



November 14, 2023
 01-190482-00

LEGAL DESCRIPTION
 PROPOSED RIGHT OF WAY DEDICATION
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
 STATE OF NEW JERSEY

BEING KNOWN AND DESIGNATED AS A RIGHT OF WAY DEDICATION ON A CERTAIN MAP ENTITLED "PRELIMINARY & FINAL MAJOR SUBDIVISION PLAT, BLOCK 47, LOTS 2, 3, 4, 5, & 6, TAX MAP SHEET #23.03, 332-340 HIGHTSTOWN ROAD AND 125 SOUTHFIELD ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 04-06-2022, LAST REVISED 11-14-2023 AS REVISION NO. 4, SAID MAP TO BE RECORDED IN THE MERCER COUNTY CLERK'S OFFICE, AND RUNNING THENCE;

BEGINNING AT A IRON BAR & CAP TO BE SET IN THE PROPOSED NEW SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD (ALSO KNOWN AS MERCER COUNTY ROUTE 571, 70 FEET WIDE RIGHT OF WAY), WHERE SAID POINT IS INTERSECTED BY THE DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 47 AND PROPOSED LOT 2.02, BLOCK 47, AND RUNNING THENCE;

1. ALONG SAID DIVIDING LINE, NORTH 13 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 14.00 FEET TO AN IRON BAR FOUND IN THE EXISTING SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, THENCE;
2. ALONG SAID EXISTING SOUTHERLY LINE, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 444.75 FEET TO AN ANGLE POINT, THENCE;
3. ALONG A LINE LEADING FROM THE EXISTING SOUTHERLY LINE OF PRINCETON – HIGHTSTOWN ROAD TO THE EXISTING WESTERLY LINE OF SOUTHFIELD ROAD (ALSO KNOWN AS CRANBURY NECK ROAD, VARIABLE WIDTH RIGHT OF WAY) SOUTH 36 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.02 FEET TO A POINT IN THE EXISTING WESTERLY LINE OF SOUTHFIELD ROAD, THENCE;
4. ALONG SAID EXISTING WESTERLY LINE, SOUTH 03 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 1.43 FEET TO A POINT IN THE EASTERLY LINE OF EXISTING LOT 5, BLOCK 47, THENCE;
5. ACROSS EXISTING LOT 5, NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 10.18 FEET TO A CONCRETE MONUMENT TO BE SET IN THE NORTHEASTERLY LINE OF PROPOSED LOT 2.01, BLOCK 47, THENCE;

ALONG SAID NORTHEASTERLY LINE OF PROPOSED LOT 2.01, THE FOLLOWING TWO (2) COURSES;

6. NORTH 36 DEGREES 51 MINUTES 29 SECONDS WEST, A DISTANCE OF 22.12 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE;
7. NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 450.24 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6,508 SQUARE FEET OR 0.149 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "PRELIMINARY & FINAL MAJOR SUBDIVISION PLAT, BLOCK 47, LOTS 2, 3, 4, 5, & 6, TAX MAP SHEET #23.03, 332-340 HIGHTSTOWN ROAD AND 125 SOUTHFIELD ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 04-06-2022, LAST REVISED 11-14-2023 AS REVISION NO. 4.

CONTROL POINT ASSOCIATES, INC.

 JAMES D. SENS
 STATE OF NEW JERSEY
 PROFESSIONAL LAND SURVEYOR #24GS04322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

11-14-2023
 DATE

KVG/BTW
 PREPARED BY: BTW
 REVIEWED BY: KVG