



# CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

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November 14, 2023  
01-190482-00

**LEGAL DESCRIPTION**  
PROPOSED RIGHT OF WAY DEDICATION  
TO MERCER COUNTY ALONG  
PRINCETON-HIGHTSTOWN ROAD  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY  
STATE OF NEW JERSEY

BEGINNING AT AN IRON BAR FOUND IN THE EXISTING SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, ALSO KNOWN AS MERCER COUNTY ROUTE 571, (EXISTING 70 FEET WIDE RIGHT OF WAY), WHERE IT IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOT 1, BLOCK 47 AND PROPOSED LOT 2.02 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, SAID MAP TO BE RECORDED IN THE MERCER COUNTY CLERK'S OFFICE, AND RUNNING THENCE;

1. ALONG SAID EXISTING SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 444.75 FEET TO A POINT IN THE SAME, THENCE;
2. ALONG A LINE LEADING FROM THE EXISTING SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD TO THE EXISTING WESTERLY LINE OF SOUTHFIELD ROAD, SOUTH 36 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.02 FEET TO A POINT, THENCE;
3. ALONG SAID EXISTING WESTERLY LINE, SOUTH 03 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 1.43 FEET TO A POINT, THENCE;
4. ACROSS EXISTING LOT 5, BLOCK 47, NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 10.18 FEET TO A CONCRETE MONUMENT TO BE SET IN THE PROPOSED WESTERLY LINE OF SOUTHFIELD ROAD AS SHOWN ON THE PREVIOUSLY REFERENCED PLAT, THENCE;
5. ALONG THE LINE LEADING FROM THE PROPOSED NEW WESTERLY LINE OF SOUTHFIELD ROAD TO THE PROPOSED NEW SOUTHERLY LINE OF PRINCETON-HIGHTSTOWN ROAD, NORTH 36 DEGREES 51 MINUTES 29 SECONDS WEST, A DISTANCE OF 22.12 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE
6. ALONG SAID PROPOSED SOUTHERLY LINE, NORTH 76 DEGREES 07 MINUTES 22 SECONDS WEST, A DISTANCE OF 450.24 FEET TO AN IRON BAR WITH CAP TO BE SET AT THE INTERSECTION OF SAID SOUTHERLY LINE BY THE DIVIDING LINE BETWEEN EXISTING LOT 1, BLOCK 47 AND PROPOSED LOT 2.02, BLOCK 47 AS SHOWN ON SAID PLAT, THENCE;
7. 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 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 TO BE FILED IN THE MERCER COUNTY CLERK'S OFFICE.

**CONTROL POINT ASSOCIATES, INC.**

11-14-2023  
DATE  
JAMES D. SENS  
STATE OF NEW JERSEY  
PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

JDS/BTW  
PREPARED BY: BTW  
REVIEWED BY: JDS