

N/F LANDS OF  
PASSWATERS FARM, LLC  
BOOK: 2955 PAGE: 20  
1-31 14.00 44.00

N/F LANDS OF  
W. COULTER PASSWATERS  
CHARLOTTE H. PASSWATERS  
DEED BOOK 2984, 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

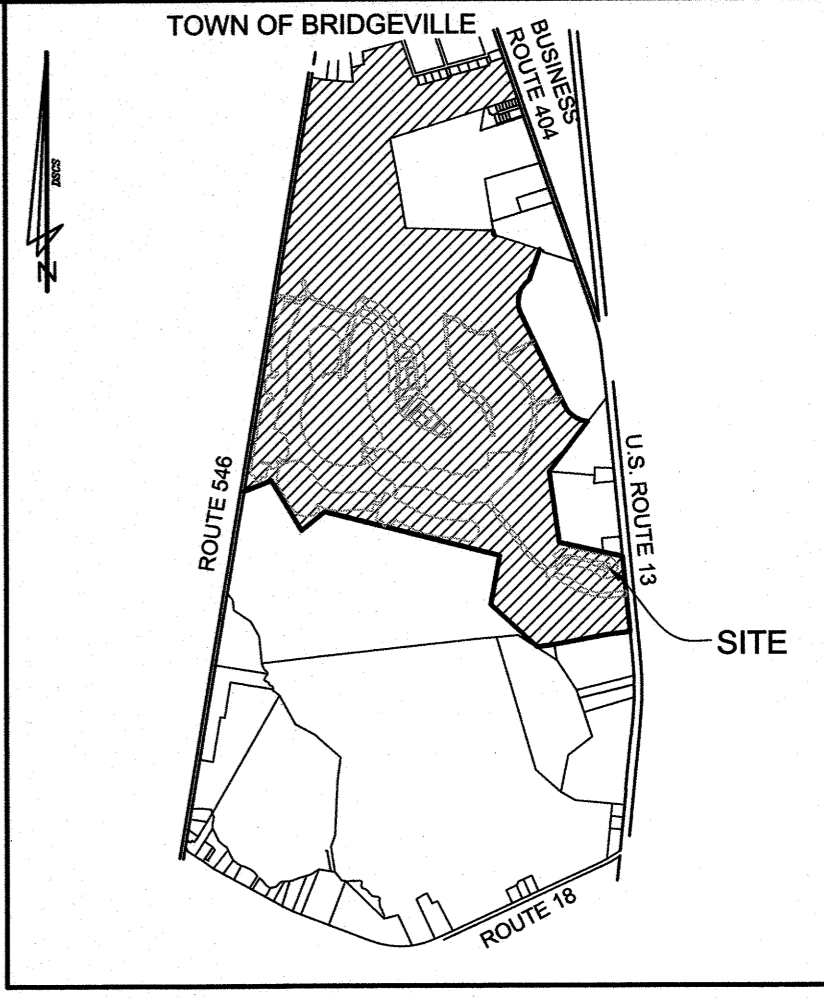
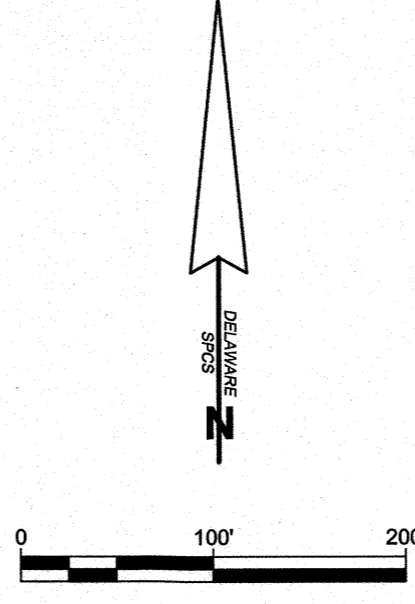
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PASSWATERS FARM, LLC  
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1-31 14.00 44.00

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1-31 14.00 44.00

N/F LANDS OF  
KENNETH W. WILSON  
BERNICE M. WILSON  
BOOK: 3816 PAGE: 190  
1-31 18.00 36.01

N/F LANDS OF  
NEW DEVELOPMENT CORP.  
BOOK: 2035 PAGE: 194  
1-31 19.00 3.00

N/F LANDS OF  
ALBERT C. ANDERSON JR.  
TWILA M. ANDERSON  
BOOK: 2223 PAGE: 352  
1-31 19.00 2.00



CONFORMED COPY  
Document # 201900016088 BK: 284 PG: 44  
On 5/10/2019 at 9:42:17 AM  
RECORDER OF DEEDS Scott Dailey  
Sussex County  
Consideration: \$0.00

EASEMENT COURSES AND DISTANCES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	S 84°25'57" W	20.00'	C1	1190.11'	402.15'	400.23'	N 60°37'40" W
L2	N 05°34'03" W	470.29'	L3	S 77°44'27" E	113.83'		
L3	S 77°44'27" E	113.83'	L4	S 05°34'03" E	478.61'		
L4	S 05°34'03" E	478.61'	L5	S 05°34'03" E	517.09'		
L5	S 05°34'03" E	517.09'	L6	S 60°34'03" E	95.57'		
L6	S 60°34'03" E	95.57'	L7	S 05°34'03" E	26.26'		
L7	S 05°34'03" E	26.26'	L8	N 50°34'03" W	84.85'		
L8	N 50°34'03" W	84.85'	L9	N 05°34'03" W	525.38'		
L9	N 05°34'03" W	525.38'	L10	N 84°25'57" E	20.00'		

NOTES:

- CURRENT OWNERS:  
PASSWATERS FARM, LLC  
C/O BROOKFIELD HOMES  
8500 EXECUTIVE PARK AVE., SUITE 300  
FAIRFAX, VA 22031  
DEED REFERENCE: 2955/020  
PLAT REFERENCE: PLAT BOOK 253/29  
TAX PARCEL 1-31-14.00-44.00  
ZONED: RPC (RESIDENTIAL PLANNED COMMUNITY)
- SURVEYOR:  
RAUGH INC  
106 N. HARRISON STREET  
EASTON, MD 21601  
410-770-9081
- DEVELOPER:  
PASSWATERS FARM, LLC  
C/O BROOKFIELD HOMES  
8500 EXECUTIVE PARK AVE, SUITE 300  
FAIRFAX, VA 22031
- FLOOD ZONE: FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% CHANCE FLOODPLAIN PER COMMUNITY PANEL NO. 10005C0254L DATED JUNE 20, 2018
- COORDINATES BASED ON DELAWARE STATE COORDINATE SYSTEM "NAD 83/91"
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR AN URBAN SURVEY.

I, WILLIAM M. EWALD, SR., CERTIFY THAT THIS EASEMENT 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 COMPLIES WITH ALL OF THE TOWN OF BRIDGEVILLE REQUIREMENTS AND OTHER APPLICABLE LAWS AND REQUIREMENTS.

*WME* 3-11-2019  
DATE

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

APPROVED BY: *[Signature]* 3/11/2019  
DATE  
AUTHORIZED PERSON  
PASSWATERS FARM, LLC

APPROVED BY: *[Signature]* 5/2/19  
DATE  
PRESIDENT TOWN COUNCIL  
TOWN OF BRIDGEVILLE

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

5/10/19 SUSSEX COUNTY PLANNING & ZONING COMMISSION  
SDB  
1ps

**RAUGH** INC  
engineering design & development services  
Office: 410.770.9081 | Fax: 410.770.9087  
www.raughinc.com  
Address: 110 N. Washington St., Easton, MD 21601

Professional Seal of William M. Ewald, Sr., Professional Land Surveyor, DE. No. 753, dated 3-11-2019.

REV. #	DATE	DESCRIPTION

DATE: MARCH 1, 2019  
JOB NUMBER: 1 HS 301  
SCALE: 1"=50'  
DRAWN BY: T.COCHRAN  
DESIGNED BY:  
APPROVED BY:  
FOLDER REF:  
SHEET NO.: 1 OF 1  
FILE NO.: PHASE 4B

EASEMENT OVER A PORTION OF  
THE LANDS OF  
**PASSWATERS FARM, LLC**  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
PREPARED FOR: PASSWATERS FARM, LLC