



Phase 1

November 2009 Plat Reference 138/95

Snowy Egret Court was revised to eliminate single family detached lots, lot width increased to 70'

SITE DATA

1. OWNERS OF RECORD:

METRO PLACE HOLDINGS, LLC
8221 OLD COURTHOUSE RD., SUITE 300
VENNA, VA 22182
DEED REFERENCE: 3353/214
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 21
TAX PARCEL 1-31-14.00-71.00
AREA BEFORE LINE REVISION = 6,099 SQ. FT.±
AREA AFTER LINE REVISION = 17,717 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 3196/207
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 22
TAX PARCEL 1-31-14.00-71.00
AREA BEFORE LINE REVISION = 8,065 SQ. FT.±
AREA AFTER LINE REVISION = 12,755 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

METRO PLACE HOLDINGS, LLC
8221 OLD COURTHOUSE RD., SUITE 300
VENNA, VA 22182
DEED REFERENCE: 3353/214
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 23
TAX PARCEL 1-31-14.00-71.00
AREA BEFORE LINE REVISION = 8,722 SQ. FT.±
AREA AFTER LINE REVISION = 11,912 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 3196/207
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 24
TAX PARCEL 1-31-14.00-72.00
AREA BEFORE LINE REVISION = 8,111 SQ. FT.±
AREA AFTER LINE REVISION = 13,912 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 25
TAX PARCEL 1-31-14.00-73.00
AREA BEFORE LINE REVISION = 8,200 SQ. FT.±
AREA AFTER LINE REVISION = 10,934 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 26
TAX PARCEL 1-31-14.00-74.00
AREA BEFORE LINE REVISION = 8,824 SQ. FT.±
AREA AFTER LINE REVISION = 11,598 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 27
TAX PARCEL 1-31-14.00-75.00
AREA BEFORE LINE REVISION = 5,541 SQ. FT.±
AREA AFTER LINE REVISION = 9,544 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 28
TAX PARCEL 1-31-14.00-76.00
AREA BEFORE LINE REVISION = 6,969 SQ. FT.±
AREA AFTER LINE REVISION = 10,571 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 29
TAX PARCEL 1-31-14.00-77.00
AREA BEFORE LINE REVISION = 3,312 SQ. FT.±
AREA AFTER LINE REVISION = 10,571 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 30
TAX PARCEL 1-31-14.00-78.00
AREA BEFORE LINE REVISION = 7,305 SQ. FT.±
AREA AFTER LINE REVISION = 14,372 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 31
TAX PARCEL 1-31-14.00-79.00
AREA BEFORE LINE REVISION = 7,971 SQ. FT.±
AREA AFTER LINE REVISION = 10,571 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 32
TAX PARCEL 1-31-14.00-80.00
AREA BEFORE LINE REVISION = 4,863 SQ. FT.±
AREA AFTER LINE REVISION = 0 SQ. FT.± - LOT DELETED
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 33
TAX PARCEL 1-31-14.00-81.00
AREA BEFORE LINE REVISION = 8,968 SQ. FT.±
AREA AFTER LINE REVISION = 11,059 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 34
TAX PARCEL 1-31-14.00-82.00
AREA BEFORE LINE REVISION = 8,968 SQ. FT.±
AREA AFTER LINE REVISION = 12,405 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

BROOKFIELD HERITAGE SHORES, LLC
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
LOT: 35
TAX PARCEL 1-31-14.00-83.00
AREA BEFORE LINE REVISION = 8,610 SQ. FT.±
AREA AFTER LINE REVISION = 12,405 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

PASSWATERS FARM, LLC
C/O BROOKFIELD HOMES
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 128/20
LOT: OPEN SPACE D
TAX PARCEL 1-31-14.00-44.03
AREA BEFORE LINE REVISION = 42,553 SQ. FT.±
AREA AFTER LINE REVISION = 34,349 SQ. FT.±
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

PASSWATERS FARM, LLC
C/O BROOKFIELD HOMES
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031
DEED REFERENCE: 2955/020
PLAT REFERENCE: PLAT BOOK 88/6, 95/321
TAX PARCEL 1-31-14.00-44.00
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)

2. SURVEYOR:
MCORNE, INC.
207 N. LIBERTY STREET
CENTREVILLE, MD 21617
410-758-2237
FAX 410-758-2464

3. DEVELOPER:
PASSWATERS FARM, LLC
C/O BROOKFIELD HOMES
8500 EXECUTIVE PARK AVE., SUITE 300
FAIRFAX, VA 22031

4. FLOOD ZONE: FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% CHANCE FLOODPLAIN PER F.I.R.M. COMMUNITY PANEL NO. 1000502251 DATED JANUARY 6, 2005

5. COORDINATES BASED ON DELAWARE STATE COORDINATE SYSTEM 'NAD 83/91'

6. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR AN URBAN SURVEY.

7. DRAINAGE EASEMENTS #11, #13 & #14 SHOWN HEREON ARE PURSUANT TO A PLAT ENTITLED "REVISED UTILITY, DRAINAGE & ACCESS EASEMENTS ON THE LANDS OF PHASE ONE HERITAGE SHORES & PASSWATERS FARM, LLC." PREPARED BY MCORNE, INC. AND DATED 7-14-05.

8. THE BUILDING RESTRICTION LINES SHOWN HEREON ARE TYPICAL 1/2" BEARING, 3" SIDE & 10' FRONT EXCEPT FOR LOTS 22-24 & LOTS 33-35 WHERE THE INTENTION IS TO MAINTAIN THE BUILDING RESTRICTION LINES AS SHOWN ON THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 88 PAGE 6, DATED SEPTEMBER 3, 2004

THIS RECORD PLAN SUPERSEDES IN PART THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 128 DATED FEBRUARY 2, 2004 AND THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 88 PAGE 6, DATED SEPTEMBER 3, 2004.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 181°01' W	19.42'
L2	N 71°40'59" W	10.00'
L3	N 27°31'54" E	46.08'
L4	N 67°53'00" E	74.17'
L5	S 207°14' E	130.72'
L6	N 71°40'59" W	10.00'
L7	N 181°01' E	19.42'
L8	S 07°54'51" W	165.25'
L9	S 82°22'59" E	66.00'
L10	S 07°54'51" W	165.61'
L11	S 04°44'21" W	61.76'
L12	S 67°53'20" W	125.00'
L13	N 38°54'23" E	125.36'
L14	S 34°59'25" E	122.59'
L15	N 51°05'37" W	54.53'
L16	N 38°54'23" E	125.00'
L17	S 50°44'14" E	70.00'
L18	N 51°05'37" W	41.53'
L19	N 29°16'50" E	125.00'
L20	S 53°17'36" E	87.60'
L21	N 05°31'06" E	125.00'
L22	S 72°36'02" E	113.24'
L23	N 181°4'58" W	125.00'
L24	N 83°38'14" E	113.24'
L25	S 50°36'25" W	46.01'
L26	N 58°41'29" E	134.26'
L27	N 50°36'25" E	45.98'
L28	S 51°05'37" E	7.81'
L29	S 38°54'23" W	137.58'
L30	S 51°05'37" E	80.00'
L31	S 38°54'23" W	137.71'
L32	S 27°31'54" W	46.08'
L33	S 51°05'37" E	8.25'
L34	S 50°36'25" W	40.01'
L35	N 29°45'05" W	121.40'
L36	N 68°49'21" E	40.12'
L37	S 26°28'19" E	77.04'
L38	S 26°28'38" E	94.44'
L39	S 73°11'24" E	82.78'
L40	N 83°08'00" E	60.78'
L41	N 63°08'01" E	60.78'
L42	N 43°08'02" E	60.78'
L43	S 41°44'48" E	123.02'
L44	N 72°36'02" W	28.56'
L45	N 50°36'25" E	40.02'
L46	S 27°31'54" W	40.02'
L47	N 27°31'54" E	40.01'
L48	S 04°44'21" W	9.15'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RAIUS	ARC LENGTH
C1	S 34°27'30" W	23.35'	42.00'	23.66'
C2	N 66°33'48" W	73.73'	895.00'	73.75'
C3	N 02°38'17" E	128.59'	150.00'	128.59'
C4	S 33°45'19" W	79.86'	150.00'	80.83'
C5	N 77°58'57" W	62.66'	826.33'	62.67'
C6	N 30°56'36" W	12.26'	42.00'	12.31'
C7	N 28°07'15" W	16.02'	83.00'	16.04'
C8	N 07°40'15" W	36.81'	42.00'	38.10'
C9	N 57°23'40" E	126.07'	100.00'	138.41'
C10	N 82°03'09" W	70.00'	928.33'	70.02'
C11	S 62°5'20" E	2.00'	100.00'	2.00'
C12	S 81°48'38" E	2.00'	100.00'	2.00'
C13	N 87°24'52" W	102.23'	928.33'	102.28'
C14	S 38°14'58" E	136.37'	100.00'	150.06'
C15	N 33°38'39" W	59.97'	150.00'	60.38'
C16	N 48°03'03" W	15.49'	150.00'	15.49'
C17	S 55°54'23" W	25.17'	150.00'	25.20'
C18	N 72°36'02" W	61.76'	150.00'	62.21'
C19	S 63°38'14" W	61.76'	150.00'	62.21'
C20	S 61°10'54" W	56.05'	150.00'	55.37'
C21	N 33°47'12" W	125.96'	895.00'	126.06'
C22	N 44°43'53" W	115.77'	895.00'	115.85'
C23	N 89°45'24" E	128.27'	100.00'	136.66'
C24	N 51°00'45" E	80.00'	895.00'	80.03'
C25	N 57°16'56" W	118.12'	895.00'	116.20'
C26	S 11°51'11" E	126.52'	100.00'	136.98'
C27	S 33°47'12" E	125.96'	895.00'	126.06'
C28	N 33°48'13" W	132.68'	835.00'	132.80'
C29	N 27°31'54" W	184.71'	2490.00'	184.76'
C30	S 51°00'45" E	310.50'	895.00'	312.08'
C31	N 51°00'43" W	328.60'	935.00'	328.29'
C32	S 02°05'46" W	14.38'	42.00'	14.44'
C33	S 64°50'55" W	15.75'	83.00'	15.77'
C34	S 86°56'25" W	38.83'	42.00'	40.37'
C35	N 64°49'47" W	22.68'	935.00'	22.66'
C36	S 86°31'46" E	23.13'	895.00'	23.15'
C37	N 88°34'37" W	18.32'	635.00'	18.32'
C38	N 83°31'43" W	191.40'	935.00'	191.74'
C39	N 88°30'43" W	17.54'	42.00'	28.06'
C40	S 83°18'39" E	234.34'	928.33'	234.97'

THIS IS TO CERTIFY AND ACKNOWLEDGE I HAVE REVIEWED AND AGREE WITH THE LINES SHOWN HEREON AS "PROPERTY LINE HEREBY ABANDONED" AND "PROPERTY LINE HEREBY ESTABLISHED" AND THE POINTS SHOWN AS FOUND OR SET IN THE FIELD AS INDICATED HEREON.

[Signature] 10/13/09
DATE

AUTHORIZED REPRESENTATIVE
PASSWATERS FARM, LLC

THIS IS TO CERTIFY AND ACKNOWLEDGE I HAVE REVIEWED AND AGREE WITH THE LINES SHOWN HEREON AS "PROPERTY LINE HEREBY ABANDONED" AND "PROPERTY LINE HEREBY ESTABLISHED" AND THE POINTS SHOWN AS FOUND OR SET IN THE FIELD AS INDICATED HEREON.

[Signature] 10/13/09
DATE

AUTHORIZED REPRESENTATIVE
BROOKFIELD HERITAGE SHORES, LLC

BK #: 138 PG #: 95

THIS IS TO CERTIFY AND ACKNOWLEDGE I HAVE REVIEWED AND AGREE WITH THE LINES SHOWN HEREON AS "PROPERTY LINE HEREBY ABANDONED" AND "PROPERTY LINE HEREBY ESTABLISHED" AND THE POINTS SHOWN AS FOUND OR SET IN THE FIELD AS INDICATED HEREON.

[Signature] 10/16/09
DATE

AUTHORIZED REPRESENTATIVE
METRO HOLDINGS, LLC

I 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 AND THAT THE PLAT COMPLES WITH ALL REQUIREMENTS OF THE TOWN OF BRIDGEVILLE REQUIREMENTS AND OTHER APPLICABLE LAWS AND REQUIREMENTS IN EFFECT IN ACCORDANCE WITH THE PROVISIONS OF SAID DELAWARE CODE.

[Signature] 9/30/09
DATE

WELLEN W. ENHARDT SR.
PROFESSIONAL LAND SURVEYOR, NO. 0753

42100

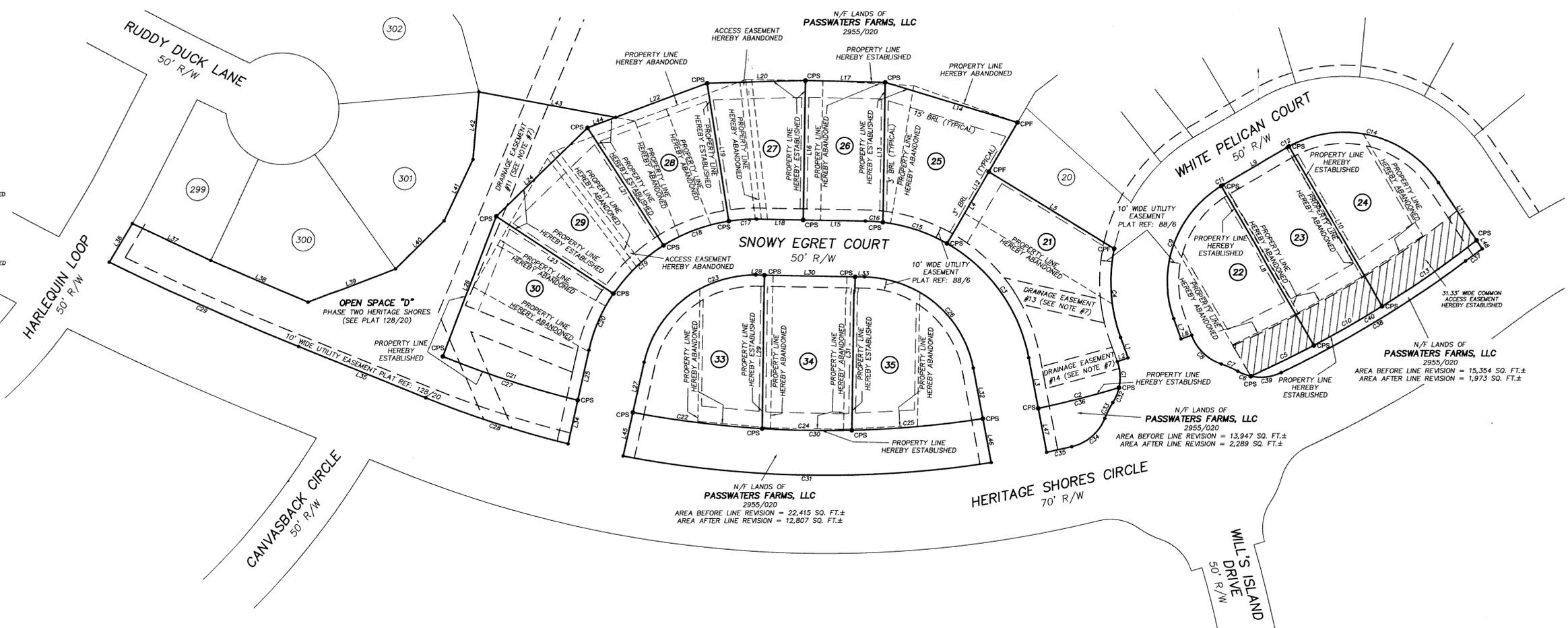
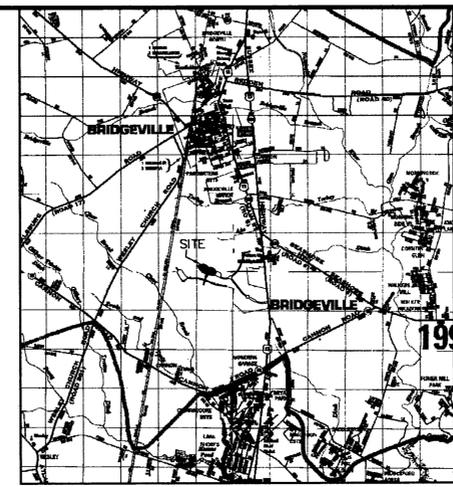
Recorder of Deeds
John F. Brady
Nov 10 2009 11:11:10
Sussex County
Doc. Surcharge Paid

VICINITY MAP
SCALE: 1" = 1 MILE±
COPYRIGHT ADC. THE MAP PEOPLE
PERMITTED USE NO. 208005140

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
Signature *[Signature]*
Date *November 5, 2009*

NOTE: THE PARTIES AGREE THAT THIS AGREEMENT IS EXECUTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 25 OF THE DELAWARE CODE, CHAPTER 11 AND CONSENT THAT THIS PLAT BE RECORDED AND HAVE EFFECT IN ACCORDANCE WITH THE PROVISIONS OF SAID DELAWARE CODE.

LEGEND
N/F DENOTES NOW OR FORMERLY
C/P DENOTES CAPPED PIN FOUND
C/P/S DENOTES CAPPED PIN SET
--- DENOTES EASEMENT LINE
--- DENOTES BUILDING RESTRICTION LINE (BRL)
--- DENOTES PROPERTY LINE HEREBY ABANDONED



REVISIONS

REV #	DATE	DESCRIPTION

LOT LINE REVISION

BETWEEN THE LANDS OF

LOTS 21-35 OF HERITAGE SHORES, PHASE ONE, OPEN SPACE "D" OF HERITAGE SHORES PHASE TWO AND THE LANDS OF PASSWATERS FARM, LLC

IN THE TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DE
PREPARED FOR: ROBERT D. RAUCH & ASSOCIATES, INC.

DATE: AUGUST 2009
JOB NUMBER: D1090114
SCALE: 1"=50'
DRAWN BY: EWARD
DESIGNED BY:
APPROVED BY:
FOLDER REF: 2027

MCORNE
• Engineering
• Construction Services
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ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY
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FILE NO.: 09114-SU7

