



November 14, 2023
01-190482-00

LEGAL DESCRIPTION

PROPOSED 14 FEET WIDE MERCER COUNTY RIGHT OF WAY EASEMENT
ACROSS A PORTION OF PROPOSED LOT 2.02, BLOCK 47
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
STATE OF NEW JERSEY

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), 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 IT IS INTERSECTED BY THE DIVIDING LINE BETWEEN EXISTING LOT 1, AND PROPOSED LOT 2.02, BLOCK 47, AND RUNNING THENCE;

1. ALONG SAID PROPOSED SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 233.26 FEET TO A POINT IN THE SAME WHERE IT IS INTERSECTED BY THE DIVIDING LINE BETWEEN PROPOSED LOTS 2.01 & 2.02, TO BE MARKED BY A CONCRETE MONUMENT SET, THENCE;
2. ALONG SAID DIVIDING LINE, SOUTH 13 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.00 FEET TO A POINT IN THE SAME, THENCE;
3. ACROSS PROPOSED LOT 2.02, BLOCK 47, NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 233.26 FEET TO A POINT IN THE DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 47, AND PROPOSED LOT 2.02, BLOCK 47, THENCE;
4. ALONG SAID DIVIDING LINE, NORTH 13 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 14.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 3,266 SQUARE FEET OR 0.075 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 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

DATE

STATE OF NEW JERSEY

PROFESSIONAL LAND SURVEYOR #24GS04322600

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

KVG/BTW
PREPARED BY: BTW

REVIEWED BY: KVG