

Exhibit B

DESCRIPTION OF A TRAFFIC SIGNAL EASEMENT

DEWEY, L.C., OWNER

TO

Prince George's County, MARYLAND

BEING a piece or parcel of land, hereinafter described as running in, through, over and across part of the property conveyed by Herschel W. Blumberg, et al, to Dewey, L.C., a Maryland limited company by a deed dated January 30, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12085 at folio 621; also being a portion of Melville Street, a dedicated twenty-nine (29) foot public right of way as shown on the plat entitled "Parcels 1 through 5, Dewey Property", and recorded among the aforesaid Land Records in Plat Book ME 261 at Plat No. 47 and being more particularly described, in the Maryland State Grid North NAD 83, as follows:

BEGINNING at point located 208.90 feet from the northern end of the eastern or North 03° 33' 57" East, 647.52 feet right of way line for Belcrest Road, as shown on the aforesaid plat; thence departing said right of way line and binding, in part on the northern right of way lines of Melville Street as shown on the aforesaid plat

- 1) South 41° 40' 42" East, 21.12 feet; thence
- 2) South 86° 55' 21" East, 45.00 feet; thence departing the said right of way line so as to cross Melville Street thereof
- 3) South 03° 33' 57" West, 29.00 feet to the southern right of way line of Melville Street; thence binding, in part on the southern right of way lines
- 4) North 86° 55' 21" West, 45.00 feet; thence
- 5) South 48° 19' 18" West, 21.30 feet to the aforesaid eastern right of way line for Belcrest Road, 100 feet right of way; thence binding on said right of way line
- 6) North 03° 33' 57" East, 59.00 feet to the POINT OF BEGINNING, containing 1,965 square feet or 0.0451 acre of land as shown on Schedule "B" attached hereto and made a part hereof by this reference

Exhibit B

I hereby certify to the best of my professional knowledge, information and belief that: this metes and bounds description was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12 of the minimum practice for Land Surveyors.

Christopher J. Valltos Professional Land Surveyor MD Reg. No. 21986 License expiration date: August 26, 2024	Date
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