



November 14, 2023
01-190482-00

LEGAL DESCRIPTION
PROPOSED RIGHT OF WAY DEDICATION
TO THE TOWNSHIP OF WEST WINDSOR, ALONG MCGETRICK LANE
AND SOUTHFIELD ROAD, MERCER COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT IN THE EXISTING NORTHERLY LINE OF MCGETRICK LANE (45 FEET WIDE RIGHT OF WAY PER DEED BOOK A, PAGE 107), WHERE IT IS INTERSECTED BY A LINE LEADING FROM THE WESTERLY SIDE OF SOUTHFIELD ROAD (VARIABLE WIDTH 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, TO THE SAID NORTHERLY LINE OF MCGETRICK, SAID POINT BEING THE SAME POINT OF BEGINNING OF TRACT FIVE AS DESCRIBED IN A DEED TO WINDSOR, LLC AND RECORDED IN THE MERCER COUNTY CLERKS OFFICE IN DEED BOOK 6486, PAGE 995, AND RUNNING THENCE;

1. ALONG SAID EXISTING NORTHERLY LINE OF MCGETRICK LANE, NORTH 52 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 584.14 FEET TO A POINT IN THE SAME WHERE IT IS INTERSECTED BY THE EASTERLY LINE OF EXISTING LOT 1, BLOCK 47, THENCE;
2. ALONG SAID EASTERLY LINE, NORTH 13 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 2.73 FEET TO A CONCRETE MONUMENT TO BE SET IN THE PROPOSED NEW NORTHERLY LINE OF MCGETRICK LANE, THENCE;

ALONG SAID PROPOSED LINE OF MCGETRICK LANE, THE FOLLOWING THREE (3) COURSES;

3. SOUTH 52 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 353.10 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 17 MINUTES 55 SECONDS, AN ARC LENGTH OF 76.48 FEET, A CHORD BEARING OF SOUTH 68 DEGREES 18 MINUTES 41 SECONDS EAST, AND A CHORD DISTANCE OF 75.53 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE;
5. SOUTH 83 DEGREES 57 MINUTES 39 SECONDS EAST, A DISTANCE OF 131.13 FEET TO A CONCRETE MONUMENT TO BE SET IN THE PROPOSED WESTERLY LINE OF SOUTHFIELD ROAD, THENCE;

ALONG SAID PROPOSED WESTERLY LINE OF SOUTHFIELD ROAD, THE FOLLOWING TWO (2) COURSES;

6. ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 442.10 FEET, A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 59 SECONDS, AN ARC LENGTH OF 33.18 FEET, A CHORD BEARING OF NORTH 04 DEGREES 02 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 33.17 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE;
7. NORTH 03 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF 296.47 FEET TO A CONCRETE MONUMENT TO BE SET IN THE SAME, THENCE;
8. ACROSS EXISTING LOT 5, BLOCK 47, SOUTH 76 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 10.18 FEET TO A POINT IN THE AFORESAID EXISTING WESTERLY LINE OF SOUTHFIELD ROAD, THENCE;

ALONG SAID EXISTING WESTERLY LINE, THE FOLLOWING FOUR (4) COURSES;

9. SOUTH 03 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 167.46 FEET TO A POINT, THENCE;
10. NORTH 76 DEGREES 07 MINUTES 29 SECONDS WEST, A DISTANCE OF 5.32 FEET TO A POINT, THENCE;
11. SOUTH 02 DEGREES 24 MINUTES 11 SECONDS WEST, A DISTANCE OF 197.24 FEET TO A POINT OF CURVATURE, THENCE;
12. ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 453.34 FEET, A CENTRAL ANGLE OF 08 DEGREES 03 MINUTES 31 SECONDS, AN ARC LENGTH OF 63.76 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 57 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 63.71 FEET TO A POINT IN THE SAME, THENCE;

13. ALONG THE AFOREMENTIONED LINE LEADING FROM THE WESTERLY LINE OF SOUTHFIELD ROAD TO THE NORTHERLY LINE OF MCGETRICK LANE, SOUTH 64 DEGREES 52 MINUTES 10 SECONDS WEST, A DISTANCE OF 7.52 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 13,646 SQUARE FEET OR 0.313 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.

11-14-2023

JAMES D. SENS

DATE

STATE OF NEW JERSEY

PROFESSIONAL LAND SURVEYOR #24GS04322600

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

JDS/BTW

PREPARED BY: BTW

REVIEWED BY: JDS