

fits happening, arising or issuing from the condemnation, opening, grading and construction of said street, avenue or alley, or such portion thereof as may be applied for, and will, in all respects, act without prejudice or partiality in said matter; after taking such oath or affirmation, the examiner or the examiners shall give at least ten days' notice by publication in one or more newspapers published in Baltimore county, and one newspaper of general circulation, published in Baltimore city, that such application has been made; and after giving such notice, the examiner or the examiners shall cause to be made an explanatory plat of said street, avenue or alley, or part thereof, and of the property bounding and fronting on the same, and of the property adjacent thereto, if it should be deemed advisable by said examiner or examiners to do so; and all lands for which damages have been awarded, or to which benefits have been assessed, and any house or improvement of any kind on the bed of the same, which it shall be necessary to remove, in whole or in part, shall be shown on said plat; and if grades have not been established on said street, avenue or alley, or portion thereof applied for, the examiner or the examiners shall have grades established in the manner provided for by section 225; the examiner or the examiners shall then proceed to value such damages as may happen or arise from the condemnation and opening of said street, avenue or alley, or portion thereof, and to make an estimate of the probable cost of opening, grading and construction of the same, and of the probable cost and expenses of the proceedings in the matter, including the *per diem* of the examiner or the examiners, and shall assess the gross amount of such damages, the probable cost of opening, grading and construction, and the probable amount of cost and expenses of the proceedings in the matter, including the *per diem* of the examiner or the examiners, in such proportions as may be fair and equitable as benefits, upon all the lands in said county, which shall in the opinion of the examiner or the examiners, be benefited by the condemnation, opening, grading and construction of said street, avenue or alley, or any part thereof; and as soon as the explanatory plat and necessary profiles of grades are made, and the examiner or the examiners shall have completed the valuation of damages and estimated the probable cost of opening, grading and construction,