



LEGAL DESCRIPTION
 PROPOSED LOT 2.02, BLOCK 47
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
 STATE OF NEW JERSEY

BEING KNOWN AND DESIGNATED AS LOT 2.02 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 FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR WITH CAP TO BE SET IN THE PROPOSED NEW SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD (ALSO KNOWN AS MERCER COUNTY ROUTE 571), WHERE IT IS INTERSECTED BY THE EASTERLY LINE OF EXISTING LOT 1, BLOCK 47, AND RUNNING THENCE;

1. ALONG SAID NEW SOUTHERLY LINE, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 233.26 FEET TO A CONCRETE MONUMENT TO BE SET AT THE DIVIDING LINE BETWEEN PROPOSED LOTS 2.01 AND 2.02, THENCE;
2. BY A NEW LINE, BEING THE DIVIDING LINE BETWEEN PROPOSED LOTS 2.01 AND 2.02, SOUTH 13 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 306.16 FEET TO A CONCRETE MONUMENT TO BE SET IN THE PROPOSED NEW NORTHEASTERLY LINE OF MCGETRICK LANE, THENCE;
3. ALONG SAID NEW NORTHEASTERLY LINE, NORTH 52 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 254.27 FEET TO THE EASTERLY LINE OF LOT 1, BLOCK 47, THENCE;
4. ALONG SAID EASTERLY LINE, NORTH 13 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 204.93 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 59,607 SQUARE FEET OR 1.368 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/ OR EASEMENTS EITHER WRITTEN OR IMPLIED.

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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: KVG