

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 802-833
 FRONT: 10'
 REAR: 15'
 SIDE: 5'

TABLE OF AREAS:

TOTAL # OF LOTS = 32
 TOTAL AREA OF LOTS = 5.197 AC. +/-
 TOTAL AREA IN RIGHT-OF-WAY = 1.609 AC. +/-
 TOTAL AREA IN OPEN SPACE = 0.108 AC. +/-



VICINITY MAP
 1" = 1,200'

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

APPROVED BY: _____ DATE _____
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC

APPROVED BY: _____ DATE _____
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 266, PAGES 51-63 INsofar AS LOTS 802-840 HAVE BEEN REVISED. LOTS 834-840 HAVE BEEN ELIMINATED AND ADDITIONAL STORM DRAIN PLACED NEAR THE REAR OF LOTS 830-833. SECTION 4B IS COMPRISED OF LOTS 802-833 ONLY.

SUBDIVISION
 PHASE FOUR, SECTION 4B
HERITAGE SHORES

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

RAUCH
 engineering design & development services
 office: 410.770.0881 fax: 410.770.3967
 www.rauchdesign.com
 address: 110 N Washington St., Elkton, MD 21801

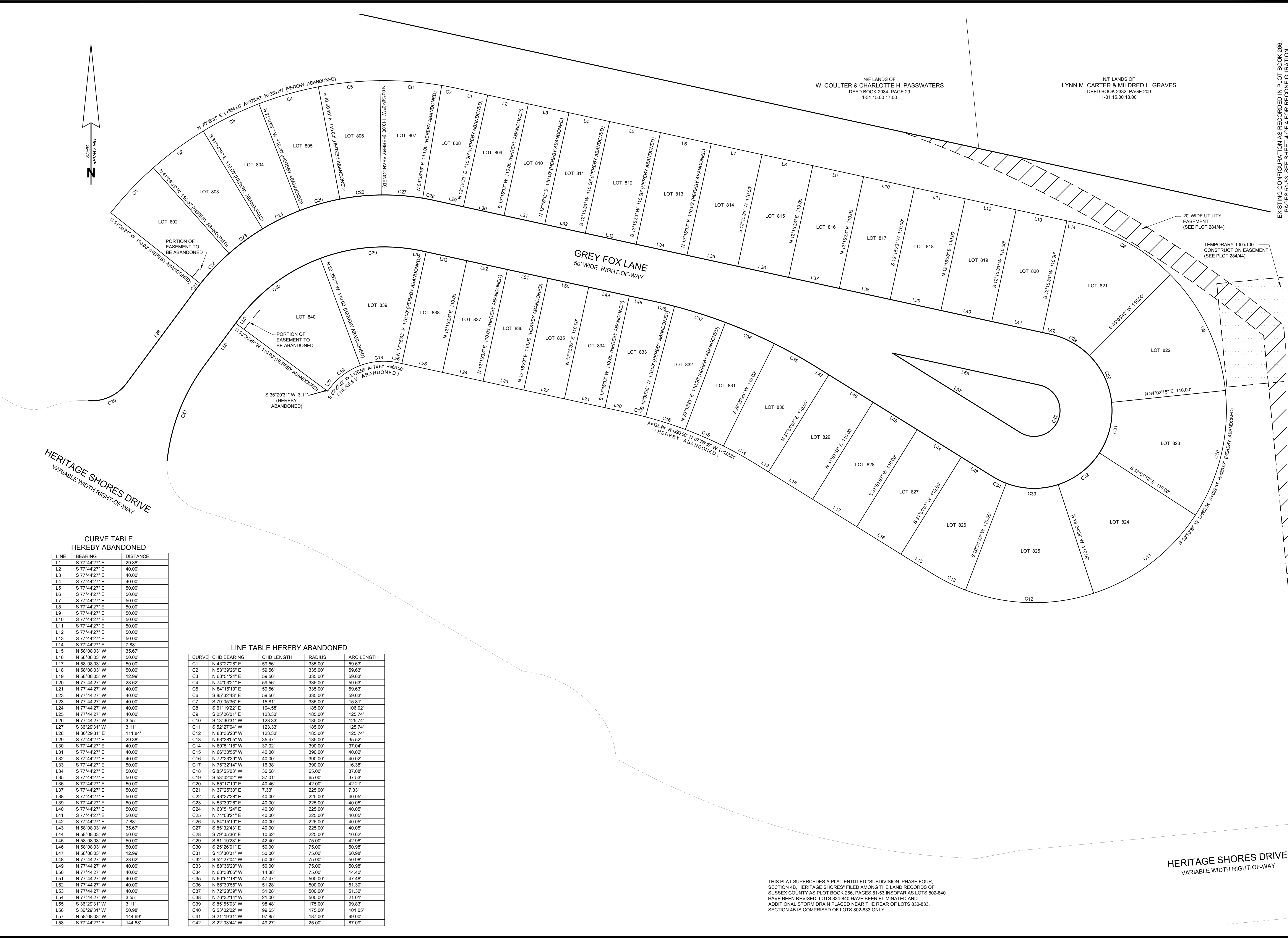
SEAL _____
 DATE _____

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2020
 JOB NUMBER: 1 HS 301
 SCALE:
 DRAWN BY: T.COCHRAN
 DESIGNED BY:
 APPROVED BY:
 FOLDER REF:

SHEET NO.: 1 OF 4
 FILE NO.: PHASE 4B



N/F LANDS OF
W. COULTER & CHARLOTTE H. PASSWATERS
DEED BOOK 2332, PAGE 29
1-31 15.00 17.00

N/F LANDS OF
LYNN M. CARTER & MILDRED L. GRAVES
DEED BOOK 2332, PAGE 209
1-31 15.00 18.00

EXISTING CONFIGURATION AS RECORDED IN PLOT BOOK 266,
PAGES 51-53. SEE SHEET 4 OF 4 FOR RECONFIGURATION.

SUBDIVISION
PHASE FOUR, SECTION 4B

HERITAGE SHORES

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

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

REVISIONS

REV. #	DATE	DESCRIPTION

DATE:	NOVEMBER 2020
JOB NUMBER:	1 HS 301
SCALE:	1"=40'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	3 OF 4
FILE NO.:	PHASE 4B

CURVE TABLE
HEREBY ABANDONED

LINE	BEARING	DISTANCE
L1	S 77°44'27" E	29.38
L2	S 77°44'27" E	40.00
L3	S 77°44'27" E	40.00
L4	S 77°44'27" E	40.00
L5	S 77°44'27" E	50.00
L6	S 77°44'27" E	50.00
L7	S 77°44'27" E	50.00
L8	S 77°44'27" E	50.00
L9	S 77°44'27" E	50.00
L10	S 77°44'27" E	50.00
L11	S 77°44'27" E	50.00
L12	S 77°44'27" E	50.00
L13	S 77°44'27" E	50.00
L14	S 77°44'27" E	7.88
L15	N 58°08'03" W	35.67
L16	N 58°08'03" W	50.00
L17	N 58°08'03" W	50.00
L18	N 58°08'03" W	50.00
L19	N 58°08'03" W	12.99
L20	N 77°44'27" W	23.62
L21	N 77°44'27" W	40.00
L22	N 77°44'27" W	40.00
L23	N 77°44'27" W	40.00
L24	N 77°44'27" W	40.00
L25	N 77°44'27" W	40.00
L26	N 77°44'27" W	3.55
L27	S 36°29'31" W	3.11
L28	N 38°29'31" E	111.84
L29	S 77°44'27" E	29.38
L30	S 77°44'27" E	40.00
L31	S 77°44'27" E	40.00
L32	S 77°44'27" E	40.00
L33	S 77°44'27" E	50.00
L34	S 77°44'27" E	50.00
L35	S 77°44'27" E	50.00
L36	S 77°44'27" E	50.00
L37	S 77°44'27" E	50.00
L38	S 77°44'27" E	50.00
L39	S 77°44'27" E	50.00
L40	S 77°44'27" E	50.00
L41	S 77°44'27" E	7.88
L42	S 77°44'27" E	50.00
L43	N 58°08'03" W	35.67
L44	N 58°08'03" W	50.00
L45	N 58°08'03" W	50.00
L46	N 58°08'03" W	50.00
L47	N 58°08'03" W	12.99
L48	N 77°44'27" W	23.62
L49	N 77°44'27" W	40.00
L50	N 77°44'27" W	40.00
L51	N 77°44'27" W	40.00
L52	N 77°44'27" W	40.00
L53	N 77°44'27" W	40.00
L54	N 77°44'27" W	3.55
L55	S 36°29'31" W	3.11
L56	S 36°29'31" W	50.98
L57	N 58°08'03" W	144.69
L58	S 77°44'27" E	144.68

LINE TABLE
HEREBY ABANDONED

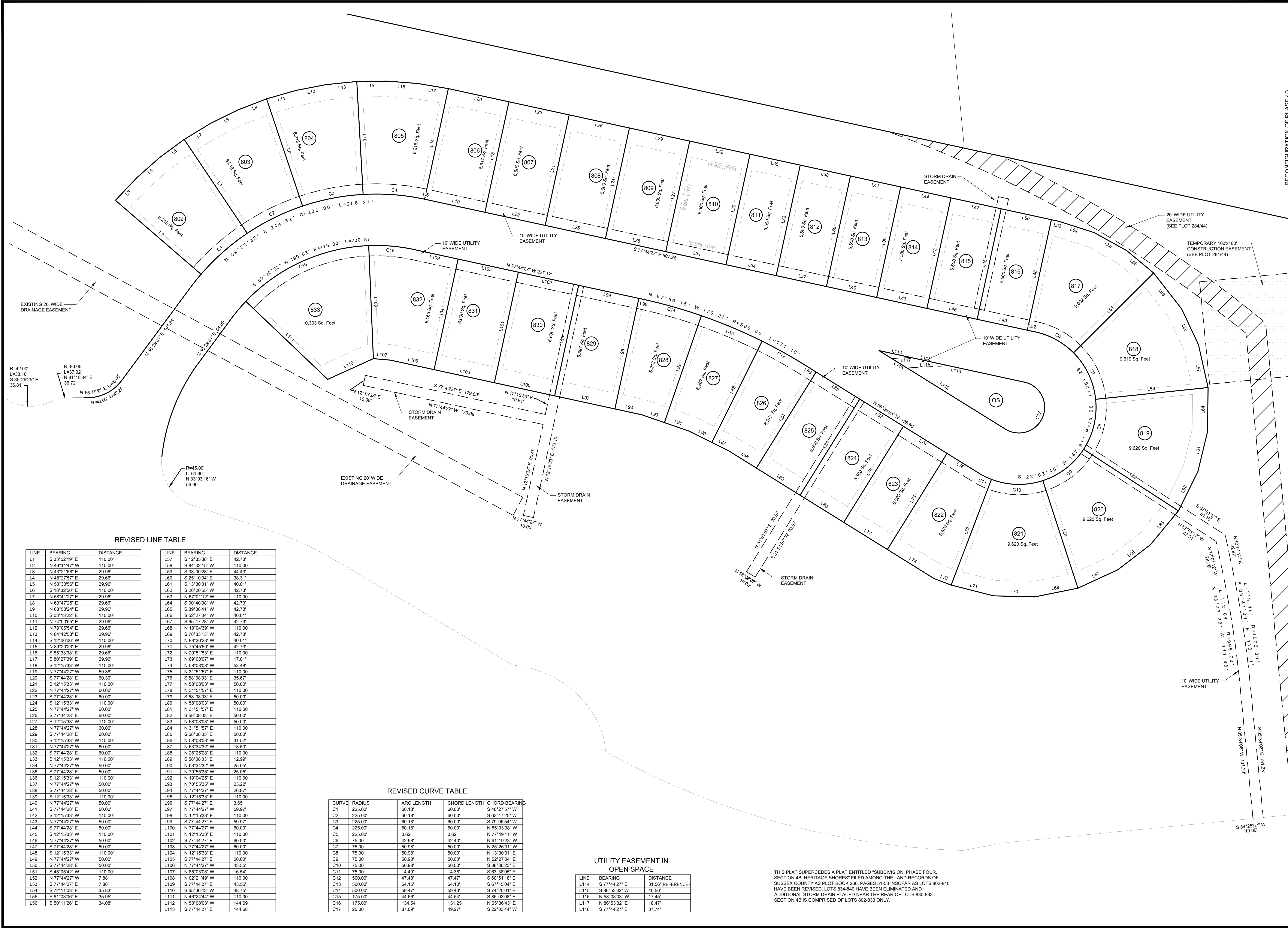
CURVE	CHD BEARING	CHD LENGTH	RADIUS	ARC LENGTH
C1	N 43°27'28" E	59.56'	335.00'	59.63'
C2	N 53°39'26" E	59.56'	335.00'	59.63'
C3	N 63°51'24" E	59.56'	335.00'	59.63'
C4	N 74°03'21" E	59.56'	335.00'	59.63'
C5	N 84°15'19" E	59.56'	335.00'	59.63'
C6	S 85°32'43" E	59.56'	335.00'	59.63'
C7	S 79°05'36" E	15.81'	335.00'	15.81'
C8	S 61°19'22" E	104.58'	185.00'	106.02'
C9	S 25°26'01" E	123.33'	185.00'	125.74'
C10	S 13°30'31" W	123.33'	185.00'	125.74'
C11	S 52°27'04" W	123.33'	185.00'	125.74'
C12	N 88°36'23" W	123.33'	185.00'	125.74'
C13	N 63°38'05" W	35.47'	185.00'	35.52'
C14	N 60°51'18" W	37.02'	390.00'	37.04'
C15	N 66°30'55" W	40.00'	390.00'	40.02'
C16	N 72°23'39" W	40.00'	390.00'	40.02'
C17	N 76°32'14" W	16.38'	390.00'	16.38'
C18	S 85°50'03" W	36.58'	65.00'	37.08'
C19	S 63°02'02" W	37.01'	66.00'	37.53'
C20	N 65°17'10" E	40.46'	42.00'	42.21'
C21	N 37°25'30" E	7.33'	225.00'	7.33'
C22	N 43°27'28" E	40.00'	225.00'	40.05'
C23	N 53°39'26" E	40.00'	225.00'	40.05'
C24	N 63°51'24" E	40.00'	225.00'	40.05'
C25	N 74°03'21" E	40.00'	225.00'	40.05'
C26	N 84°15'19" E	40.00'	225.00'	40.05'
C27	S 85°32'43" E	40.00'	225.00'	40.05'
C28	S 79°05'36" E	10.62'	225.00'	10.62'
C29	S 61°19'23" E	42.40'	75.00'	42.98'
C30	S 25°26'01" E	50.00'	75.00'	50.98'
C31	S 13°30'31" W	50.00'	75.00'	50.98'
C32	S 52°27'04" W	50.00'	75.00'	50.98'
C33	N 88°36'23" W	50.00'	75.00'	50.98'
C34	N 63°38'05" W	14.38'	75.00'	14.40'
C35	N 60°51'18" W	47.47'	500.00'	47.48'
C36	N 66°30'55" W	51.28'	500.00'	51.30'
C37	N 72°23'39" W	51.28'	500.00'	51.30'
C38	N 76°32'14" W	21.00'	500.00'	21.01'
C39	S 85°50'03" W	98.48'	175.00'	99.83'
C40	S 63°02'02" W	99.65'	175.00'	101.05'
C41	S 21°19'31" W	97.85'	187.00'	99.00'
C42	S 22°03'44" W	49.27'	25.00'	87.09'

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4B, HERITAGE SHORES" FILED WITH THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 266, PAGES 51-53 INsofar AS LOTS 802-840 HAVE BEEN REVISED. LOTS 834-840 HAVE BEEN ELIMINATED AND ADDITIONAL STORM DRAIN PLACED NEAR THE REAR OF LOTS 830-833. SECTION 4B IS COMPRISED OF LOTS 802-833 ONLY.

REVISIONS

REV. #	DATE	DESCRIPTION

DATE:	NOVEMBER 2020
JOB NUMBER:	1 HS 301
SCALE:	1"=40'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	4 OF 4
FILE NO.:	PHASE 4B



REVISED LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 33°52'19" E	110.00'	L67	S 12°35'38" E	42.73'
L2	N 49°11'47" W	110.00'	L68	S 84°02'15" W	110.00'
L3	N 43°21'58" E	29.96'	L69	S 38°02'29" E	44.43'
L4	N 48°27'57" E	29.66'	L70	S 25°10'04" E	38.31'
L5	N 53°33'56" E	29.96'	L71	S 13°30'31" W	40.01'
L6	S 18°32'50" E	110.00'	L72	S 26°20'55" W	42.73'
L7	N 58°41'27" E	29.96'	L73	N 67°01'12" W	110.00'
L8	N 63°47'25" E	29.66'	L74	S 00°40'08" W	42.73'
L9	N 68°53'24" E	29.96'	L75	S 39°36'41" W	42.73'
L10	S 03°13'22" E	110.00'	L76	S 52°27'04" W	40.01'
L11	N 74°00'55" E	29.96'	L77	S 65°17'28" W	42.73'
L12	N 79°06'54" E	29.66'	L78	N 18°04'39" W	110.00'
L13	N 84°12'53" E	29.96'	L79	S 73°33'13" W	42.73'
L14	S 12°06'06" W	110.00'	L80	N 88°36'23" W	40.01'
L15	N 89°20'23" E	29.96'	L81	N 75°45'59" W	42.73'
L16	S 85°33'38" E	29.66'	L82	N 20°51'53" E	110.00'
L17	S 80°27'39" E	29.96'	L83	N 69°08'07" W	17.81'
L18	S 12°15'33" W	110.00'	L84	N 58°08'03" W	53.48'
L19	N 77°44'27" W	59.38'	L85	N 31°51'57" E	110.00'
L20	S 77°44'28" E	60.30'	L86	S 58°08'03" W	50.00'
L21	S 12°15'33" W	110.00'	L87	N 63°34'32" E	18.53'
L22	N 77°44'27" W	60.00'	L88	N 26°25'28" E	110.00'
L23	S 77°44'28" E	60.00'	L89	S 58°08'03" E	12.99'
L24	S 12°15'33" W	110.00'	L90	N 63°34'32" W	25.05'
L25	N 77°44'27" W	60.00'	L91	N 70°55'35" W	25.05'
L26	S 77°44'28" E	60.00'	L92	N 19°04'25" E	110.00'
L27	S 12°15'33" W	110.00'	L93	N 70°55'35" W	23.22'
L28	N 77°44'27" W	60.00'	L94	N 77°44'27" W	26.87'
L29	S 77°44'28" E	60.00'	L95	S 12°15'33" E	110.00'
L30	S 12°15'33" W	110.00'	L96	N 77°44'27" W	50.00'
L31	N 77°44'27" W	60.00'	L97	N 77°44'27" W	59.97'
L32	S 77°44'28" E	60.00'	L98	N 12°15'33" E	110.00'
L33	S 12°15'33" W	110.00'	L99	S 77°44'27" E	59.97'
L34	N 77°44'27" W	50.00'	L100	N 77°44'27" W	60.00'
L35	S 77°44'28" E	50.00'	L101	N 12°15'33" E	110.00'
L36	S 12°15'33" W	110.00'	L102	S 77°44'27" E	60.00'
L37	N 77°44'27" W	50.00'	L103	N 77°44'27" W	60.00'
L38	S 77°44'28" E	50.00'	L104	N 12°15'33" E	110.00'
L39	S 12°15'33" W	110.00'	L105	S 77°44'27" E	60.00'
L40	N 77°44'27" W	50.00'	L106	N 77°44'27" W	43.55'
L41	S 77°44'28" E	50.00'	L107	N 65°03'08" E	16.54'
L42	S 12°15'33" W	110.00'	L108	N 02°21'49" W	110.00'
L43	N 77°44'27" W	50.00'	L109	S 77°44'27" E	43.55'
L44	S 77°44'28" E	50.00'	L110	S 65°36'43" W	48.75'
L45	S 12°15'33" W	110.00'	L111	N 69°24'44" W	110.00'
L46	N 77°44'27" W	50.00'	L112	N 58°08'03" W	144.69'
L47	S 77°44'28" E	50.00'	L113	S 77°44'27" E	144.68'
L48	S 12°15'33" W	110.00'			
L49	N 77°44'27" W	50.00'			
L50	S 77°44'28" E	50.00'			
L51	S 45°05'42" W	110.00'			
L52	N 77°44'27" W	7.88'			
L53	S 77°44'27" E	7.88'			
L54	S 72°11'03" E	35.83'			
L55	S 61°03'06" E	35.95'			
L56	S 50°11'28" E	34.08'			

REVISED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	60.18'	60.00'	S 48°27'57" W
C2	225.00'	60.18'	60.00'	S 63°47'25" W
C3	225.00'	60.18'	60.00'	S 79°06'54" W
C4	225.00'	60.18'	60.00'	N 85°33'38" W
C5	225.00'	0.62'	0.62'	N 77°49'11" W
C6	75.00'	42.98'	42.40'	N 61°19'23" W
C7	75.00'	50.98'	50.00'	N 25°26'01" W
C8	75.00'	50.98'	50.00'	N 13°30'31" E
C9	75.00'	50.98'	50.00'	N 52°27'04" E
C10	75.00'	50.98'	50.00'	S 86°36'23" E
C11	75.00'	14.40'	14.38'	S 63°38'05" E
C12	500.00'	64.15'	64.10'	S 60°51'18" E
C13	500.00'	64.15'	64.10'	S 67°15'04" E
C14	500.00'	59.47'	59.43'	S 74°20'01" E
C15	175.00'	44.96'	44.94'	S 85°03'08" E
C16	175.00'	134.54'	131.25'	N 85°36'43" W
C17	25.00'	87.09'	49.27'	S 22°03'44" W

UTILITY EASEMENT IN OPEN SPACE

LINE	BEARING	DISTANCE
L114	S 77°44'27" E	31.56' (REFERENCE)
L115	S 86°53'32" W	40.56'
L116	N 58°08'03" W	17.45'
L117	N 86°53'32" E	18.47'
L118	S 77°44'27" E	37.74'

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4B, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 266, PAGES 51-53 INSOFAR AS LOTS 802-840 HAVE BEEN REVISED. LOTS 834-840 HAVE BEEN ELIMINATED AND ADDITIONAL STORM DRAIN PLACED NEAR THE REAR OF LOTS 830-833. SECTION 4B IS COMPRISED OF LOTS 802-833 ONLY.