

NOTES:

- 1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
- 2) N/F DENOTES NOW OR FORMERLY
- 3) THE LOT PREFIX "OS" DENOTES OPEN SPACE
- 4) THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- 5) —●— DENOTES COMPUTED POINT UNLESS OTHERWISE INDICATED
- 6) THE ROADS SHOWN HEREON ARE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE.
- 7) STANDARD BUILDING RESTRICTION LINES (BRL):  
 LOTS 522-557, 608-680, AND 753-756  
 FRONT: 10'  
 REAR: 15'  
 SIDE: 5'  
  
 LOTS 681-722 AND 834  
 FRONT: 20'  
 REAR: 10'  
 SIDE: 5'

TABLE OF AREAS:  
 TOTAL # OF LOTS = 158  
 TOTAL AREA OF LOTS = 23,491 AC. +/-  
 TOTAL AREA IN RIGHT-OF-WAY = 5,480 AC. +/-  
 TOTAL AREA IN OPEN SPACE = 1,955 AC. +/-



VICINITY MAP  
 1" = 1,200'

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 AUTHORIZED PERSON  
 PASSWATERS FARM, LLC

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PRESIDENT TOWN COUNCIL  
 TOWN OF BRIDGEVILLE

CERTIFICATION OF ACCURACY

I, WILLIAM M. EWALD, SR., CERTIFY THAT THIS FINAL PLAT IS A CORRECT REPRESENTATION OF THE SURVEY MADE, THAT ALL MONUMENTS INDICATED HEREON EXIST OR WILL BE SET AND ARE CORRECTLY SHOWN.

WILLIAM M. EWALD, SR. \_\_\_\_\_ DATE \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

SUBDIVISION  
 PHASE THREE, SECTION 3B  
**HERITAGE SHORES**

IN THE TOWN OF BRIDGEVILLE  
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
 PREPARED FOR: PASSWATERS FARM, LLC

**RAUCH** LLC  
 engineering design &  
 development services  
 office: 410.770.9881 fax: 410.770.3867  
 website: www.rauchdesign.com  
 address: 110 N Washington St., Elkton, MD 21801

SEAL \_\_\_\_\_  
 DATE \_\_\_\_\_

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2020

JOB NUMBER: 1 HS 301

SCALE:

DRAWN BY: T. COCHRUN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 1 OF 6

FILE NO.: HS 3B

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 253, PAGES 29-34 INsofar AS THE "RESERVED" LOT BETWEEN LOTS 543 AND 544 IS NOW A BUILDABLE LOT NUMBERED 834, "RIGHT-OF-WAY HEREBY ABANDONED" AND "UTILITY EASEMENT HEREBY ABANDONED" WERE LABELED BUT LINEWORK OMITTED FROM ORIGINAL PLAT, HEREBY DEPICTED. ALSO BRL'S ON LOTS 615-639 AND 753-759 WERE NOT SHOWN, HEREBY DEPICTED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY IN PLOT BOOK 242, PAGES 77-82 INsofar AS ROLLING GREENS DRIVE, A 50' WIDE RIGHT-OF-WAY, HAS BEEN ABANDONED AND SIGHT EASEMENTS ASSOCIATED WITH SAID RIGHT-OF-WAY HAVE BEEN ABANDONED; LOTS 608-614 HAVE BEEN REVISED; LOTS 757 AND 758 HAVE BEEN ADDED; THE INTERSECTION OF HERITAGE SHORES CIRCLE AND BENTGRASS STREET HAS BEEN RECONFIGURED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY AS PLOT BOOK 234, PAGES 17-22; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 218, PAGES 19-24.

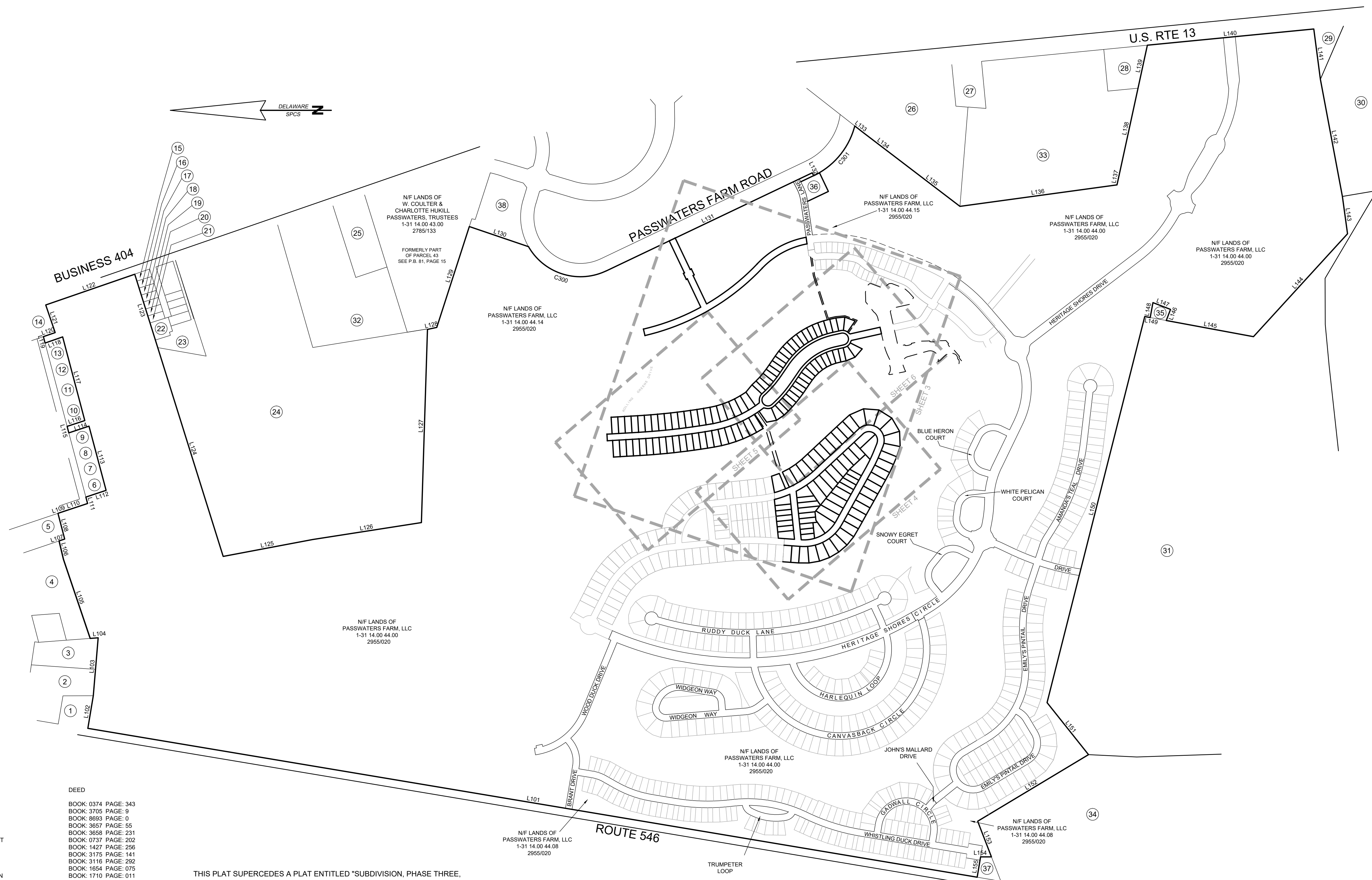


TABLE OF ADJOINERS

NUMBER	DISTRICT/MAP/PARCEL	OWNER (NOW OR FORMER)	DEED
1	1-31 10.19 5.00	DELMARVA POWER & LIGHT CO.	BOOK: 0374 PAGE: 343
2	1-31 10.19 4.03	VIRGINIA H. KEFAUVER	BOOK: 3705 PAGE: 9
3	1-31 10.19 4.04	PAUL KICACK, et al	BOOK: 8693 PAGE: 0
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
5	1-13 10.00 80.02	BRIDGEVILLE PUBLIC LIBRARY	BOOK: 3658 PAGE: 231
6	1-31 10.20 131.00	JOHN C. JR. & DEBORAH A. STREET	BOOK: 0737 PAGE: 032
7	1-31 10.20 132.00	LAYTON & ORA M. HARRIS	BOOK: 1427 PAGE: 256
8	1-31 10.20 133.00	CONRAD S. & WENDY B. BOISVERT	BOOK: 3175 PAGE: 141
9	1-31 10.20 115.00	RUTH A. ISAACS	BOOK: 3116 PAGE: 292
10	1-31 10.20 134.00	VICTOR C. WILLIAMSON	BOOK: 1654 PAGE: 075
11	1-31 10.20 135.00	VICTOR C. & PENNY A. WILLIAMSON	BOOK: 1710 PAGE: 011
12	1-31 10.20 136.00	WILLIAM K. & KAY L. SEITZ	BOOK: 1958 PAGE: 295
13	1-31 10.20 137.00	ROBERT L. JR. & JUANITA ANN CASTLE	BOOK: 2786 PAGE: 221
14	1-31 10.20 107.00	ARC HUD I INC.	BOOK: 2150 PAGE: 020
15	1-31 14.00 37.00	JENNIFER L. KEM	BOOK: 2324 PAGE: 094
16	1-31 14.00 36.00	ROBERT H. GEORGE	BOOK: 4163 PAGE: 263
17	1-31 14.00 35.00	LILIAS MYER RICHARDS	BOOK: 0349 PAGE: 578
18	1-31 14.00 34.00	DAVID W. & LINDA S. KENTON	BOOK: 2943 PAGE: 020
19	1-31 14.00 33.00	RICHARD L. & BARBARA SHORT	BOOK: 0858 PAGE: 192
20	1-31 14.00 32.00	GEORGE E. KLINGER	BOOK: 2200 PAGE: 210
21	1-31 14.00 31.00	GILBERT C. & LORENE KANDLER	BOOK: 0653 PAGE: 344
22	1-31 14.00 30.00	ROBERT L. & MARGARET C. BREEDEN	BOOK: 3096 PAGE: 194
23	1-31 14.00 29.01	GEORGE A. & EMMA J. FLEETWOOD	BOOK: 1643 PAGE: 291
24	1-31 14.00 29.00	KAREN L. WALLS	BOOK: 2287 PAGE: 171
25	1-31 14.00 43.01	TIMOTHY G.S. CURRY	BOOK: 2013 PAGE: 016
26	1-31 15.00 15.00	STEVEN C. CANNON	BOOK: 3628 PAGE: 135
27	1-31 15.00 16.00	BARBARA M. SYLVIA, TRUSTEE	BOOK: 2718 PAGE: 213
28	1-31 15.00 18.00	LYNN M. CARTER & MILDRED L. GRAVES	BOOK: 2332 PAGE: 209
29	1-31 19.00 2.00	ALBERT C., JR. & TWILA M. ANDERSON	BOOK: 2223 PAGE: 352
30	1-31 19.00 3.00	NEW DEVELOPMENT CORP.	BOOK: 2035 PAGE: 194
31	1-31 18.00 36.01	KENNETH W. & BERNICE M. WILSON	BOOK: 3188 PAGE: 180
32	1-31 14.00 43.00	W. COULTER & CHARLOTTE H. PASSWATERS	BOOK: 2785 PAGE: 133
33	1-31 15.00 17.00	W. COULTER & CHARLOTTE H. PASSWATERS	BOOK: 2984 PAGE: 29
34	1-31 18.00 36.00	KENNETH W. & BERNICE M. WILSON	BOOK: 3816 PAGE: 180
35	1-31 14.00 44.12	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
36	1-31 14.00 44.10	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
37	1-31 14.00 44.11	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
38	1-31 14.00 44.01	HERITAGE ROCKS PROPERTIES TWO, LLC	BOOK: 3438 PAGE: 347

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SUBDIVISION  
PHASE THREE, SECTION 3B  
**HERITAGE SHORES**

IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
PREPARED FOR: PASSWATERS FARM, LLC

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REVISIONS

REV. #	DATE	DESCRIPTION

DATE:	NOVEMBER 2020
JOB NUMBER:	1 HS 301
SCALE:	1"=400'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	2 OF 6
FILE NO.:	HS 3B

SEAL  
DATE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C489	S 29°13'47" E	345.27	719.99	348.66
C500	S 34°22'43" W	224.53	115.00	311.03
C501	N 64°30'18" W	129.98	1025.00	130.07
C502	N 28°21'48" W	349.31	325.00	368.77
C503	S 18°51'08" E	123.13	770.00	123.26
C504	S 35°14'40" E	210.55	770.00	211.21
C505	S 34°22'43" W	126.90	65.00	175.79
C506	N 64°30'18" W	123.64	975.00	123.72
C507	N 28°21'48" W	295.56	275.00	312.04
C508	S 06°30'08" E	551.39	4975.00	551.68
C509	S 23°35'28" E	398.71	825.00	400.64
C510	S 85°42'46" E	16.20	48.00	16.27
C511	S 68°41'12" E	58.49	65.00	60.67
C512	S 48°45'28" E	186.17	785.00	186.61
C513	S 34°04'56" E	413.88	565.00	423.74
C514	S 15°42'39" W	61.86	65.00	64.48
C515	S 35°33'03" W	14.32	48.00	14.37
C516	N 60°44'40" W	14.32	48.00	14.37
C517	N 40°54'15" W	61.86	65.00	64.48
C518	N 34°04'56" W	318.65	435.00	326.24
C519	N 48°45'28" W	217.00	915.00	217.51
C520	N 12°01'15" W	64.88	65.00	67.90
C521	N 10°21'18" E	12.62	48.00	12.65
C522	N 23°43'07" W	424.54	875.00	428.81
C523	N 06°30'08" W	556.94	5025.00	557.22
C524	S 48°45'28" E	190.91	805.00	191.36
C525	S 34°04'56" E	399.23	545.00	408.74
C526	S 77°24'12" W	90.00	45.00	141.58
C527	N 34°04'56" W	333.30	455.00	341.24
C528	N 48°45'28" W	212.25	895.00	212.76
C529	N 48°03'09" E	90.00	45.00	141.37
C530	S 20°53'07" E	442.16	1725.00	443.55
C531	N 28°57'46" W	8.69	1490.00	8.69
C532	S 29°05'03" E	8.69	1440.00	8.69
C533	S 31°28'46" E	9.68	1440.00	9.68
C534	N 31°14'41" W	9.67	1490.00	9.67
C535	S 38°22'07" E	487.32	1725.00	488.98
C536	S 28°22'05" E	417.27	675.00	424.22
C537	N 28°34'15" W	384.58	625.00	390.92
C538	N 29°50'16" W	1017.23	1775.00	1031.69

LINE	BEARING	DISTANCE
L500	S 43°06'10" E	453.34
L501	N 68°06'25" W	63.77
L502	N 60°52'11" W	474.32
L503	N 04°08'36" E	128.46
L504	S 85°51'24" E	50.00
L505	S 04°08'36" W	75.74
L506	N 84°05'48" E	341.15
L507	S 80°58'35" E	51.97
L508	N 84°05'48" E	367.71
L509	S 43°06'10" E	453.34
L510	N 68°06'25" W	63.77
L511	N 60°52'11" W	474.32
L512	N 04°08'36" E	138.33
L513	S 03°19'32" E	235.17
L514	S 55°34'04" E	106.27
L515	S 12°35'48" E	66.11
L516	S 12°35'48" E	231.08
L517	S 77°24'12" W	50.00
L518	N 12°35'48" W	231.08
L519	N 12°35'48" W	66.11
L520	N 55°34'04" W	106.27
L521	N 03°19'32" W	235.17
L522	N 86°40'28" E	50.00
L523	S 55°34'04" E	106.27
L524	S 12°35'48" E	66.14
L525	N 12°35'48" W	66.14
L526	N 55°34'04" W	106.27
L527	N 76°48'48" E	50.00
L528	N 64°31'46" E	235.93
L529	N 64°31'46" E	50.09
L530	N 64°31'46" E	266.88
L531	S 25°28'14" E	50.00
L532	S 64°31'46" W	262.70
L533	S 64°31'46" W	50.28
L534	S 64°31'46" W	236.55
L535	S 81°40'03" W	50.04

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BLANKET EASEMENT FOR UTILITIES, LIGHTING, DRAINAGE, STORMWATER, SIDEWALK AND PARKING

NOTE: IN ADDITION TO EXISTING EASEMENTS, OWNER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS A BLANKET NON-EXCLUSIVE EASEMENT OVER OPEN SPACE PARCEL "O" FOR UTILITY, LIGHTING, DRAINAGE, STORMWATER, SIDEWALK AND PARKING PURPOSES. ANY CONVEYANCE OF "OPEN SPACE O" SHALL BE SUBJECT TO THE BLANKET EASEMENT HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S).

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PHASE THREE, SECTION 3B  
**HERITAGE SHORES**  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
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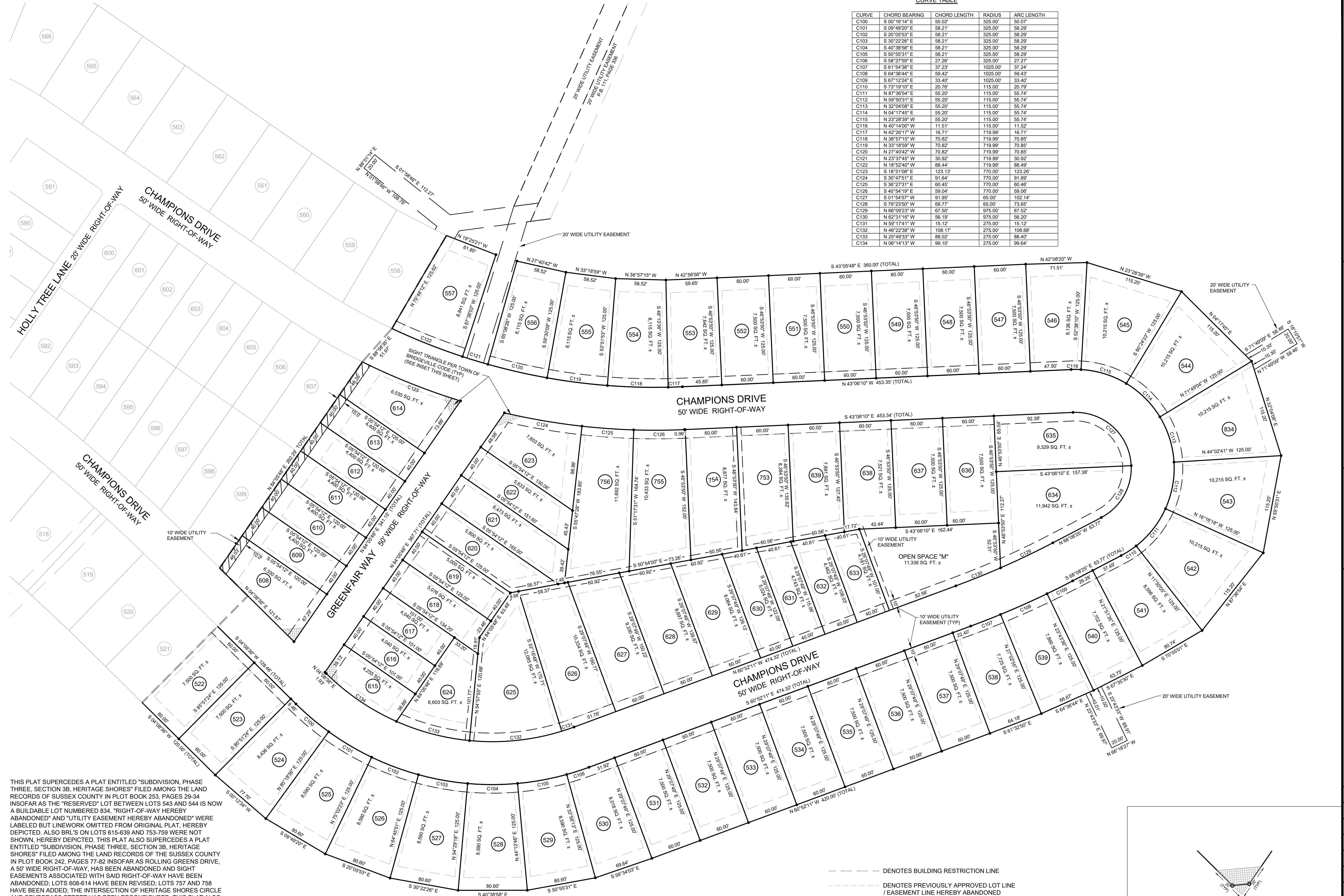
  

DATE:	NOVEMBER 2020
JOB NUMBER:	1 HS 301
SCALE:	1"=100'
DRAWN BY:	T.COCHRUN
DESIGNED BY:	T.COCHRUN
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	3 OF 6
FILE NO.:	HS 3B

NOTE: SEE SHEET 3 OF 6 FOR ROAD RIGHT-OF-WAY COURSES AND DISTANCES.

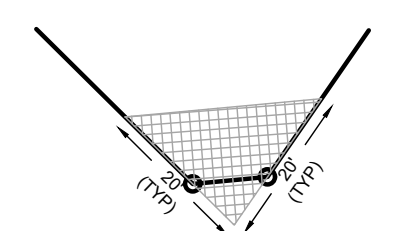
CURVE TABLE

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH. Lists curve data for C100 through C134.



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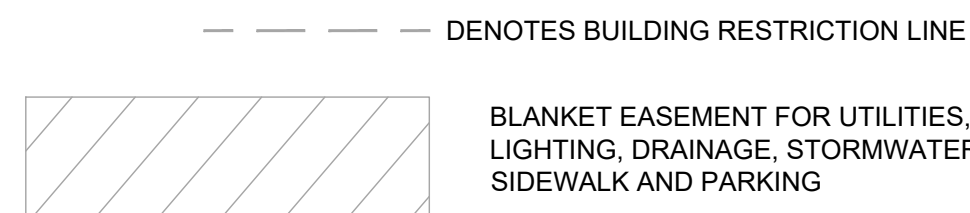
--- DENOTES BUILDING RESTRICTION LINE  
- - - DENOTES PREVIOUSLY APPROVED LOT LINE / EASEMENT LINE HEREBY ABANDONED



RAUCH engineering design & development services

HERITAGE SHORES  
PHASE THREE, SECTION 3B  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
PREPARED FOR: PASSWATERS FARM, LLC

Table with columns: REV. #, DATE, DESCRIPTION, REVISIONS. Includes a table for REVISIONS and a table for SHEET NO. (4 OF 6) and FILE NO. (HS 3B).



NOTE: IN ADDITION TO EXISTING EASEMENTS, OWNER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS A BLANKET NON-EXCLUSIVE EASEMENT OVER OPEN SPACE PARCEL "O" FOR UTILITY, LIGHTING, DRAINAGE, STORMWATER, SIDEWALK AND PARKING PURPOSES. ANY CONVEYANCE OF "OPEN SPACE O" SHALL BE SUBJECT TO THE BLANKET EASEMENT HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S).

20' WIDE UTILITY EASEMENT HEREBY ABANDONED

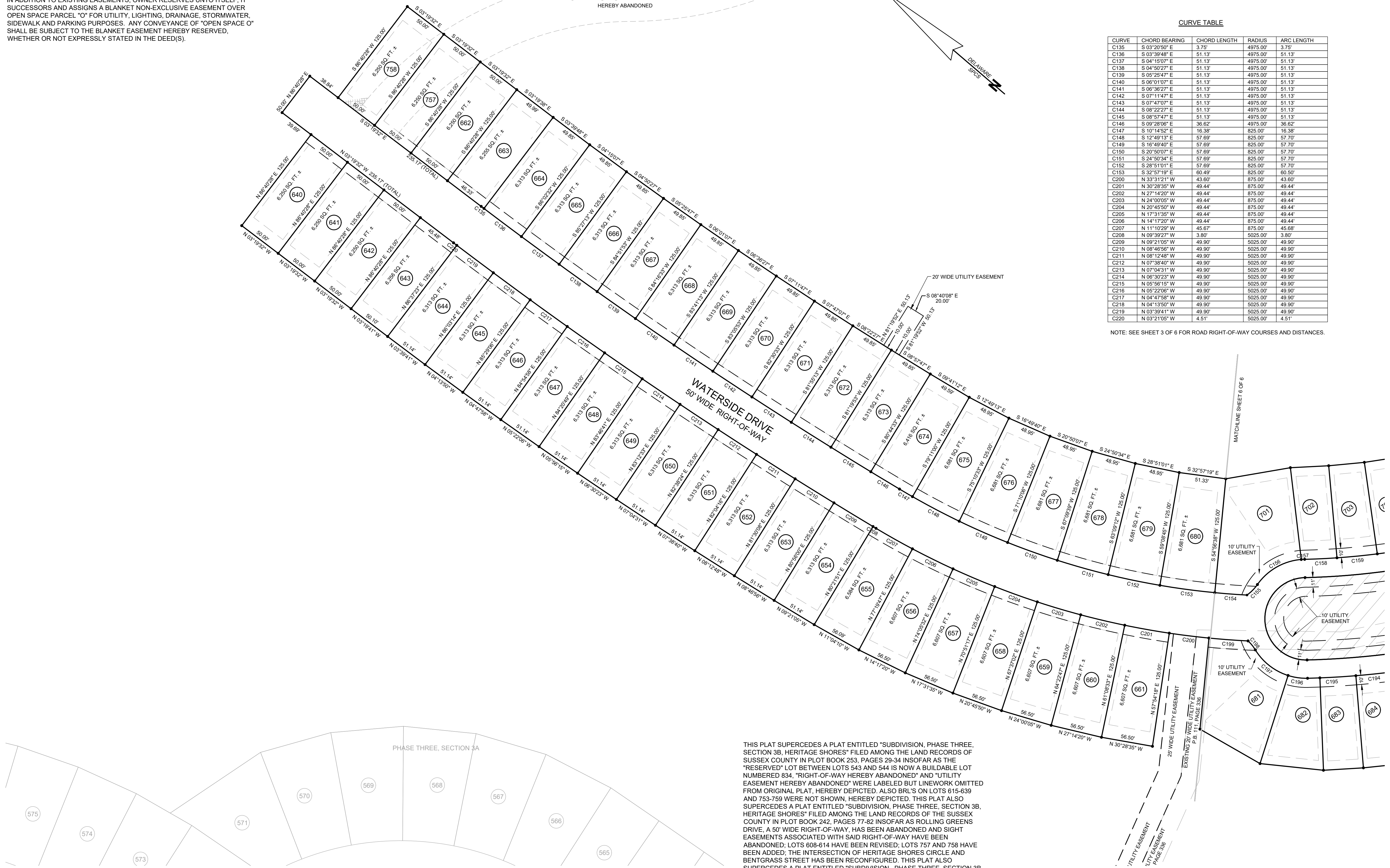
ROLLING GREENS DRIVE HEREBY ABANDONED



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C135	S 03°20'50" E	3.75'	4975.00'	3.75'
C136	S 03°39'48" E	51.13'	4975.00'	51.13'
C137	S 04°15'07" E	51.13'	4975.00'	51.13'
C138	S 04°50'27" E	51.13'	4975.00'	51.13'
C139	S 05°25'47" E	51.13'	4975.00'	51.13'
C140	S 06°01'07" E	51.13'	4975.00'	51.13'
C141	S 06°36'27" E	51.13'	4975.00'	51.13'
C142	S 07°11'47" E	51.13'	4975.00'	51.13'
C143	S 07°47'07" E	51.13'	4975.00'	51.13'
C144	S 08°22'27" E	51.13'	4975.00'	51.13'
C145	S 08°57'47" E	51.13'	4975.00'	51.13'
C146	S 09°28'06" E	36.62'	4975.00'	36.62'
C147	S 10°14'52" E	16.38'	825.00'	16.38'
C148	S 12°49'13" E	57.69'	825.00'	57.70'
C149	S 16°49'40" E	57.69'	825.00'	57.70'
C150	S 20°50'07" E	57.69'	825.00'	57.70'
C151	S 24°50'34" E	57.69'	825.00'	57.70'
C152	S 28°51'01" E	57.69'	825.00'	57.70'
C153	S 32°51'19" E	60.49'	825.00'	60.50'
C200	N 33°31'21" W	43.60'	875.00'	43.60'
C201	N 30°28'35" W	49.44'	875.00'	49.44'
C202	N 27°14'20" W	49.44'	875.00'	49.44'
C203	N 24°00'05" W	49.44'	875.00'	49.44'
C204	N 20°45'50" W	49.44'	875.00'	49.44'
C205	N 17°31'35" W	49.44'	875.00'	49.44'
C206	N 14°17'20" W	49.44'	875.00'	49.44'
C207	N 11°02'29" W	45.67'	875.00'	45.68'
C208	N 09°39'27" W	3.80'	5025.00'	3.80'
C209	N 09°21'05" W	49.90'	5025.00'	49.90'
C210	N 08°49'56" W	49.90'	5025.00'	49.90'
C211	N 08°17'48" W	49.90'	5025.00'	49.90'
C212	N 07°38'40" W	49.90'	5025.00'	49.90'
C213	N 07°04'31" W	49.90'	5025.00'	49.90'
C214	N 06°30'23" W	49.90'	5025.00'	49.90'
C215	N 05°56'15" W	49.90'	5025.00'	49.90'
C216	N 05°22'08" W	49.90'	5025.00'	49.90'
C217	N 04°47'59" W	49.90'	5025.00'	49.90'
C218	N 04°13'50" W	49.90'	5025.00'	49.90'
C219	N 03°39'41" W	49.90'	5025.00'	49.90'
C220	N 03°21'05" W	4.51'	5025.00'	4.51'

NOTE: SEE SHEET 3 OF 6 FOR ROAD RIGHT-OF-WAY COURSES AND DISTANCES.



THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 253, PAGES 29-34 INsofar AS THE "RESERVED" LOT BETWEEN LOTS 543 AND 544 IS NOW A BUILDABLE LOT NUMBERED 834, "RIGHT-OF-WAY HEREBY ABANDONED" AND "UTILITY EASEMENT HEREBY ABANDONED" WERE LABELED BUT LINEWORK OMITTED FROM ORIGINAL PLAT, HEREBY DEPICTED. ALSO BRL'S ON LOTS 615-639 AND 753-759 WERE NOT SHOWN, HEREBY DEPICTED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY IN PLOT BOOK 242, PAGES 77-82 INsofar AS ROLLING GREENS DRIVE, A 50' WIDE RIGHT-OF-WAY, HAS BEEN ABANDONED AND SIGHT EASEMENTS ASSOCIATED WITH SAID RIGHT-OF-WAY HAVE BEEN ABANDONED; LOTS 608-614 HAVE BEEN REVISED, LOTS 757 AND 758 HAVE BEEN ADDED; THE INTERSECTION OF HERITAGE SHORES CIRCLE AND BENTGRASS STREET HAS BEEN RECONFIGURED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY AS PLOT BOOK 234, PAGES 17-22; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 218, PAGES 19-24.

SUBDIVISION  
PHASE THREE, SECTION 3B  
**HERITAGE SHORES**  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
PREPARED FOR: PASSWATERS FARM, LLC

**RAUCH**  
INC.  
engineering design & development services  
office: 410.770.0881 fax: 410.770.3867  
www.rauchinc.com  
address: 110 N Washington St., Elkton, MD 21601

SEAL DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2020

JOB NUMBER: 1 HS 301

SCALE: 1"=50'

DRAWN BY: T.COCHRUN

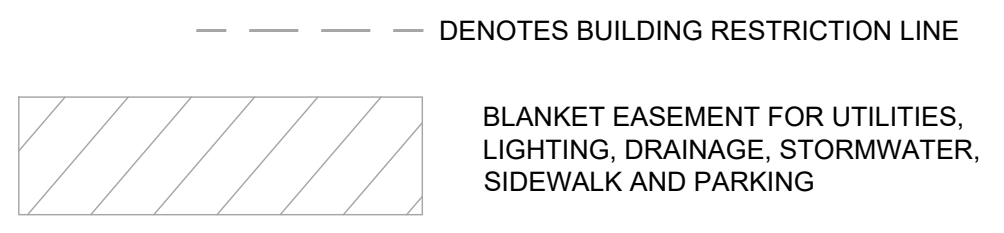
DESIGNED BY:

APPROVED BY:

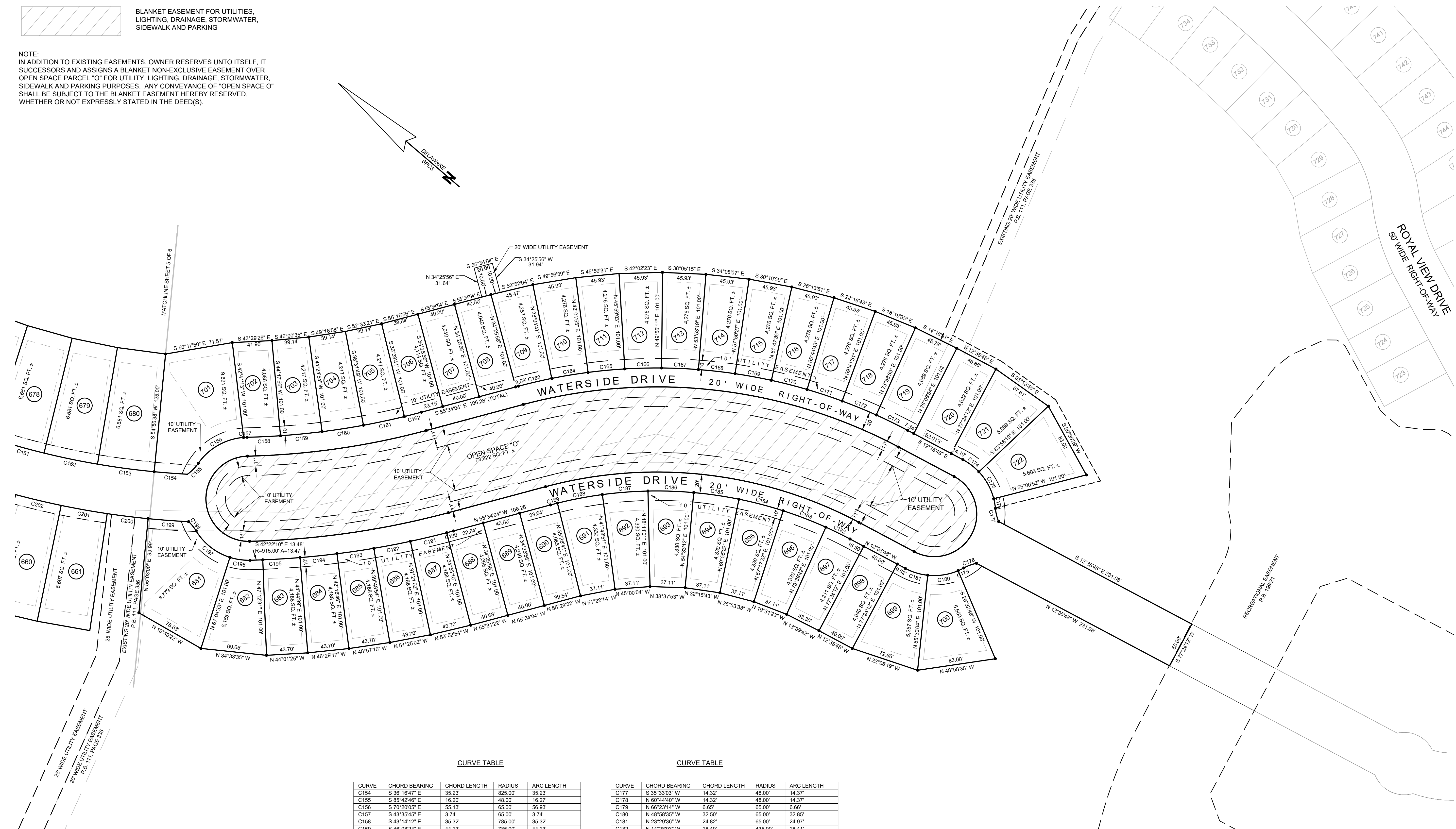
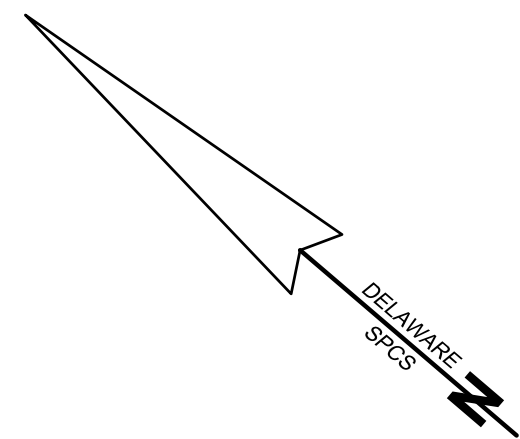
FOLDER REF:

SHEET NO.: 5 OF 6

FILE NO.: HS 3B



NOTE: IN ADDITION TO EXISTING EASEMENTS, OWNER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS A BLANKET NON-EXCLUSIVE EASEMENT OVER OPEN SPACE PARCEL "O" FOR UTILITY, LIGHTING, DRAINAGE, STORMWATER, SIDEWALK AND PARKING PURPOSES. ANY CONVEYANCE OF "OPEN SPACE" SHALL BE SUBJECT TO THE BLANKET EASEMENT HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S).



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C154	S 36°16'47" E	35.23'	825.00'	35.23'
C155	S 85°42'46" E	16.20'	48.00'	16.27'
C156	S 70°20'05" E	55.13'	65.00'	56.93'
C157	S 43°35'45" E	3.74'	65.00'	3.74'
C158	S 43°14'12" E	35.32'	785.00'	35.32'
C159	S 46°08'24" E	44.23'	785.00'	44.23'
C160	S 49°22'06" E	44.23'	785.00'	44.23'
C161	S 52°35'49" E	44.23'	785.00'	44.23'
C162	S 54°53'22" E	18.59'	785.00'	18.59'
C163	S 53°44'38" E	35.96'	565.00'	35.97'
C164	S 49°56'39" E	38.97'	565.00'	38.97'
C165	S 45°59'31" E	38.97'	565.00'	38.97'
C166	S 42°02'23" E	38.97'	565.00'	38.97'
C167	S 38°05'15" E	38.97'	565.00'	38.97'
C168	S 34°08'07" E	38.97'	565.00'	38.97'
C169	S 30°10'59" E	38.97'	565.00'	38.97'
C170	S 26°13'51" E	38.97'	565.00'	38.97'
C171	S 22°16'43" E	38.97'	565.00'	38.97'
C172	S 18°19'35" E	38.97'	565.00'	38.97'
C173	S 14°22'25" E	37.01'	565.00'	37.02'
C174	S 03°20'15" E	21.16'	65.00'	21.26'
C175	S 20°30'29" W	32.50'	65.00'	32.85'
C176	S 39°33'23" W	10.38'	65.00'	10.37'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C177	S 35°33'03" W	14.32'	48.00'	14.37'
C178	N 60°44'40" W	14.32'	48.00'	14.37'
C179	N 66°23'14" W	6.65'	65.00'	6.66'
C180	N 48°58'35" W	32.50'	65.00'	32.85'
C181	N 23°29'36" W	24.82'	65.00'	24.97'
C182	N 14°28'03" W	28.40'	435.00'	28.41'
C183	N 19°31'23" W	48.33'	435.00'	48.36'
C184	N 25°53'33" W	48.33'	435.00'	48.36'
C185	N 32°15'43" W	48.33'	435.00'	48.36'
C186	N 38°37'53" W	48.33'	435.00'	48.36'
C187	N 45°00'04" W	48.33'	435.00'	48.36'
C188	N 51°22'14" W	48.33'	435.00'	48.36'
C189	N 55°03'41" W	7.69'	435.00'	7.69'
C190	N 55°20'27" W	7.25'	915.00'	7.25'
C191	N 53°52'94" W	39.35'	915.00'	39.36'
C192	N 51°25'02" W	39.35'	915.00'	39.36'
C193	N 48°57'10" W	39.35'	915.00'	39.36'
C194	N 46°29'17" W	39.35'	915.00'	39.36'
C195	N 43°36'06" W	52.83'	915.00'	52.83'
C196	N 32°26'09" W	21.48'	65.00'	21.58'
C197	N 02°30'33" W	45.35'	65.00'	46.32'
C198	N 10°21'18" E	12.62'	48.00'	12.65'
C199	N 36°21'15" W	42.88'	875.00'	42.88'

NOTE: SEE SHEET 3 OF 6 FOR ROAD RIGHT-OF-WAY COURSES AND DISTANCES.

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 253, PAGES 29-34 INsofar AS THE "RESERVED" LOT BETWEEN LOTS 543 AND 544 IS NOW A BUILDABLE LOT NUMBERED 834, "RIGHT-OF-WAY HEREBY ABANDONED" AND "UTILITY EASEMENT HEREBY ABANDONED" WERE LABELED BUT LINEWORK OMITTED FROM ORIGINAL PLAT, HEREBY DEPICTED. ALSO BRL'S ON LOTS 615-639 AND 753-759 WERE NOT SHOWN, HEREBY DEPICTED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY IN PLOT BOOK 242, PAGES 77-82 INsofar AS ROLLING GREENS DRIVE, A 50' WIDE RIGHT-OF-WAY, HAS BEEN ABANDONED AND SIGHT EASEMENTS ASSOCIATED WITH SAID RIGHT-OF-WAY HAVE BEEN ABANDONED; LOTS 608-614 HAVE BEEN REVISED; LOTS 757 AND 758 HAVE BEEN ADDED; THE INTERSECTION OF HERITAGE SHORES CIRCLE AND BENTGRASS STREET HAS BEEN RECONFIGURED. THIS PLAT ALSO SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF THE SUSSEX COUNTY AS PLOT BOOK 234, PAGES 17-22; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, SECTION 3B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 218, PAGES 19-24.

**HERITAGE SHORES**

PHASE THREE, SECTION 3B

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2020

JOB NUMBER: 1 HS 301

SCALE: 1"=50'

DRAWN BY: T. COCHRUN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

RAUCH

engineering design & development services

office: 410.770.0681 fax: 410.770.3667  
 www.rauchdesign.com  
 address: 110 N Washington St., Elkton, MD 21601

SEAL

DATE

SHEET NO.: 6 OF 6

FILE NO.: HS 3B