

MUNICIPAL CHARTERS

HELEN J. HASTINGS, WIDOW, TO CHESAPEAKE PROPERTIES, A MARYLAND LIMITED PARTNERSHIP DATED OCTOBER 26, 1972, AND RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN LIBER E.H.P. NO. 48, AT 121, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE SOUTHWESTERNMOST CORNER OF THE CORPORATE LIMITS OF THE TOWN OF BETTERTON. SAID POINT BEING LOCATED WHERE THE DIVISION LINE BETWEEN THE LANDS OF ARTHUR H. BRICE, FORMERLY THE LANDS OF CAPTAIN HARVEY BRICE, AND THE HELEN J. HASTINGS FARM, FORMERLY THE LANDS OF WILLIAM J. COLEMAN, INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF HOWELLS POINT ROAD;

THENCE, LEAVING SAID HOWELLS POINT ROAD, AND BINDING ON SAID DIVISION LINE BETWEEN THE LANDS OF HASTINGS AND BRICE, SOUTH $02^{\circ} 52' 54''$ EAST 757.92 FEET TO THE SOUTHEASTERNMOST CORNER OF THE HEREIN DESCRIBED HASTINGS FARM;

THENCE, STILL BINDING ON THE LANDS OF ARTHUR BRICE AND THE LANDS OF JOHN E. STAFFORD, SOUTH $74^{\circ} 48' 28''$ WEST 3838.56 FEET TO A FENCE POST, THENCE, WITH AND ALONG THE EASTERLY LINE OF A PUBLIC ROAD LEADING FROM COLEMANS CORNER TO HOWELL POINT, NORTH $20^{\circ} 56' 33''$ WEST 66.00 FEET;

THENCE, NORTH $14^{\circ} 33' 13''$ EAST 2794.53 FEET TO A CONCRETE MONUMENT MARKING A COMMON CORNER WITH THE LANDS OF SAID JOHN E. STAFFORD, THENCE CONTINUING WITH THE LINE OF STAFFORD,

NORTH $14^{\circ} 33' 13''$ EAST 547.26 FEET, THENCE NORTH $21^{\circ} 38' 50''$ WEST 693.01 FEET, THENCE NORTH $40^{\circ} 19' 58''$ WEST 118.22 FEET TO A CONCRETE MONUMENT FOUND, THENCE CONTINUING ON THE SAME COURSE

NORTH $40^{\circ} 19' 58''$ WEST 440.78 FEET TO A CONCRETE MONUMENT FOUND, THENCE

NORTH $36^{\circ} 03' 40''$ WEST 213.99 FEET TO AN IRON PIPE, THENCE CONTINUING ON THE SAME COURSE

NORTH $36^{\circ} 03' 40''$ WEST 24.26 FEET TO THE MEAN HIGH WATER LINE OF THE SASSAFRAS RIVER, THENCE CONTINUING WITH SAID MEAN HIGH WATER LINE THE FOLLOWING THREE COURSES AND DISTANCES

NORTH $79^{\circ} 40' 50''$ EAST 1356.73 FEET, THENCE NORTH $80^{\circ} 46' 48''$ EAST 855.05 FEET, THENCE NORTH $89^{\circ} 31' 01''$ EAST 488.90 FEET, THENCE LEAVING SAID MEAN HIGH WATER LINE AND RUNNING WITH THE OUTLINES OF THE PROPERTY OF THE AMITY CLUB OF PHILADELPHIA DESCRIBED IN A DEED MAY 20, 1929, AND RECORDED AMONG THE LAND