damage to be suffered and incurred by any person interested in the said property, over, through, and by which the said street, alley, square, drain or waterway is to be opened, closed, extended, widened, graded or improved, and also to estimate the benefits that may accrue therefrom to any such property over, through, and by which the said street, alley, square, drain or waterway is to be opened, closed, extended, widened, graded or improved, or any property adjacent thereto, or any other property injured or benefited by said street, alley, square, drain or waterway; they shall give at least ten days' notice in three public places in the corporate limits of their purpose to lay out, open, extend, close up, widen, straighten, grade or improve the street or alley, square, drain or waterway, so desired to be laid out, opened, extended, closed up, widened, straightened, graded or improved, and of the day, hour and place of meeting for said purpose, and they shall meet at the time and place mentioned in the notices given by them, and proceed to exercise the powers and perform the duty assigned to and required of them, and to ascertain whether any and what amount, in value of damages, will be caused thereby, for which the owner or occupant of any right or interest, claimed in any ground or improvement, ought to be compensated, over and above the amount in value of benefit which will thereby accrue to such owner or occupant thereof, and ascertain what amount in value or benefit will thereby accrue to any lot or parcel of ground, by or through which the same may pass or improvements made, or any other property, or to the owner or occupant thereof, and which the said lot or parcel of ground, or the owner or occupant thereof, ought to pay. They shall locate boundaries and prepare an explanatory map giving descriptions of the street or alley opened, closed, extended, widened, straightened or improved, with each separate or parcel of ground deemed to have sustained damages or receive benefits, and they shall, within ten days, return to the Board of Commissioners, such maps, together with the amount of damages awarded to such owner or occupants, and the amount of benefits assessed to any lot or parcel of ground or the owner thereof, together with a certificate of their qualification, which may be ratified or rejected, or altered or amended, in whole, or in part, by said Board of Commissioners; provided, that the Board of Commissioners shall give ten days' notice, at least, by publication in one of the County papers, published in Wicomico County, or by ten days' notice, at least, in writing, to each property owner so interested, of the time set for the final action or return of said examiners, and said Board of Commissioners shall act on said return within twenty days after the expiration of said notice, and may issue a new commission, as in their judgment may seem proper; and before actually proceeding to open, widen, extend, straighten or close up any such street or alley, the Board of Commissioners shall pay, or tender to the person, his agent, guardian or representative, the amount of damages so awarded; and if any one should feel aggrieved by the decision of the Board of Commissioners, in any matter affected by their decision, he may appeal to the Circuit Court