

August 31, 2020

APR-184

LEGAL DESCRIPTION
15' WIDE DRAINAGE EASEMENT
PROPOSED LOT 15.02, BLOCK 28

SITUATED IN

TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

All that certain tract, lot or parcel of land and premises situate, lying and being in the Township of West Windsor, in the County of Mercer, and the State of New Jersey.

Being known as and more particularly shown on "Major Subdivision Plat, Block 28, Lots 15 & 21, Heritage at West Windsor..." prepared by MidAtlantic Engineering Partners, LLC, and dated March 5, 2020 and revised through August 31, 2020.

BEGINNING at the common corner of Proposed Lot 15.02, Block 28, Lot 3, Block 28 and Lot 4, Block 28, said point being the following (2) courses from the widened southerly line of Princeton Hightstown Road (a.k.a. County Route 571)(Variable width right-of-way) and common corner of Proposed Lot 15.02, Block 28 and Lot 4, Block 28; thence

- a) South 44 degrees 45 minutes 00 seconds West, a distance of 481.04 feet to a point; thence
- b) North 45 degrees 15 minutes 00 seconds West, a distance of 323.72 feet to the point of beginning; thence
1. On the division line of Proposed Lot 15.02 and Lot 4, Block 28, South 45 degrees 15 minutes 00 seconds East, a distance of 18.01 feet to a point and continuing the following (3) courses over and through Proposed Lot 15.02, Block 28; thence
2. South 11 degrees 10 minutes 00 seconds West, a distance of 151.90 feet to a point; thence
3. South 64 degrees 01 minutes 53 seconds West, a distance of 565.70 feet to a point; thence
4. South 44 degrees 46 minutes 01 seconds West, a distance of 477.44 feet to a point on the common line with Proposed Lot 15.02 and Lot 15.03; thence
5. On said common line, North 42 degrees 08 minutes 07 seconds West, a distance of 15.02 feet to a point and common corner with Proposed Lot 15.02, Block 28, Proposed Lot 15.03, Block 28 and Lot 3, Block 28; thence
6. On the common line with Lot 3 and Lot Proposed 15.02, North 44 degrees 46 minutes 01 seconds East, a distance of 479.17 feet to a point; thence
7. On said common line, North 64 degrees 01 minutes 53 seconds East, a distance of 560.79 feet to a point; thence
8. On said common line, North 11 degrees 10 minutes 00 seconds East, a distance of 154.40 feet to the point and place of **BEGINNING**.

Containing 17,920 S.F. or 0.41 Acres of land more or less.

Prepared By:

MidAtlantic Engineering Partners



Suzanne E. Warren
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