



November 14, 2023  
01-190482-00

**LEGAL DESCRIPTION**

PROPOSED 14 FEET WIDE MERCER COUNTY RIGHT OF WAY EASEMENT  
ACROSS A PORTION OF LOT 2.01, BLOCK 47  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY  
STATE OF NEW JERSEY

BEGINNING AT A CONCRETE MONUMENT 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) AS SHOWN 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, WHERE SAID LINE IS INTERSECTED BY THE DIVIDING LINE BETWEEN PROPOSED LOTS 2.01 AND 2.02, AND RUNNING THENCE;

1. ALONG SAID PROPOSED SOUTHERLY LINE, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 216.98 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE;
2. ALONG A LINE LEADING FROM THE PROPOSED SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, TO THE WESTERLY LINE OF SOUTHFIELD ROAD, SOUTH 36 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 22.12 FEET TO A CONCRETE MONUMENT TO BE SET IN SAID WESTERLY LINE, THENCE;
3. ACROSS PROPOSED LOT 2.01, BLOCK 47, NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 234.11 FEET TO A POINT IN THE SAID DIVIDING LINE BETWEEN PROPOSED LOTS 2.01 & 2.02, THENCE;
4. ALONG SAID DIVIDING LINE, NORTH 13 DEGREES 52 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 3,158 SQUARE FEET OR 0.072 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, TO BE RECORDED IN THE MERCER COUNTY CLERKS OFFICE.

**CONTROL POINT ASSOCIATES, INC.**

11-14-2023

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

DATE

JDS/BTW

PREPARED BY: BTW  
REVIEWED BY: JDS