

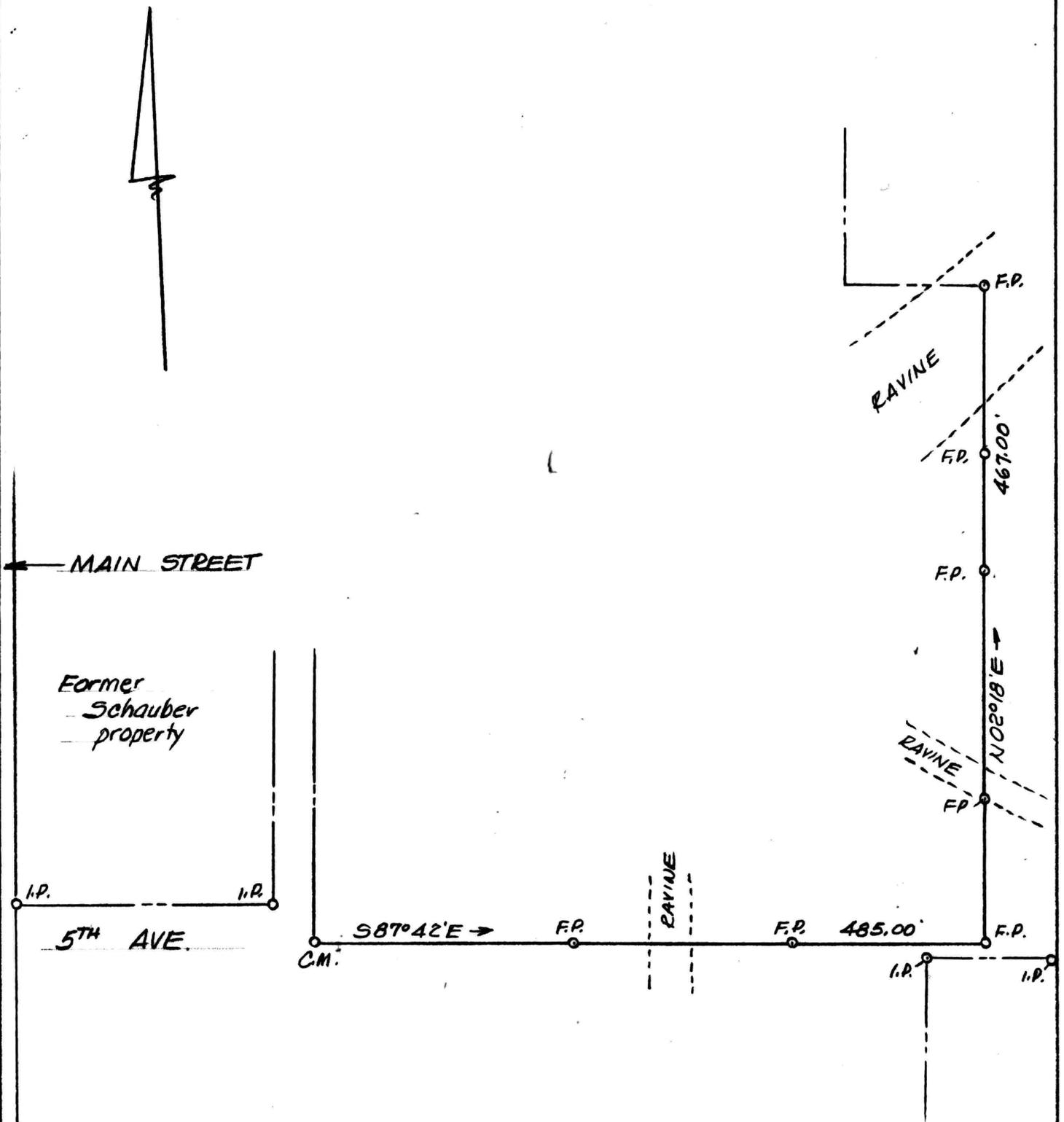
GENERAL CORPORATE POWERS

1. The inhabitants of the Town of Betterton within the corporate limits legally established from time to time are hereby constituted and continued as a body corporate by the name of the Town of Betterton with all the privileges of a body corporate, by that name to sue and be sued, to plead and be impleaded in any court of law or equity, to have and use a common seal and to have perpetual succession, unless the charter and the corporate existence are legally abrogated.

CORPORATE LIMITS

2. The corporate limits or boundaries of the Town of Betterton shall be as described on a plat thereof to be recorded in the office of the Clerk of the Circuit Court for Kent County, the Commissioner of Land Office and the Director of the Department of Legislative Reference and shall include all of the territory within the following limits:

"BEGINNING at a point on the mean high water line of the Sassafras River, which point marks the North end of the division line between Stoneton, the property of Miss Nancy M. Price, and that of the Betterton Bayside Land Company, thence running the following courses and distances: South $02^{\circ} 18'$ West 580 feet to a point on aforesaid division line, thence, by a line parallel with and distance southwardly, 125 feet from the South side of First Avenue; North $87^{\circ} 42'$ West 1535 feet to a point, thence parallel with and distance eastwardly 125 feet from the east side of Glen Street; South $09^{\circ} 43'$ West 260 feet to a point; thence, North $87^{\circ} 42'$ West 130 feet to the point which marks the intersection of the East side of Glen Street and the South side of Second Avenue; thence, South $02^{\circ} 18'$ West 455 feet to a point on the South side of Third Avenue extended; thence, North $87^{\circ} 42'$ West 250 feet to a point on the South side of Third Avenue, thence running parallel with 15 foot alley and distant eastwardly 385 feet from the east side of said 15 foot alley; South $02^{\circ} 18'$ West 600 feet to a point on the line of the South side of Fourth Avenue extended; thence, North $87^{\circ} 42'$ West 385 feet to the point which marks the intersection of the South side of Fourth Avenue, and the East side of 15 foot alley; thence along the East side of said Alley, South $02^{\circ} 18'$ West 920 feet to the Southeasternmost corner of the Town of Betterton; thence, binding on the Southerly outline of said Town and with the South side of Howell Point Road (40 feet wide) in a Northwesterly direction to a concrete monument set 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 Howell Point Road;



SKETCH SHOWING LINES MARKED FOR
 DR. FRED HARBERT
 BETTERTON, KENT COUNTY, MD.
 Scale 1"=100' June 1985.

I.P. = iron pipe found
 C.M. = concrete mon. found
 F.P. = fiberglass post set.

William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

Thence, leaving said Howell Point Road, and binding on the 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 concrete monument, thence with and along the Easterly line of a public road leading from Coleman's 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 to a concrete monument, North $21^{\circ} 38' 50''$ West 693.01 feet to a concrete monument, North $40^{\circ} 19' 58''$ West 118.22 feet to a concrete monument; thence continuing on the same course, North $40^{\circ} 19' 58''$ West 440.78 feet to a concrete monument; 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 dated May 20, 1929, and recorded among the Land Records in Liber R.A.S. No. 3, folio 340, South $10^{\circ} 14' 28''$ West 175.00 feet to a pipe, thence, South $84^{\circ} 45' 32''$ East 302.80 feet, thence crossing a thirty-three (33) foot private road and running with the outlines of a conveyance from Robert S. Glass, et al, to Clarence S. Reed, Jr., dated April 6, 1953, and recorded among the said Land Records in Liber WHG No. 28, at folio 137, South $04^{\circ} 08' 04''$ West 243.04 feet, thence South $84^{\circ} 45' 32''$ East 142.00 feet, thence North $04^{\circ} 08' 04''$ East 139.00 feet, thence North $84^{\circ} 45' 32''$ West 20.00 feet, thence

North $04^{\circ} 08' 04''$ East 104.04 feet to a point in the North line of the above mentioned private road, thence with same and a portion of the Southerly line of the lands of Howard Leigh, et al, described in a deed dated January 29, 1946, and recorded among the said Land Records in Liber R.A.S. No. 38, folio 147,

South $84^{\circ} 45' 32''$ East 324.30 feet, thence running with the westerly outlines of the land conveyed to Mary G. Sittler, et al, by deed dated January 22, 1971, and recorded in Liber EHP No. 38, at folio 125, the following courses and distances,

South $03^{\circ} 18' 53''$ East 60.00 feet, thence

South $42^{\circ} 52' 31''$ West 67.23 feet, thence

South $00^{\circ} 58' 05''$ East 130.00 feet to a pipe in the Northerly line of Idlewile Avenue extended, thence crossing same

South $05^{\circ} 05' 12''$ East 29.20 feet to the Northeasterly corner of the lands conveyed to the Town of Betterton by deed dated January 9, 1969, and recorded in Liber E.H.P. No. 30, folio 260,

Thence, binding on the Easterly outline of said Town lot, South $03^{\circ} 18' 54''$ East 40.00 feet to an iron pipe;

Thence, running with the outline of the lands conveyed to Joseph A. O'Rourke by deed dated May 28, 1951, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 19, folio 131, South $01^{\circ} 23' 28''$ West 109.95 feet, thence

South $85^{\circ} 36' 15''$ East 60.00 feet to a point in the outline of the lands conveyed to Lester Sweitzer, by deed dated August 5, 1936, and recorded in Liber R.A.S. No. 16, folio 347;

Thence with the outline of same the following two courses and distances; South $04^{\circ} 12' 56''$ East 164.87 feet, thence

South $85^{\circ} 36' 18''$ East 66.00 feet to a point in the outline of the tract called, "Howell Point" (Hastings Farm), said point also marks the Westernmost boundary line of the original Corporate Limits of the Town of Betterton;

Thence, with said outline in the Northerly direction, 800 feet more or less to the mean high water line of the Sassafras River;

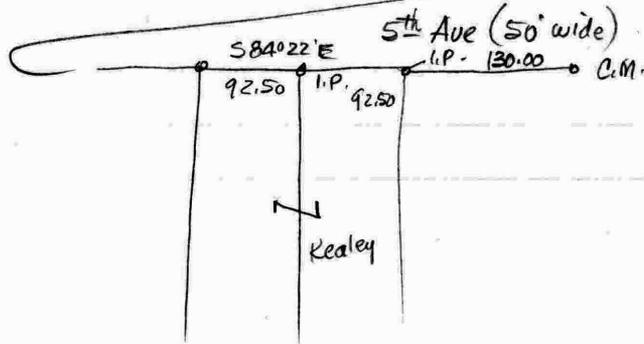
Thence, binding on the mean high water line of the Sassafras River in a Westerly direction, approximately 4,400 feet more or less to the place of beginning.

NOTE: The courses and distances along the Eastern boundary line refer to Grid North as shown on the revised plot of the Betterton Bayside Land Company lands (see R.R.A. 7/458), and the Southwest boundary line refers to Grid North as shown on a plat of a survey entitled, "Part of Howell Point", prepared by Shepherd and Associates, Inc., dated April 9, 1973.

Rigbie property a public way. The right of way over the lands known as the Hotel Rigbie property, and which said right of way was on the 14th day of March, 1927, conveyed by the Betterton Bayside Land Company of Kent County, et al, to the Commissioners of Betterton, is hereby declared to be a public thoroughfare, highway or street of the town of Betterton, the same to be used and enjoyed for convenience of pedestrians, and

717
467
150

Alan T. Kealey EHP 146/294
Schauler (now Haenty) EHP 180/148



McGone 1983

-- S 02° 18' W - 100' to N side 5th Ave.
w/s N 87° 42' W - 185' to Main St.
w/s N 02° 18' E - 100'

no record of survey

Look up plats EHP 1/2 & WHG 2/4
" " RAS 7/212

Betterton EHP 26/51

15' wide x 792 between 5th Ave and ESPS Co. land. adjacent to alley (Church Alley)

792
217
75

Betterton - EHP 30/185

Begin C.M. at SW cor. & E side of an area .273 acres paralleling Church Alley

Parcel 1

N02°18'E - 75 to C.M. & ESPS Co.

wfs S87°42'E - 72.50 to C.M. at SE cor. ESPS Co.

" 12.50

S02°18'W - 75 to C.M.

N87°42'W - 85 to begin

Parcel 2 - Begin C.M. S side 3rd Ave. at NE cor. herein

S02°18'W - 150

N87°42'W - 12.5 to C.M. at SE cor. ESPS Co.

wfs N02°18'E - 150 " "

of 3rd Ave. S87°42'E - 12.50 to begin

Betterton EHP 33/224

Deed to straighten out overlap - 12.5 x 225 from 3rd Ave. north adjacent to ESPS Co.

Pyfer - EHP 42/813 - 87.5 x 225 Parcel 1

12.5 x 225 Parcel 2

Del Casale - EHP ~~34~~ 390 - 100 x 225

Kennedy EHP 64/347 - 75 x 225

McMullen - EHP 22/131 - 25 x 225

added to existing lot

Nyers. WHG 77/221

Begin NW cor herein at SW cor. Mc Intyre
w/Crowding $502^{\circ}30'W - 112.5$ to N side 4th Ave.

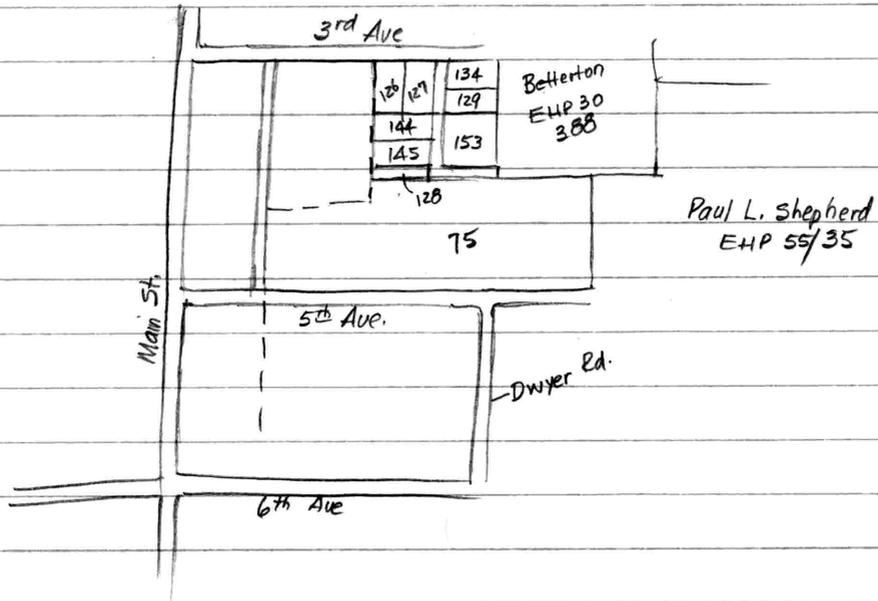
w/s $586^{\circ}56'E - 200$ to W side 30' R/W

$N02^{\circ}12'E - 112.5$ to Mc Intyre

w/s $N86^{\circ}56'W - 200$ to begin

Together with 30' R/W extending^s from^s 3rd Ave. to pt $586^{\circ}56'E - 200$ from. C.M. at NE cor. of Crowding

MAP 4



Hartest EHP 31/793

Begin at pt $S 02^{\circ} 18' W - 225$ from C.M. on S side 3^{rd} Ave at NE cor. of herein and SE cor. Mc Mullen (EHP 22/131)

$S 02^{\circ} 18' W - 250'$

$S 87^{\circ} 42' E - 100$ to C.M.

$S 02^{\circ} 18' W - 467$ " "

$N 87^{\circ} 42' W - 485$ to Town of Battleton

w/ S $N 02^{\circ} 18' E - 717$

$S 87^{\circ} 42' E - 385$ to begin

7.42 Ac.

Hartest EHP 126/332 - not in Land Recad Books yet

previous deed WHG 67/45)

Begin C.M. at NE cor. Crowding at NW cor. herein
w/ S side 3^{rd} Ave $S 86^{\circ} 56' E - 430' 8'' \pm$ to pt. on lands of Bruce
at 45 with new line S dir. $475' \pm$ to Owens (E 4^{th} Ave extended)
w/ Owens & Crowding W dir. $430' 8'' \pm$
w/ Crowding N dir. $475' \pm$ to begin

EHP 126/332

S&E ① 100×225 Mc Mullen WHG 67/447

② 100×225 Mc Intyre WHG 67/525

③ 200×225 Smith WHG 76/213

④ 112.5×200 Myers WHG 77/221

⑤ 200×225 Glauner " " /223

⑥ 112.5×200 Mc Intyre " " 225

Intended to convey 2 rectangular lots

① strip $30' 8''$ wide running in S dir. from S side of 3^{rd} Ave. for 450'

② strip $25 \times 430' 8''$ running E-W dir. being N one-half of Fourth Ave.

Subject to R/W of 30' shown in deeds WHG 77/221, 223, & 225

THIRD AVENUE

ESPS Co.

ROBT. E. PYFER

N. V. DEL CASALE

TOWN OF BETTERTON

MAIN STREET

15' ALLEY

TOWN OF BETTERTON

LOT 1 - 20,000 SQ. FT.

LOT 2 - 20,000 SQ. FT.

LOT 3 - 17,500 SQ. FT.

LOT 4 - 17,500 SQ. FT.

OTHER LANDS OF HARBERT

FOURTH AVENUE

40'

TOWN LINE

TOWN LINE

TOWN LINE

OTHER LANDS OF HARBERT

PRELIMINARY SUBDIVISION PLAN

FRED HARBERT LANDS

BETTERTON, KENT COUNTY, MD.

Scale 1"=50' Sept. 1981.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.