



Phase 4C

March 2021 Plat Reference 335/26

This Plat supersedes the Plat titled “Easement Plat on the
Lands of Heritage Shores”

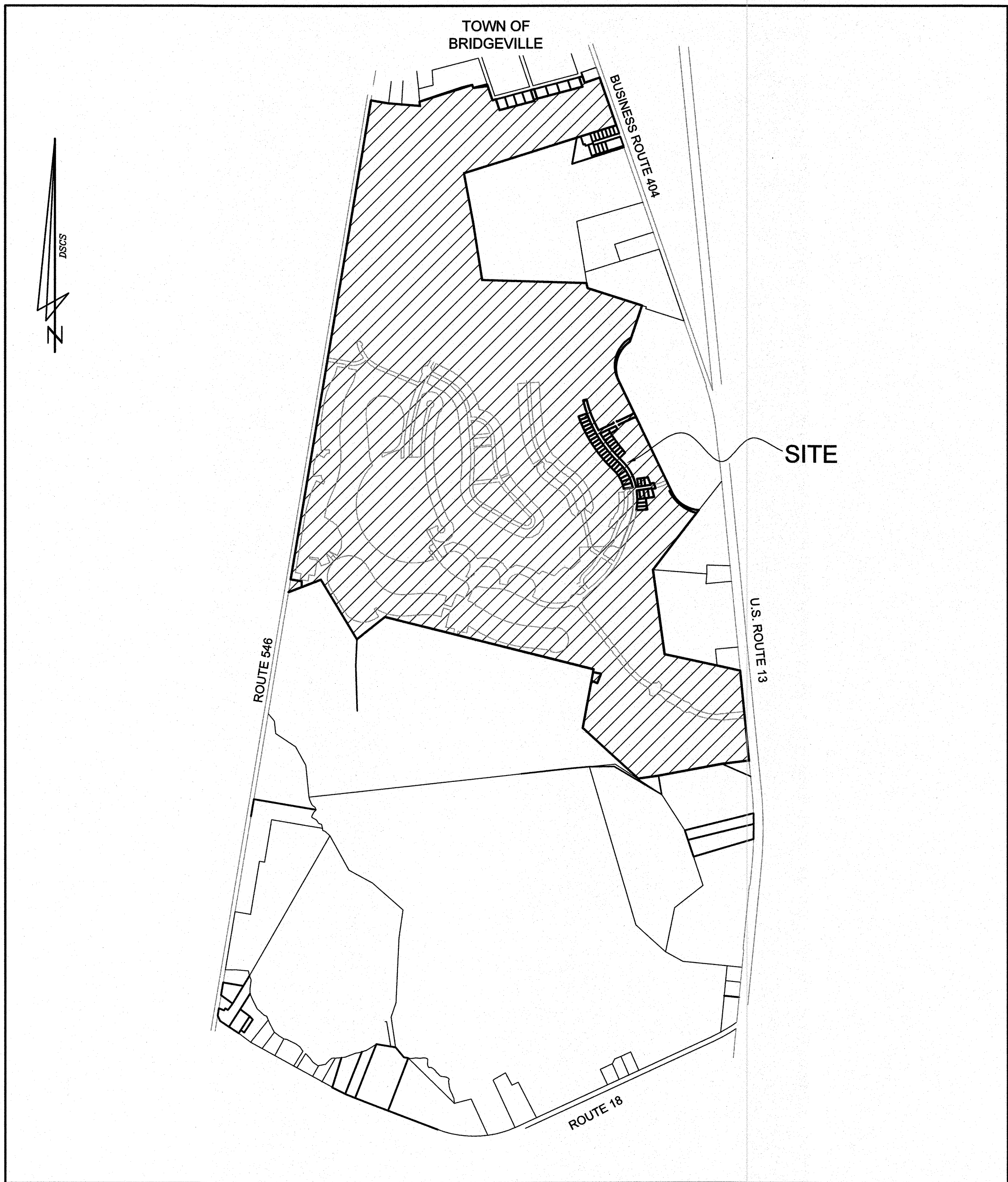
1-31-14.00-44.00

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 759-799
FRONT: 10'
REAR: 15'
SIDE: 5'

CONFORMED COPY
Document # 2021000019140 BK: 335 PG: 26
On 3/24/2021 at 10:04:55 AM
RECORDER OF DEEDS Scott Dailey
Sussex County
Consideration: \$0.00

TABLE OF AREAS
TOTAL # OF LOTS = 41
TOTAL AREA OF LOTS = 6.245 AC.±
TOTAL AREA IN RIGHT-OF-WAY = 2.675 AC.±
TOTAL AREA IN OPEN SPACE = 0.950 AC.±



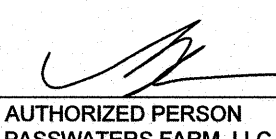
VICINITY MAP
1" = 1,200'

CERTIFICATE 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.
PROFESSIONAL LAND SURVEYOR, DE. NO. 753

3-15-2021
DATE

APPROVED BY:  DATE: 03/19/2021
AUTHORIZED PERSON
PASSWATERS FARM, LLC
BY BROOKFIELD WASHINGTON, LLC, MEMBER

APPROVED BY:  DATE:
PRESIDENT TOWN COUNCIL
TOWN OF BRIDGEVILLE

THIS PLATTED AREA
IS NOT WITHIN THE
JURISDICTION OF THE
COUNTY PLANNING
AND ZONING COMMISSION
ON 3/24/2021
RLW 5 pgs

THIS PLAT SUPERCEDES A PLAT ENTITLED "EASEMENT PLAT ON THE LANDS OF HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 273, PAGE 60 IN SO FAR AS THE UTILITY EASEMENT OVER LOTS 794-799 IS HEREBY REVISED. ALSO A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4A, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 257, PAGES 26 - 31.

SUBDIVISION

PHASE FOUR, SECTION 4A

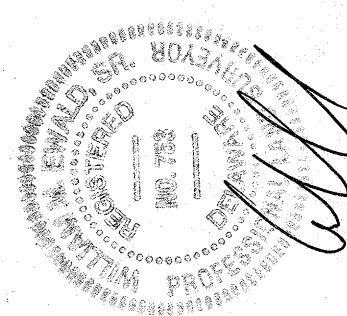
HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
INC.
engineering design &
development services
Office: 410.370.0841 Fax: 410.370.0837
email: design@rauchinc.com Web: www.rauchinc.com
address: 110 N Washington St., Eason, MD 21001

SEAL  DATE: 3-15-2021

REVISIONS

DESCRIPTION

DATE

REV. #

DATE:

FEBRUARY 2021

JOB NUMBER:

SCALE:

DRAWN BY:

T. COCHRAN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.:

1 OF 5

FILE NO.:

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 0°00'00" E	6786.89
L102	S 80°25'53" E	248.55'
L103	S 85°12'30" E	437.88'
L104	N 04°18'58" W	60.04'
L105	N 71°18'01" E	628.56'
L106	N 78°40'18" E	142.22'
L107	S 18°35'32" E	44.51'
L108	N 75°23'11" E	200.01'
L109	S 18°35'32" E	27.35'
L110	S 18°22'22" E	207.52'
L111	N 75°06'38" E	50.09'
L112	S 18°22'22" E	160.30'
L113	N 75°06'38" E	500.00'
L114	N 18°22'22" W	160.30'
L115	N 75°24'29" E	50.52'
L116	S 18°17'40" E	140.00'
L117	N 75°11'20" E	651.65'
L118	N 19°20'20" W	140.18'
L119	N 75°11'20" E	49.88'
L120	S 18°48'37" E	93.79'
L121	N 71°11'23" E	219.94'
L122	S 19°02'59" E	705.71'
L123	S 72°35'55" W	541.66'
L124	S 72°35'55" W	1684.51'
L125	S 10°40'42" E	886.23'
L126	S 08°51'44" E	827.24'
L127	S 88°11'39" E	1455.13'
L128	S 11°55'19" E	71.54'
L129	S 72°08'17" E	797.99'
L130	S 18°46'35" W	471.03'
L131	S 25°28'29" E	1718.39'
L132	S 64°51'31" W	24.00'
L133	N 25°28'29" W	107.49'
L134	S 63°25'57" W	41.29'
L135	S 21°38'33" E	129.73'
L136	N 72°41'21" E	103.79'
L137	S 38°05'11" W	76.04'
L138	S 37°20'31" W	350.10'
L139	S 37°20'31" W	570.42'
L140	S 07°46'58" E	1192.93'
L141	S 77°44'27" E	114.92'
L142	S 77°44'27" E	630.96'
L143	S 77°44'27" E	331.09'
L144	S 05°34'03" E	1258.69'
L145	S 82°31'07" W	381.86'
L146	S 79°22'47" W	897.32'
L147	S 82°09'32" W	283.86'
L148	N 47°34'46" W	1049.40'
L149	N 10°30'27" E	667.65'
L150	S 68°53'19" E	89.54'
L151	N 21°05'07" E	141.89'
L152	N 79°29'33" W	114.06'
L153	N 10°30'27" E	41.52'
L154	N 75°48'09" W	2998.42'
L155	S 61°26'51" W	500.82'
L156	N 30°59'27" W	973.51'
L157	S 68°49'53" W	287.78'
L158	N 00°06'38" E	81.95'
L159	N 80°29'37" W	155.33'

CURVE TABLE

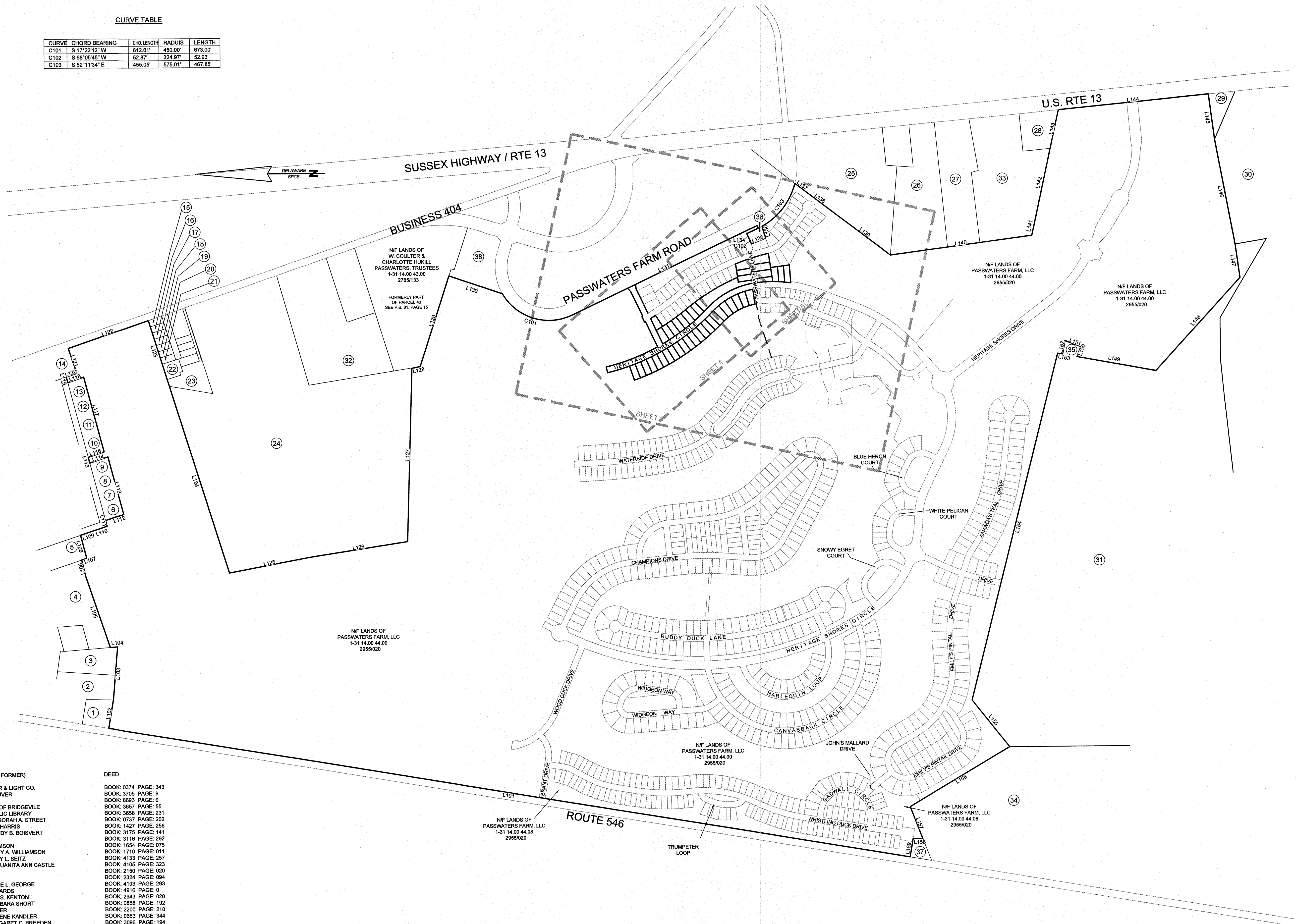
CURVE	CHORD BEARING	CHD LENGTH	RADIUS	LENGTH
C101	S 17°22'12" W	612.01'	450.00'	673.00'
C102	S 68°05'45" W	52.87'	324.97'	52.93'
C103	S 52°11'34" E	455.05'	575.01'	467.85'

TABLE OF ADJOINERS

NUMBER	DISTRICT/MAP/PARCEL	OWNER (NOW OR FORMER)
1	1-31 10.19 5.00	DELMARVA POWER & LIGHT CO.
2	1-31 10.19 4.03	VIRGINIA H. KEFAUVER
3	1-31 10.19 4.04	PAUL KOVACK
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILLE
5	1-13 10.00 80.02	BRIDGEVILLE PUBLIC LIBRARY
6	1-31 10.20 131.00	JOHN C., JR. & DEBORAH A. STREET
7	1-31 10.20 132.00	LAYTON & ORA M. HARRIS
8	1-31 10.20 133.00	CONRAD S. & WENDY B. BOISVERT
9	1-31 10.20 115.00	RUTH A. ISAACS
10	1-31 10.20 134.00	VICTOR C. WILLIAMSON
11	1-31 10.20 135.00	VICTOR C. & PENNY A. WILLIAMSON
12	1-31 10.20 136.00	WILLIAM K.C. & KAY L. SEITZ
13	1-31 10.20 137.00	ROBERT L., JR. & JUANITA ANN CASTLE
14	1-31 10.20 107.00	ARC HUD INC.
15	1-31 14.00 37.00	JENNIFER L. KEIM
16	1-31 14.00 36.00	ROBERT H. & DIANE L. GEORGE
17	1-31 14.00 35.00	LILAS MYER RICHARDS
18	1-31 14.00 34.00	DAVID W. & LINDA S. KENTON
19	1-31 14.00 33.00	RICHARD L. & BARBARA SHORT
20	1-31 14.00 32.00	GEORGE E. KLINGER
21	1-31 14.00 31.00	GILBERT C. & LORENE KANDLER
22	1-31 14.00 30.00	ROBERT L. & MARGARET C. BREEDEN
23	1-31 14.00 29.01	GEORGE A. & EMMA J. FLEETWOOD
24	1-31 14.00 28.00	KAREN L. WALLS
25	1-31 15.00 15.00	STEVEN C. CANNON
26	1-31 15.00 17.01	W. COULTER & CHARLOTTE H. PASSWATERS
27	1-31 15.00 17.00	JOHN H. PASSWATERS
28	1-31 15.00 16.00	L'YNN M. CARTER & MILDRED L. GRAVES
29	1-31 19.00 2.00	ALBERT C., JR. & TWILA M. ANDERSON
30	1-31 19.00 3.00	NEW DEVELOPMENT CORP.
31	1-31 18.00 36.01	KENNETH E. & BERNICE M. WILSON
32	1-31 14.00 43.00	W. COULTER & CHARLOTTE H. PASSWATERS, TRUSTEES
33	1-31 15.00 17.00	W. COULTER & CHARLOTTE H. PASSWATERS
34	1-31 18.00 36.00	KENNETH W. & BERNICE M. WILSON
35	1-31 14.00 44.12	COMMISSIONERS OF BRIDGEVILLE
36	1-31 14.00 44.10	COMMISSIONERS OF BRIDGEVILLE
37	1-31 14.00 44.11	COMMISSIONERS OF BRIDGEVILLE
38	1-31 14.00 44.01	HERITAGE ROCKS PROPERTIES TWO, LLC

DEED

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BOOK: 8693 PAGE: 9
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BOOK: 3658 PAGE: 231
BOOK: 0737 PAGE: 202
BOOK: 1427 PAGE: 256
BOOK: 3175 PAGE: 141
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BOOK: 1710 PAGE: 011
BOOK: 4133 PAGE: 257
BOOK: 4105 PAGE: 323
BOOK: 2150 PAGE: 020
BOOK: 2324 PAGE: 094
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BOOK: 3438 PAGE: 347



SUBDIVISION

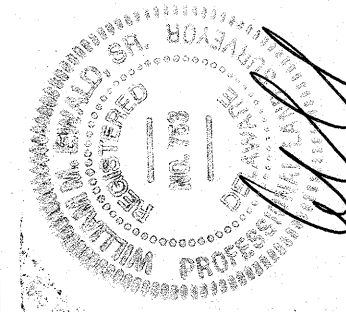
PHASE FOUR, SECTION 4A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

RAUCHengineering design &
development servicesoffice: 410.770.3661 | fax: 410.770.3662
www.raucheng.com
address: 110 N Washington St., Easton, MD 21601SEAL 3-15-2021
DATE

REVISIONS

DESCRIPTION

DATE

REV. #

DATE: FEBRUARY 2021

JOB NUMBER:

SCALE: 1"=400'

DRAWN BY: T. COCHRAN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

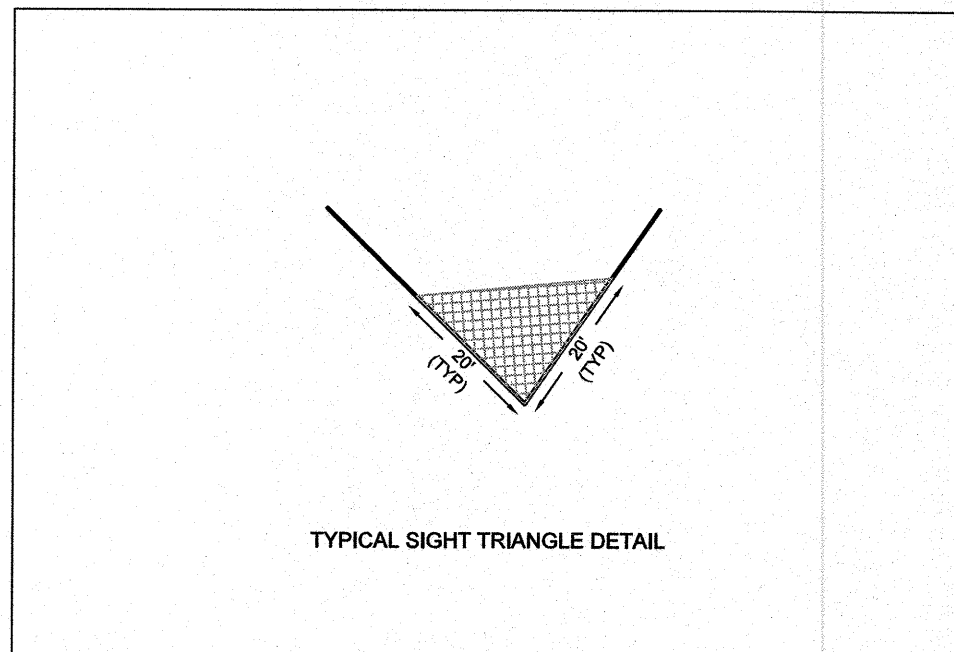
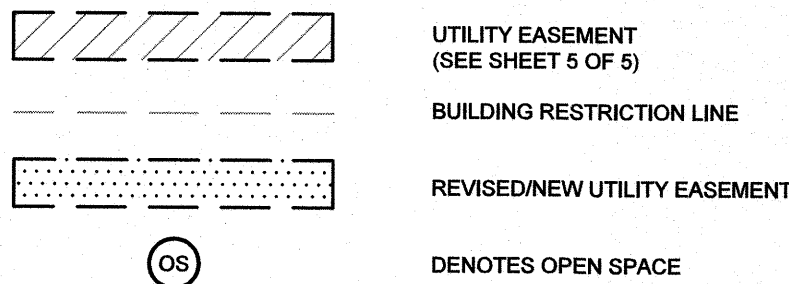
SHEET NO.: 2 OF 5

FILE NO.:

THIS PLAT SUPERCEDES A PLAT ENTITLED "EASEMENT PLAT ON THE LANDS OF HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 273, PAGE 50 INsofar AS THE UTILITY EASEMENT OVER LOTS 794-799 IS HEREBY REVISED; ALSO A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4A, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 257, PAGES 26 - 31.

L1	N	BEARING	DISTANCE	CURVE	CHORD BEARING	CHD LGTH	RADIUS	ARC LGTH
L1	N	14°05'53" W	49.99	C1	S 13°48'28" E	68.81	625.00'	68.84'
L2	N	19°48'48" W	50.00	C2	S 19°49'48" E	62.50	625.00'	62.53'
L3	N	20°23'22" W	50.00	C3	S 20°23'54" E	62.50	625.00'	62.53'
L4	N	31°17'36" W	50.00	C4	S 31°17'36" E	62.50	625.00'	62.53'
L5	N	37°01'31" W	50.00	C5	S 37°01'31" E	62.50	625.00'	62.53'
L6	N	42°45'28" W	50.00	C6	S 42°45'28" E	62.50	625.00'	62.53'
L7	N	45°52'03" W	50.97	C7	S 45°50'04" E	40.55	1775.00'	40.56'
L8	N	45°52'22" W	53.52	C8	S 44°03'22" E	9.45	625.00'	9.45'
L9	N	42°45'32" E	53.52	C9	S 44°22'23" E	50.00	1775.00'	50.00'
L10	N	41°08'42" W	53.52	C10	S 42°45'32" E	50.00	1775.00'	50.00'
L11	N	39°31'51" W	53.52	L11	S 41°08'42" E	50.00	1775.00'	50.00'
L12	N	36°56'01" W	53.52	C12	S 39°31'51" E	50.00	1775.00'	50.00'
L13	N	36°18'10" W	53.52	C13	S 37°50'01" E	50.00	1775.00'	50.00'
L14	N	34°41'20" W	53.52	C14	S 36°18'10" E	50.00	1775.00'	50.00'
L15	N	33°04'29" W	53.52	C15	S 34°41'20" E	50.00	1775.00'	50.00'
L16	N	31°27'39" W	53.52	C16	S 33°04'29" E	50.00	1775.00'	50.00'
L17	N	29°50'48" W	53.52	C17	S 31°27'39" E	50.00	1775.00'	50.00'
L18	N	28°13'58" W	53.52	C18	S 29°50'48" E	50.00	1775.00'	50.00'
L19	N	26°37'07" W	53.52	C19	S 28°13'58" E	50.00	1775.00'	50.00'
L20	N	25°00'17" W	53.52	C20	S 26°37'07" E	50.00	1775.00'	50.00'
L21	N	23°23'27" W	53.52	C21	S 25°00'17" E	50.00	1775.00'	50.00'
L22	N	21°46'36" W	53.52	C22	S 23°23'27" E	50.00	1775.00'	50.00'
L23	N	20°09'46" W	53.52	C23	S 21°46'36" E	50.00	1775.00'	50.00'
L24	N	31°30'22" E	50.00	C24	S 20°09'46" E	50.00	1775.00'	50.00'
L25	S	32°20'44" E	13.62	C25	N 31°30'22" E	50.00	1775.00'	50.00'
L26	S	33°00'20" E	36.39	C26	N 31°19'53" W	65.20	1725.00'	65.21'
L27	S	33°00'20" E	36.39	C27	N 33°18'34" W	53.90	1725.00'	53.91'
L28	S	34°21'38" E	33.71	C28	N 33°05'58" W	53.87	1725.00'	53.88'
L29	S	35°03'21" E	18.86	C29	N 36°53'18" W	53.83	1725.00'	53.84'
L30	S	35°45'27" E	31.04	C30	N 38°40'32" W	53.77	1725.00'	53.77'
L31	S	36°24'39" E	21.63	C31	N 40°27'37" W	53.69	1725.00'	53.70'
L32	S	37°04'15" E	28.37	C32	N 42°14'30" W	53.56	1725.00'	53.56'
L33	S	37°45'02" E	23.13	C32	N 44°00'51" W	53.16	1725.00'	53.16'
L34	S	38°24'37" E	26.87					
L35	S	39°02'40" E	23.55					
L36	S	39°39'41" E	26.45					
L37	S	37°51'24" E	23.13					

N/F LANDS OF
PASSWATERS FARM, LLC
1-31 14.00 44.00
2955/020



THIS PLAT SUPERCEDES A PLAT ENTITLED "EASEMENT PLAT ON THE LANDS OF HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 273, PAGE 50 INsofar AS the UTILITY EASEMENT OVER LOTS 794-799 IS HEREBY REVISED; ALSO A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4A, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLOT BOOK 257, PAGES 26 - 31.

SUBDIVISION

PHASE FOUR, SECTION 4A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

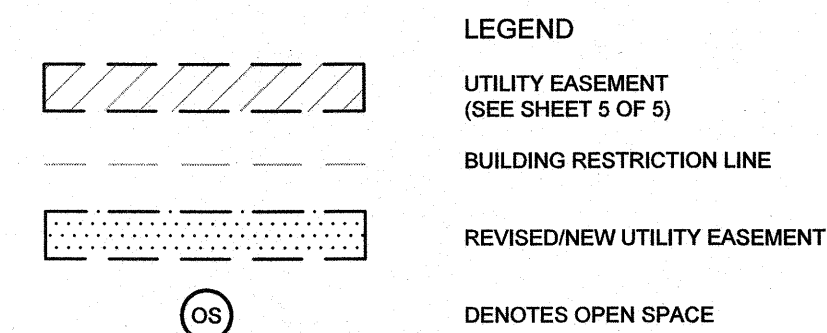
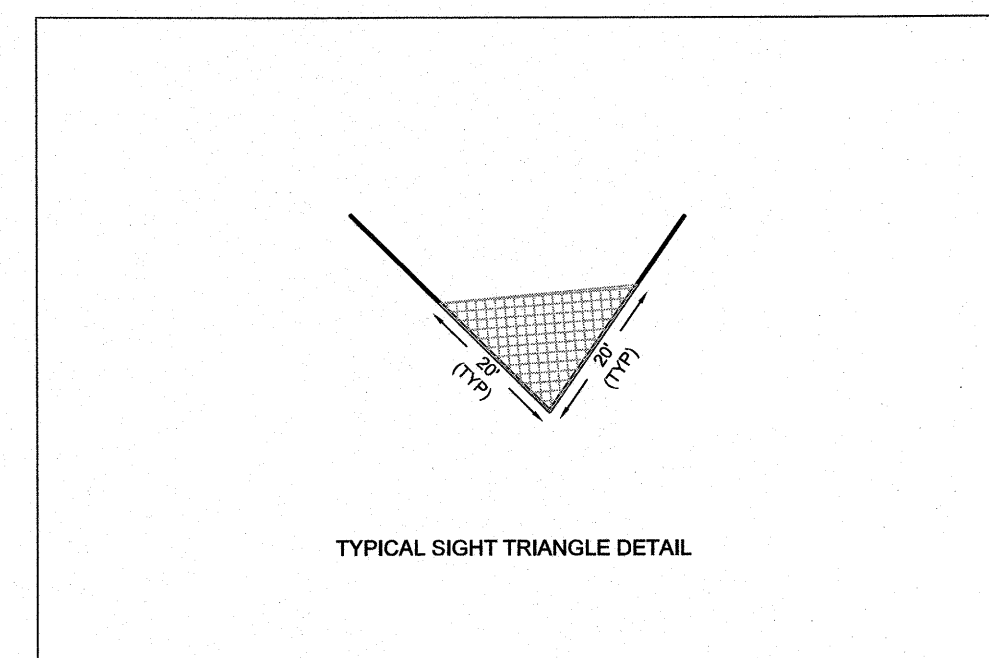
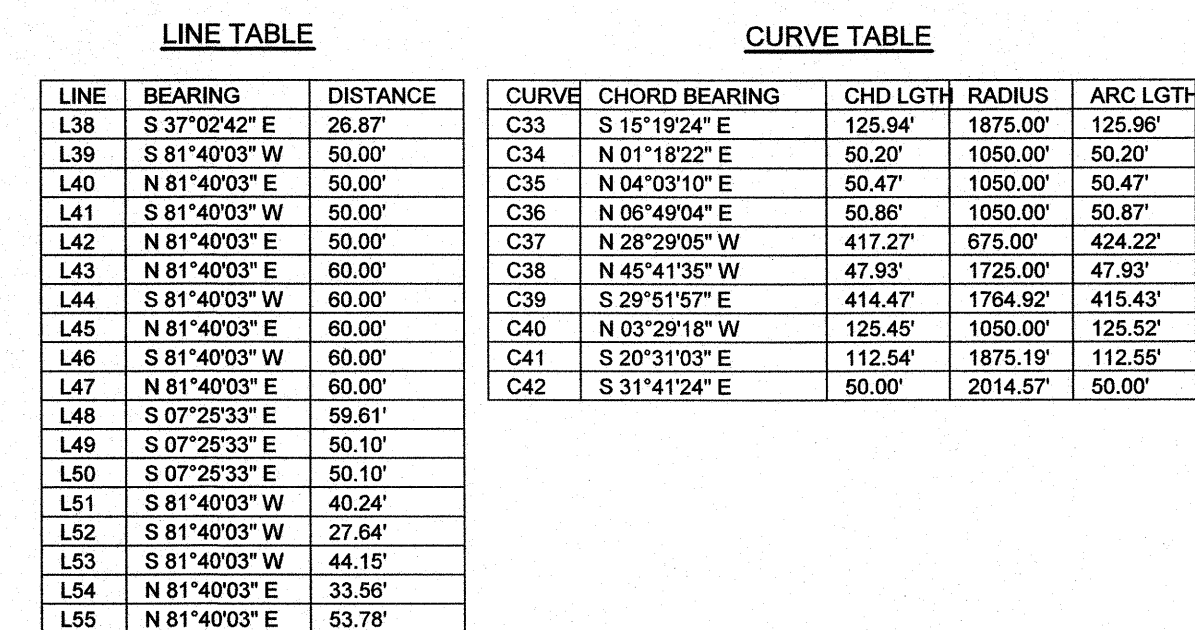
RAUCH
INC.
engineering design &
development services

office: 410.770.9081 | fax: 410.770.3967
email: design@rauch.com | web: www.raucheng.com
address: 110 N Washington St. - Easton, MD 21601

SEAL 5-1-5
DATE

[illegible]

DATE:	FEBRUARY 2021
JOB NUMBER:	
SCALE:	1"=50'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	3 OF 5
FILE NO.:	



THIS PLAT SUPERCEDES A PLAT ENTITLED "EASEMENT PLAT ON THE LANDS OF HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLAT BOOK 273, PAGE 50 INsofar AS the UTILITY EASEMENT OVER LOTS 794-799 IS HEREBY REVISED; ALSO A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4A, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AT PLAT BOOK 257, PAGES 26 - 31.

