



Phase 3B
October 2017 Plat reference 253/25
Rolling Greens Drive abandoned, Lots 608-614
reconfigured, Lots 757 & 758 added

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
 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'

"THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION."
 10/10/17

APPROVED BY:  10/10/17
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC
 DATE

APPROVED BY:  10-19-17
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE
 DATE

REV. #	DATE	DESCRIPTION

DATE:	OCTOBER 2017
JOB NUMBER:	1 HS 301
SCALE:	
DRAWN BY:	T. COCHRAN
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 THE SUSSEX COUNTY AS 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 HAS 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.

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.

 10-10-2017
 WILLIAM M. EWALD, SR.
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753
 DATE

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 SEAL: 
 DATE: 10-10-2017

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