

August 31, 2020

APR-184

LEGAL DESCRIPTION
20' 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 a point on the township division line between West Windsor and East Windsor, said point being the following (3) courses on said line 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 2, Block 3; thence

- a) South 44 degrees 45 minutes 00 seconds West, a distance of 355.99 feet to a point; thence
- b) South 45 degrees 15 minutes 00 seconds East, a distance of 189.75 feet to a point; thence
- c) South 06 degrees 41 minutes 56 seconds West, a distance of 10.12 feet to the point of beginning; thence
1. Still on said division line; South 06 degrees 41 minutes 56 seconds West, a distance of 20.76 feet to a point and continuing the following (7) courses over and through Proposed Lot 15.02, Block 28; thence
2. North 67 degrees 44 minutes 20 seconds West, a distance of 124.66 feet to a point; thence
3. North 25 degrees 55 minutes 56 seconds West, a distance of 65.67 feet to a point; thence
4. North 80 degrees 23 minutes 35 seconds West, a distance of 70.50 feet to a point; thence
5. North 09 degrees 36 minutes 25 seconds East, a distance of 20.00 feet to a point; thence
6. South 80 degrees 23 minutes 35 seconds East, a distance of 80.79 feet to a point; thence
7. South 25 degrees 55 minutes 56 seconds East, a distance of 68.33 feet to a point; thence
8. South 67 degrees 44 minutes 20 seconds East, a distance of 111.45 feet to the point and place of **BEGINNING**.

Containing 5,214 S.F. or 0.12 Acres of land more or less.

Prepared By:

MidAtlantic Engineering Partners



Suzanne E. Warren
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