



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

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November 14, 2023
01-190482-00

LEGAL DESCRIPTION

PROPOSED SIDEWALK EASEMENT TO THE TOWNSHIP OF WEST WINDSOR
ACROSS A PORTION OF PROPOSED 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 WESTERLY LINE OF SOUTHFIELD ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY), WHERE IT IS INTERSECTED BY THE PROPOSED NORTHERLY LINE OF MCGETRICK LANE (45 FEET WIDE RIGHT OF WAY), AS SHOWN ON 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 4, TO BE FILED IN THE MERCER COUNTY CLERK'S OFFICE, AND RUNNING THENCE;

ALONG SAID NORTHERLY LINE MCGETRICK LANE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 83 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 131.13 FEET TO A POINT OF CURVATURE, SAID POINT TO BE MARKED BY A CONCRETE MONUMENT TO BE SET, THENCE;
2. ALONG A CURVE TO THE RIGHT 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 NORTH 68 DEGREES 18 MINUTES 41 SECONDS WEST, AND A CHORD DISTANCE OF 75.53 FEET TO A CONCRETE MONUMENT TO BE SET, THENCE;

ACROSS PROPOSED LOT 2.01, THE FOLLOWING FOUR (4) COURSES:

3. ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 161.94 FEET, A CENTRAL ANGLE OF 26 DEGREES 34 MINUTES 10 SECONDS, AN ARC LENGTH OF 75.09 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 51 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 74.42 FEET TO A POINT, THENCE;
4. SOUTH 83 DEGREES 21 MINUTES 12 SECONDS EAST, A DISTANCE OF 83.74 FEET TO A POINT OF CURVATURE, THENCE;
5. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 43 MINUTES 53 SECONDS, AN ARC LENGTH OF 46.68 FEET, A CHORD BEARING OF NORTH 88 DEGREES 46 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 46.53 FEET TO A POINT, THENCE;
6. NORTH 70 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 1.91 FEET TO A POINT IN THE AFORESAID PROPOSED WESTERLY LINE OF SOUTHFIELD ROAD, THENCE;
7. ALONG SAID PROPOSED WESTERLY LINE, ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 442.10 FEET, A CENTRAL ANGLE OF 01 DEGREES 02 MINUTES 35 SECONDS, AN ARC LENGTH OF 8.05 FEET, A CHORD BEARING OF SOUTH 05 DEGREES 40 MINUTES 41 SECONDS WEST, AND A CHORD DISTANCE OF 8.05 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 436 SQUARE FEET OR 0.010 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 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