

August 31, 2020

APR-184

**LEGAL DESCRIPTION**  
**35' WIDE SIDEWALK AND LANDSCAPE EASEMENT**  
**PROPOSED LOT 21.01, 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 the common corner of Proposed Lot 21.01, Block 28 and Lot 18, Block 28; thence

1. On the widened southerly right-of-way line of Princeton Hightstown Road, South 52 degrees 35 minutes 39 seconds East, a distance of 89.56 feet to a point of curvature; thence
2. On the widened 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 77.68 feet, and a central angle of 01 degrees 35 minutes 09 seconds (having a chord bearing South 51 degrees 48 minutes 05 East and a chord distance of 77.68 feet) to a point and common corner with Proposed Lot 21.01 and Proposed Lot 15.02; thence
3. On said division line, South 44 degrees 45 minutes 00 seconds West, a distance of 35.18 feet to a point; thence
4. Over and through Proposed Lot 21.01, 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 73.19 feet, and a central angle of 01 degrees 30 minutes 46 seconds (having a chord bearing North 51 degrees 50 minutes 16 West and a chord distance of 73.18 feet) to a point of tangency; thence
5. Over and through Proposed Lot 21.01, Block 28, North 52 degrees 35 minutes 39 seconds West, a distance of 94.07 feet to a point on the common line with Proposed Lot 21.01 and Lot 18; thence
6. On said division line, North 44 degrees 45 minutes 00 seconds East, a distance of 35.29 feet to the point and place of **BEGINNING**.

Containing 5,854 S.F. or 0.13 Acres of land more or less.

Prepared By:

**MidAtlantic Engineering Partners**



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