

August 31, 2020

APR-184

LEGAL DESCRIPTION
35' WIDE SIDEWALK AND LANDSCAPE 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 a point in the widened southerly line of Princeton Hightstown Road (a.k.a. County Route 571)(Variable width right-of-way) said point being on the Municipal Boundary line of West Windsor Township and East Windsor Township and common corner of Proposed Lot 15.02, Block 28 and Lot 2, Block 3; thence

1. On said division line, South 44 degrees 45 minutes 00 seconds West, a distance of 35.02 feet to a point; thence
2. Over and through Proposed Lot 15.02, Block 28, on a curve, curving to the left in a northwesterly direction, having a radius of 2,771.93 feet, an arc length of 184.47 feet, and a central angle of 03 degrees 48 minutes 47 seconds (having a chord bearing North 49 degrees 10 minutes 30 West and a chord distance of 184.47 feet) to a point on the common line with Proposed Lot 21.01 and Proposed Lot 15.02; thence
3. On said division line, North 44 degrees 45 minutes 00 seconds East, a distance of 35.18 feet to a point in the widened southerly right-of-way line of Princeton Hightstown Road; thence
4. On the southerly right-of-way line of Princeton Hightstown Road on a curve, curving to the right in a southeasterly direction, having a radius of 2,806.93 feet, an arc length of 184.45 feet, and a central angle of 03 degrees 45 minutes 55 seconds (having a chord bearing South 49 degrees 07 minutes 33 East and a chord distance of 184.42 feet) to the point and place of **BEGINNING**.

Containing 6,456 S.F. or 0.15 Acres of land more or less.

Prepared By:

MidAtlantic Engineering Partners



Suzanne E. Warren
Professional Land Surveyor
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