



Taylor Wiseman & Taylor

ENGINEERS | SURVEYORS | SCIENTISTS
SUBSURFACE UTILITY ENGINEERING

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DESCRIPTION OF SIGHT TRIANGLE EASEMENTS
BLOCK 24.21, LOT 3
TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NJ

Sight Triangle Easement A:

BEGINNING AT A POINT, in the northerly right-of-way line of Lippincott Drive (66' Wide R.O.W.), said point being the following 3 courses from the intersection of the centerlines of Lippincott Drive and Centre Boulevard (90' Wide R.O.W.):

- a. N 88°40'28" E and along the centerline of Lippincott Drive, a distance of 257.43' to a point of curvature in the same; thence,
- b. Still along the same, and along a curve turning to the right, with a radius of 350.00', arc length of 83.80', delta of 20°12'09", chord bearing N 84°27'59" W, and chord length of 83.60', to a point in the same centerline of Lippincott Drive; thence,
- c. Through and across the bed of Lippincott Drive and perpendicular to the centerline of the same, N 12°23'33" E, a distance of 33.00' to a point in the first-mentioned northerly right-of-way line of Lippincott Drive, said point being the point of beginning of the sight triangle easement, and runs from said beginning point; thence,

Through and across Block 24.21 Lot 3 the following 2 courses:

1. N 84°30'45" E, a distance of 15.05' to a point; Thence,
2. S 44°44'58" E, a distance of 9.73' to a point in the first-mentioned right-of-way line of Lippincott Drive; Thence,
3. Along the same and along a non-tangent curve turning to the left with a radius of 383.00', an arc length of 22.51', a delta angle of 03°22'03", a chord bearing and distance of N 75°55'25" W, 22.51' to a point in the first-mentioned right-of-way line of Lippincott Drive, said point being the point and place of beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 54.22 Square Feet, 0.001 Acres

Sight Triangle Easement B:

BEGINNING AT A POINT, in the easterly right-of-way line of Centre Boulevard (90' Wide R.O.W.), said point being the following 3 courses from the intersection of the centerlines of Centre Boulevard and Lippincott Drive (66' R.O.W.):



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- a. Along the centerline of Centre Boulevard, N $01^{\circ}19'32''$ W a distance of 136.37' to a point of curvature in the same; thence,
- b. Still along the same, and along a curve turning to the left with a radius of 1000.00', arc length of 365.41', delta of $28^{\circ}25'42''$, chord bearing N $11^{\circ}47'38''$ W, and chord length of 363.38', to a point in the same center line of Centre Boulevard; thence,
- c. Through and across the bed of Centre Boulevard, and perpendicular to the centerline of the same, N $67^{\circ}44'17''$ W a distance of 45.00' to a point in the first mentioned right-of-way line of Centre Boulevard, said point being the point of beginning of the sight triangle easement, and runs from said beginning point; thence,

Along said right-of-way line of Centre Boulevard the following 2 courses:

1. Along a non-tangent curve turning to the left with a radius of 1045.00', an arc length of 136.65', a delta angle of $07^{\circ}29'31''$, a chord bearing and distance of N $26^{\circ}00'29''$ W 136.55' to a point in the same; Thence,
2. Still along said right-of-way line, and along a reverse curve turning to the right with a radius of 255.00', an arc length of 117.93', a delta angle of $26^{\circ}29'51''$, a chord bearing and distance of N $16^{\circ}30'19''$ W 116.88' to a point in the same; Thence,

Through and across Block 24.21 Lot 3 the following 2 courses:

3. S $22^{\circ}29'09''$ E, a distance of 236.43' to a point; Thence,
4. S $09^{\circ}14'44''$ E, a distance of 16.54' to a point in the first-mentioned right-of-way line of Centre Boulevard, said point being the point and place of beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 2092.38 Square Feet, 0.048 Acres

The above described figures being shown as Proposed Sight Triangle Easement on a certain plan entitled "Overall Site Plan, Marlton Crossing, Block 24.21, Lot 3, Tax Map Sheet 4, 100 Centre Boulevard, Evesham Township, Burlington County, New Jersey" prepared by Taylor Wiseman and Taylor, dated June 26, 2025, Drawing No. 025-07380-SP.

Samuel S. Previtara

Samuel S. Previtara

NJ Licensed Land Surveyor No. 24GS03897600

NJ Certificate of Authorization No. 24GA28032900

August 18, 2025