

OF FOUR (4) ACRES MORE OR LESS, IS SOUTH AND EAST OF THE LINE AND, THEREFORE, IS SITUATED ONLY IN PRINCE GEORGE'S COUNTY; EAST) FOR 38,363.53 (THIRTY-EIGHT THOUSAND THREE HUNDRED SIXTY-THREE AND FIFTY-THREE ONE HUNDREDTHS) FEET TO THE OUTLINE OF PART OF A CONVEYANCE FROM THEODORE B. SIEHLER AND BESSIE M. SIEHLER, HIS WIFE, AND EUGENE DUSTIN AND GOLDIE M. DUSTIN, HIS WIFE, TO MARTIN C. DARNALL AND MILDRED T. DARNALL, HIS WIFE, BY A DEED DATED THE 2ND OF MAY 1950 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 1227 AT FOLIO 389;

THENCE N 40 DEGREES 29' 11" W (NORTH FORTY DEGREES TWENTY-NINE MINUTES ELEVEN SECONDS WEST) FOR 271.84 (TWO HUNDRED SEVENTY-ONE AND EIGHTY-FOUR ONE HUNDREDTHS) FEET TO AN IRON PIPE (PIN) PREVIOUSLY SET;

THENCE N 48 DEGREES 00' 29" E (NORTH FORTY-EIGHT DEGREES ZERO MINUTES TWENTY-NINE SECONDS EAST) FOR 383.09 (THREE HUNDRED EIGHTY-THREE AND NINE ONE HUNDREDTHS) FEET TO AN IRON PIPE (PIN) PREVIOUSLY SET;

THENCE S 23 DEGREES 13' 08" E (SOUTH TWENTY-THREE DEGREES THIRTEEN MINUTES EIGHT SECONDS EAST) FOR 171.93 (ONE HUNDRED SEVENTY-ONE AND NINETY-THREE ONE HUNDREDTHS) FEET TO A POINT ON THE MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY LINE, SAID POINT BEING 39.73 (THIRTY-NINE AND SEVENTY-THREE ONE HUNDREDTHS) FEET FROM AN IRON PIPE (PIN) PREVIOUSLY SET OPPOSITE STATION 92 + 50.00 AS SHOWN ON STATE ROADS COMMISSION PLAT 46592;

THENCE LEAVING SAID OUTLINE OF THE M.C. AND M.T. DARNALL PROPERTY AND WITH THE MONTGOMERY COUNTY AND PRINCE GEORGE'S COUNTY LINE N 29 DEGREES 59' 05" E (NORTH TWENTY-NINE DEGREES FIFTY-NINE MINUTES FIVE SECONDS EAST) FOR 89.55 (EIGHTY-NINE AND FIFTY-FIVE ONE HUNDREDTHS) FEET TO A GRANITE STONE ESTABLISHED BY THE 1868-72 SURVEY AND WITH COORDINATES OF N 462,521.90 AND E 825,819.86, MARKED "M.C.P.G. 1872" STANDING ABOUT TWO FEET ABOVE GROUND AND ON THE NORTHERLY SIDE OF SANDY SPRING ROAD (STATE ROUTE 198), AND ABOUT 1,056 FEET WESTERLY FROM THE CENTERLINE OF GUNPOWDER ROAD;

Thence ~~FROM THE GRANITE STONE MARKER "M.C.P.G. 1872" STANDING TWO FEET ABOVE GROUND ON THE NORTHERLY SIDE OF SANDY SPRING ROAD (STATE ROUTE 198)~~ N 19°22'18" E (north nineteen degrees twenty-two minutes eighteen seconds east) 4405.13 (four thousand four hundred five and thirteen hundredths) feet to an iron pipe with coordinates of North 466,677.64 and East 827,281.01 on the easterly side of Riding Stable or Brooklyn Bridge Road at or near the westerly corner of the C. Shamel property as per deed recorded among the Land Records of Prince George's County in Liber 1043 at Folio 206;