33377

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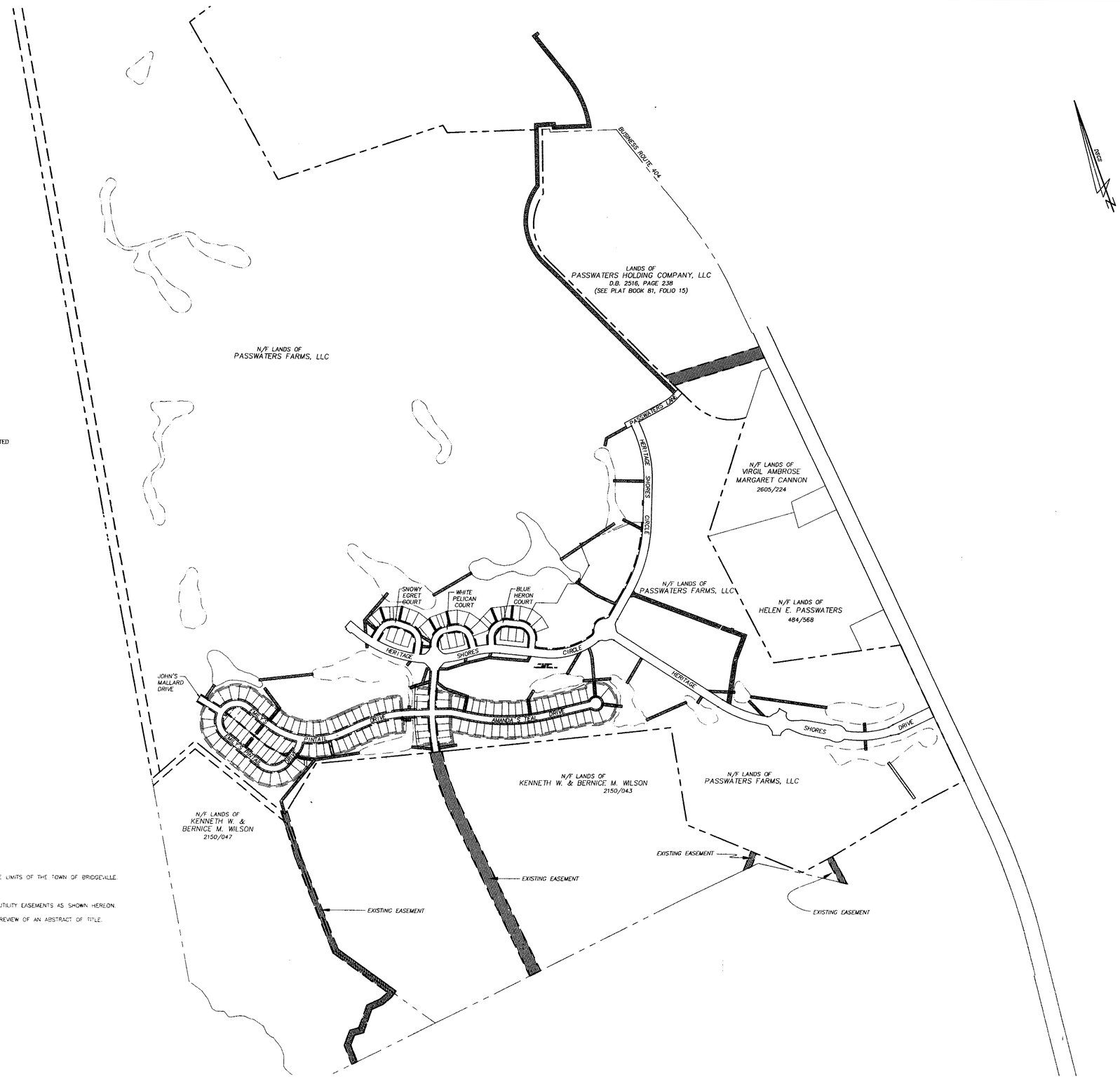

OWNER'S CERTIFICATION

BY THE RECORDATION OF THIS PLAT, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HERON.

Passwaters Farm LLC
By: U.S. Home Corporation, Managing Member

Martin Collier
By: Martin Collier, Division Vice President

U.S. Home Corporation

Martin Collier
By: Martin Collier, Division Vice President

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
Signature [illegible]
Date June 27, 2005

6/27/05 SA

NOTES:

1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.

2) FOR SUBDIVISION PLAT SEE PLAT BOOK 88 FOLIO 06.

3) THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH UTILITY EASEMENTS AS SHOWN HEREON.

4) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

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REGISTERED PROFESSIONAL LAND SURVEYOR No. 471 STATE OF MARYLAND
SEAL
DATE 6/27/05

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LAND PLANNING & SURVEYING ▫ CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS – CENTREVILLE – DOVER – ELKTON – SALISBURY

DATE	5/19/05
JOB NO.	G1020030
FOLDER REF	
SCALE	1" = 400'
DRAWN BY	
DESIGNED BY:	JCH
APPROVED BY	

DATE	REVISION

UTILITY, DRAINAGE & ACCESS EASEMENTS

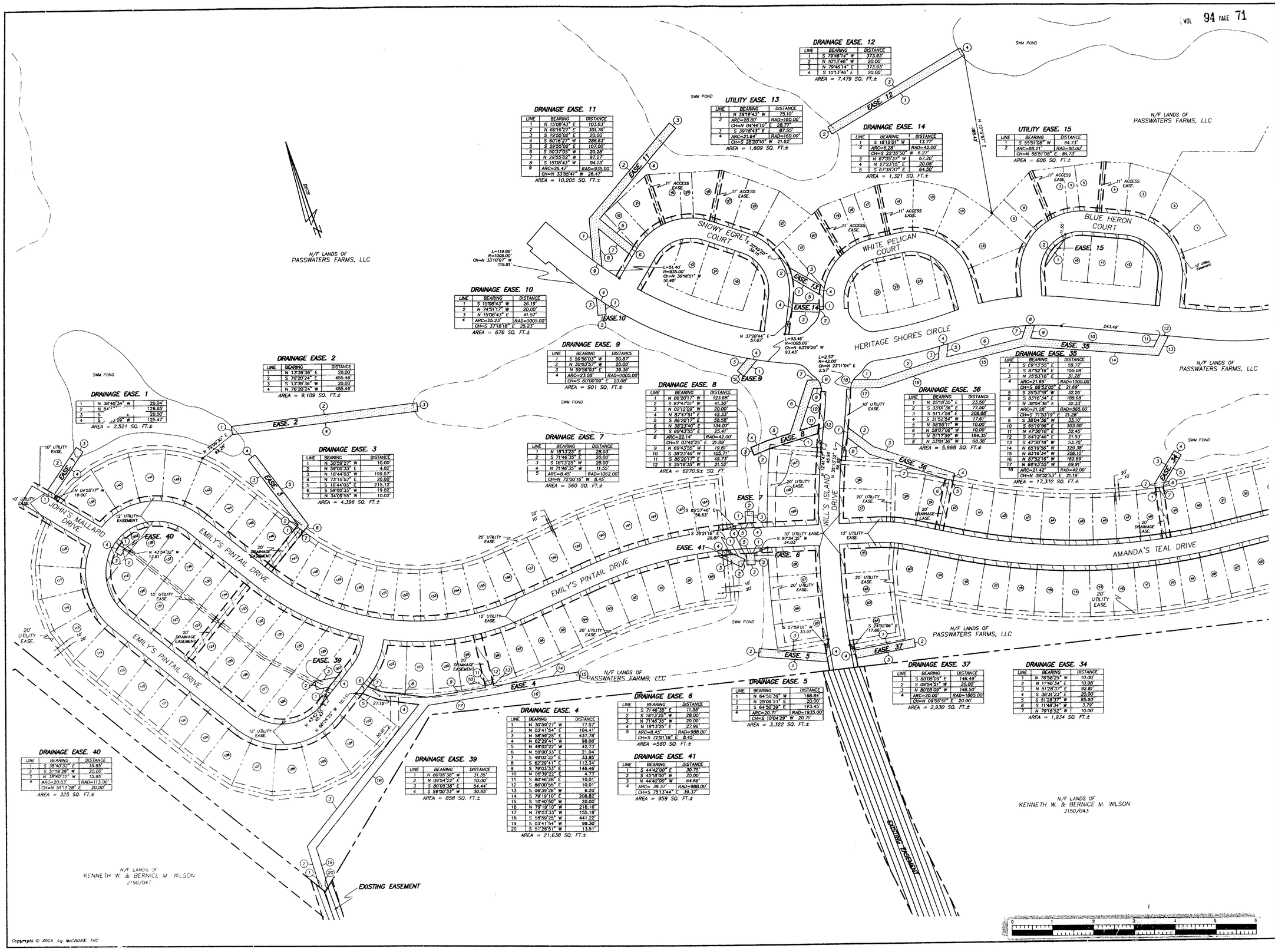
ON THE LANDS OF

PHASE ONE, HERITAGE SHORES AND PASSWATERS FARM, LLC

TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR ROBERT D. RAUCH & ASSOCIATES

SHEET NO. — 1 OF 5

CADD FILE —
020030PH1 UTILITY EASE



DRAINAGE EASE. 1

LINE	BEARING	DISTANCE
1	N 38°40'54" W	20.04'
2	N 54°[illegible]	126.65'
3	S [illegible]	20.00'
4	S [illegible]09" W	125.47'

AREA = 2,521 SQ. FT.±

DRAINAGE EASE. 2

LINE	BEARING	DISTANCE
1	N 13°39'36" E	20.00'
2	S 76°20'24" E	455.46'
3	S 13°39'36" W	20.00'
4	N 76°20'24" W	455.46'

AREA = 9,109 SQ. FT.±

DRAINAGE EASE. 3

LINE	BEARING	DISTANCE
1	N 30°59'27" W	10.00'
2	N 59°00'33" E	4.82'
3	N 16°44'03" W	199.57'
4	N 73°15'57" E	20.00'
5	S 16°44'03" E	215.12'
6	S 59°00'33" W	19.82'
7	N 34°09'55" W	10.02'

AREA = 4,396 SQ. FT.±

DRAINAGE EASE. 4

LINE	BEARING	DISTANCE
1	N 30°59'27" W	17.57'
2	N 03°41'54" E	104.41'
3	N 58°59'25" E	437.78'
4	N 62°29'41" W	98.08'
5	N 49°02'22" W	42.73'
6	N 59°00'33" E	21.04'
7	S 49°02'22" E	33.85'
8	S 62°29'41" E	112.34'
9	S 79°03'33" E	146.46'
10	N 06°39'22" E	4.73'
11	S 80°46'28" E	10.01'
12	S 86°00'55" E	10.01'
13	S 06°39'26" W	6.20'
14	S 79°19'10" E	208.82'
15	S 10°40'50" W	20.00'
16	N 79°19'10" W	218.16'
17	N 79°03'33" W	155.18'
18	S 58°59'25" W	441.22'
19	S 03°41'54" W	99.30'
20	S 51°36'51" W	13.51'

AREA = 21,638 SQ. FT.±

DRAINAGE EASE. 5

LINE	BEARING	DISTANCE
1	N 64°50'39" W	168.84'
2	N 25°09'21" E	20.00'
3	S 64°50'39" E	163.45'
4	ARC=20.71'	RAD=1935.00'
	CH=S 10°04'29" W	20.71'

AREA = 3,322 SQ. FT.±

DRAINAGE EASE. 6

LINE	BEARING	DISTANCE
1	S 71°46'35" E	11.55'
2	S 18°13'25" W	28.00'
3	N 71°46'35" W	20.00'
4	N 18°13'25" E	27.96'
5	ARC=8.45'	RAD=988.00'
	CH=S 72°01'18" E	8.45'

AREA =560 SQ. FT.±

DRAINAGE EASE. 7

LINE	BEARING	DISTANCE
1	N 18°13'25" E	28.03'
2	S 71°46'35" E	20.00'
3	S 18°13'25" W	28.00'
4	N 71°46'35" W	11.55'
5	ARC=8.45'	RAD=1062.00'
	CH=N 72°00'16" W	8.45'

AREA = 560 SQ. FT.±

DRAINAGE EASE. 8

LINE	BEARING	DISTANCE
1	N 86°20'17" W	123.68'
2	S 87°47'51" W	41.30'
3	N 02°12'09" W	20.00'
4	N 87°47'51" E	42.33'
5	S 86°20'17" E	58.58'
6	N 38°23'40" E	134.07'
7	S 69°43'55" E	25.41'
8	ARC=22.14'	RAD=42.00'
	CH=S 03°42'25" E	21.89'
9	N 69°43'55" W	19.81'
10	S 38°23'40" W	105.71'
11	S 86°20'17" E	49.73'
12	S 25°18'35" W	21.52'

AREA = 6270.9± SQ. FT.

DRAINAGE EASE. 9

LINE	BEARING	DISTANCE
1	S 59°56'03" W	50.87'
2	N 30°03'57" W	20.00'
3	N 59°56'03" E	39.36'
4	ARC=23.08'	RAD=1005.00'
	CH=S 60°00'09" E	23.08'

AREA = 901 SQ. FT.±

DRAINAGE EASE. 10

LINE	BEARING	DISTANCE
1	S 15°08'43" W	26.19'
2	N 74°51'17" W	20.00'
3	N 15°08'43" E	41.57'
4	ARC=25.23'	RAD=1005.00'
	CH=S 37°18'18" E	25.23'

AREA = 676 SQ. FT.±

DRAINAGE EASE. 11

LINE	BEARING	DISTANCE
1	N 15°08'43" E	103.63'
2	N 60°16'27" E	301.76'
3	S 29°55'02" E	20.00'
4	S 60°16'27" W	286.63'
5	S 29°55'02" E	107.00'
6	S 60°37'05" W	20.28'
7	N 29°55'02" W	97.27'
8	S 15°08'43" W	94.13'
9	ARC=26.47'	RAD=935.00'
	CH=N 33°55'41" W	26.47'

AREA = 10,205 SQ. FT.±

DRAINAGE EASE. 12

LINE	BEARING	DISTANCE
1	S 79°46'14" W	373.93'
2	N 10°13'46" W	20.00'
3	N 79°46'14" E	373.93'
4	S 10°13'46" E	20.00'

AREA = 7,479 SQ. FT.±

UTILITY EASE. 13

LINE	BEARING	DISTANCE
1	N 39°18'43" W	75.10'
2	ARC=28.80'	RAD=160.00'
	CH=N 04°44'10" E	28.77'
3	S 39°18'43" E	87.55'
4	ARC=21.64'	RAD=160.00'
	CH=S 28°20'10" W	21.62'

AREA = 1,609 SQ. FT.±

DRAINAGE EASE. 14

LINE	BEARING	DISTANCE
1	S 16°19'01" W	13.77'
2	ARC=6.28'	RAD=42.00'
	CH=S 22°35'50" W	6.27'
3	N 67°35'37" W	67.20'
4	N 27°23'15" E	20.08'
5	S 67°35'37" E	64.50'

AREA = 1,321 SQ. FT.±

UTILITY EASE. 15

LINE	BEARING	DISTANCE
1	S 55°51'08" W	84.73'
2	ARC=88.21'	RAD=90.00'
	CH=N 55°51'08" E	84.73'

AREA = 606 SQ. FT.±

DRAINAGE EASE. 34

LINE	BEARING	DISTANCE
1	N 76°38'25" W	10.00'
2	N 11°48'34" E	10.98'
3	N 51°28'37" E	92.81'
4	S 38°31'23" E	20.00'
5	S 51°28'37" W	85.60'
6	S 11°48'34" W	3.79'
7	N 79°18'52" W	10.00'

AREA = 1,934 SQ. FT.±

DRAINAGE EASE. 35

LINE	BEARING	DISTANCE
1	S 69°13'53" E	59.72'
2	S 87°52'16" E	155.08'
3	N 25°53'18" E	31.28'
4	ARC=21.69'	RAD=1005.00'
	CH=S 86°52'05" E	21.69'
5	S 25°53'18" W	32.26'
6	S 83°16'34" E	188.69'
7	N 38°04'36" E	32.33'
8	ARC=21.28'	RAD=565.00'
	CH=S 71°53'19" E	21.28'
9	S 38°04'36" W	33.10'
10	S 65°19'56" E	303.50'
11	N 47°30'18" E	32.45'
12	S 64°12'46" E	21.53'
13	S 47°30'18" W	53.70'
14	N 65°19'56" W	329.38'
15	N 83°16'34" W	206.10'
16	N 87°52'16" W	162.89'
17	N 69°43'55" W	69.91'
18	ARC=21.42'	RAD=42.00'
	CH=N 39°32'53" E	21.19'

AREA = 17,319 SQ. FT.±

DRAINAGE EASE. 36

LINE	BEARING	DISTANCE
1	N 25°18'35" E	23.50'
2	S 33°01'36" E	77.50'
3	S 51°17'59" E	208.88'
4	S 31°52'54" W	17.61'
5	N 58°53'11" W	10.00'
6	N 58°07'06" W	10.00'
7	N 51°17'59" W	194.35'
8	N 33°01'36" W	68.36'

AREA = 5,668 SQ. FT.±

DRAINAGE EASE. 37

LINE	BEARING	DISTANCE
1	S 80°05'09" E	146.49'
2	S 09°54'51" W	20.00'
3	N 80°05'09" W	146.50'
4	ARC=20.00'	RAD=1865.00'
	CH=N 09°55'51" E	20.00'

AREA = 2,930 SQ. FT.±

DRAINAGE EASE. 39

LINE	BEARING	DISTANCE
1	N 80°05'58" W	31.35'
2	N 09°54'22" E	20.00'
3	S 80°05'38" E	54.44'
4	S 59°00'33" W	30.55'

AREA = 858 SQ. FT.±

DRAINAGE EASE. 40

LINE	BEARING	DISTANCE
1	S 38°40'33" E	15.95'
2	S 51°19'38" W	20.00'
3	N 38°40'33" W	15.95'
4	ARC=20.03'	RAD=113.00'
	CH=N 51°18'28" E	20.00'

AREA = 325 SQ. FT.±

DRAINAGE EASE. 41

LINE	BEARING	DISTANCE
1	S 44°42'00" E	30.75'
2	S 45°18'00" W	20.00'
3	N 44°42'00" W	64.66'
4	ARC= 39.37'	RAD=988.00'
	CH=S 78°13'44" E	39.37'

AREA = 959 SQ. FT.±

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ANNAPOLIS – CENTREVILLE – DOVER – ELKTON – SALISBURY

SCALE	1" = 100'
DRAWN BY	JCH
DESIGNED BY	
APPROVED BY	
DATE	5/19/05
JOB NO.	G12020030
FOLDER REF	
REVISION	
DATE	

SEAL

UTILITY, DRAINAGE & ACCESS EASEMENTS

ON THE LANDS OF

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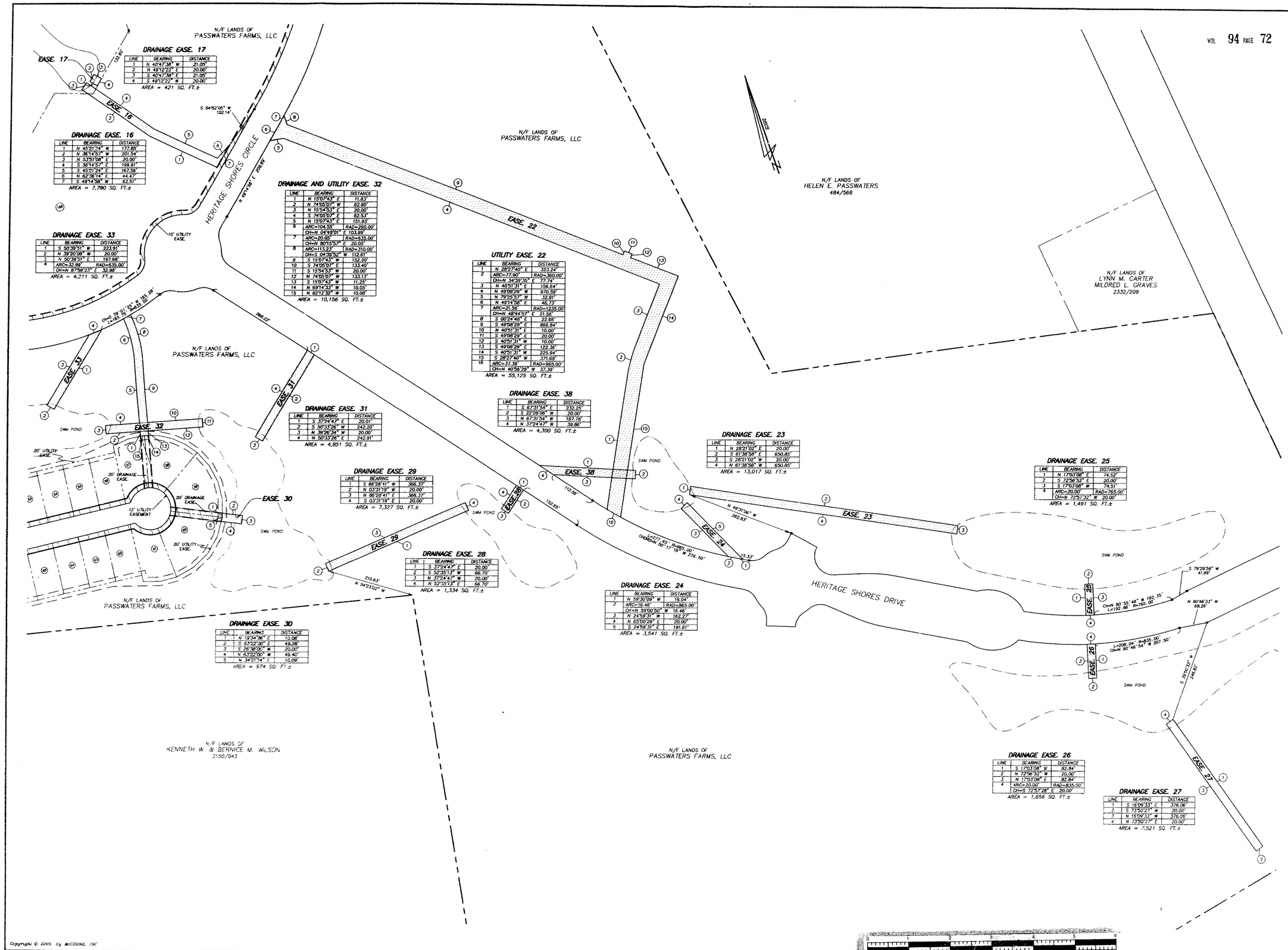
TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR ROBERT D. RAUCH & ASSOCIATES

SHEET NO. — 2 OF 5

CADD FILE — 020030PH1 UTILITY EASE



DRAINAGE EASE. 17

LINE	BEARING	DISTANCE
1	N 40°47'38" W	21.05'
2	N 49°12'22" E	20.00'
3	S 40°47'38" E	21.05'
4	S 49°12'22" W	20.00'

AREA = 421 SQ. FT.±

DRAINAGE EASE. 16

LINE	BEARING	DISTANCE
1	N 45°21'14" W	177.85'
2	N 36°14'57" W	201.54'
3	N 53°51'08" E	20.00'
4	S 36°14'57" E	199.91'
5	S 45°21'24" E	167.56'
6	N 62°36'14" E	44.47'
7	S 49°14'58" W	62.51'

AREA = 7,790 SQ. FT.±

DRAINAGE EASE. 33

LINE	BEARING	DISTANCE
1	S 50°39'51" W	223.91'
2	N 39°20'09" W	20.00'
3	N 50°39'51" E	197.68'
4	ARC=32.99'	RAD=635.00'
	CH=N 87°59'23" E	32.98'

AREA = 4,211 SQ. FT.±

DRAINAGE AND UTILITY EASE. 32

LINE	BEARING	DISTANCE
1	N 15°07'43" E	11.83'
2	N 74°05'07" W	82.80'
3	N 15°54'53" E	20.00'
4	S 74°05'07" E	82.53'
5	N 15°07'43" E	151.93'
6	ARC=104.55'	RAD=220.00'
	CH=N 04°48'01" E	103.99'
7	ARC=20.00'	RAD=635.00'
	CH=N 80°15'57" E	20.05'
8	ARC=113.23'	RAD=310.00'
	CH=S 04°39'52" W	112.61'
9	S 15°07'43" W	152.20'
10	S 74°05'07" E	133.40'
11	S 15°54'53" W	20.00'
12	N 74°05'07" W	133.13'
13	S 15°07'43" W	11.25'
14	N 69°14'33" W	10.05'
15	N 82°12'32" W	10.08'

AREA = 10,156 SQ. FT.±

UTILITY EASE. 22

LINE	BEARING	DISTANCE
1	N 28°27'40" E	323.24'
2	ARC=77.90'	RAD=360.00'
	CH=N 34°39'35" E	77.74'
3	N 40°51'31" E	156.64'
4	N 49°08'29" W	970.59'
5	N 79°25'57" W	32.81'
6	N 49°14'58" E	46.73'
7	ARC=21.56'	RAD=1235.00'
	CH=N 48°44'57" E	21.56'
8	S 00°24'48" E	22.66'
9	S 49°08'29" E	866.84'
10	N 40°51'31" E	10.00'
11	S 49°08'29" E	20.00'
12	S 40°51'31" W	10.00'
13	S 49°08'29" E	122.36'
14	S 40°51'31" W	225.94'
15	S 28°27'40" W	371.69'
16	ARC=37.39'	RAD=965.00'
	CH=N 40°56'29" W	37.39'

AREA = 55,125 SQ. FT.±

DRAINAGE EASE. 31

LINE	BEARING	DISTANCE
1	S 37°24'47" E	20.01'
2	S 50°33'26" W	242.20'
3	N 39°26'34" W	20.00'
4	N 50°33'26" E	242.91'

AREA = 4,851 SQ. FT.±

DRAINAGE EASE. 38

LINE	BEARING	DISTANCE
1	S 67°31'54" E	232.25'
2	S 22°28'06" W	20.00'
3	N 67°31'54" W	197.78'
4	N 37°24'47" W	39.86'

AREA = 4,300 SQ. FT.±

DRAINAGE EASE. 23

LINE	BEARING	DISTANCE
1	N 28°21'02" E	20.00'
2	S 61°38'58" E	650.85'
3	S 28°21'02" W	20.00'
4	N 61°38'58" W	650.85'

AREA = 13,017 SQ. FT.±

DRAINAGE EASE. 25

LINE	BEARING	DISTANCE
1	N 17°03'08" E	74.52'
2	S 72°56'52" E	20.00'
3	S 17°03'08" W	74.51'
4	ARC=20.00'	RAD=765.00'
	CH=N 72°57'52" W	20.00'

AREA = 1,491 SQ. FT.±

DRAINAGE EASE. 29

LINE	BEARING	DISTANCE
1	S 86°28'41" W	366.37'
2	N 03°31'19" W	20.00'
3	N 86°28'41" E	366.37'
4	S 03°31'19" E	20.00'

AREA = 7,327 SQ. FT.±

DRAINAGE EASE. 28

LINE	BEARING	DISTANCE
1	S 37°24'47" E	20.00'
2	S 52°35'13" W	66.70'
3	N 37°24'47" W	20.00'
4	N 52°35'13" E	66.70'

AREA = 1,334 SQ. FT.±

DRAINAGE EASE. 24

LINE	BEARING	DISTANCE
1	N 59°30'09" W	19.04'
2	ARC=16.46'	RAD=965.00'
	CH=N 59°00'50" W	16.46'
3	N 24°59'31" W	162.27'
4	N 65°00'29" E	20.00'
5	S 24°59'31" E	191.61'

AREA = 3,541 SQ. FT.±

DRAINAGE EASE. 30

LINE	BEARING	DISTANCE
1	N 19°34'36" E	10.08'
2	S 83°22'00" E	49.28'
3	S 26°38'00" W	20.00'
4	N 63°22'00" W	49.40'
5	N 34°21'14" E	10.09'

AREA = 574 SQ. FT.±

DRAINAGE EASE. 26

LINE	BEARING	DISTANCE
1	S 17°03'08" W	82.84'
2	N 72°56'52" W	20.00'
3	N 17°03'08" E	82.84'
4	ARC=20.00'	RAD=835.00'
	CH=S 72°57'28" E	20.00'

AREA = 1,656 SQ. FT.±

DRAINAGE EASE. 27

LINE	BEARING	DISTANCE
1	S 16°09'33" E	376.06'
2	S 73°50'27" W	20.00'
3	N 16°09'33" W	376.06'
4	N 73°50'27" E	20.00'

AREA = 7,521 SQ. FT.±

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SEAL

DATE	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY
5/19/05	1" = 100'	JCH		

JOB NO. G10020030
FOLDER REF.

DATE	REVISION

UTILITY, DRAINAGE & ACCESS EASEMENTS

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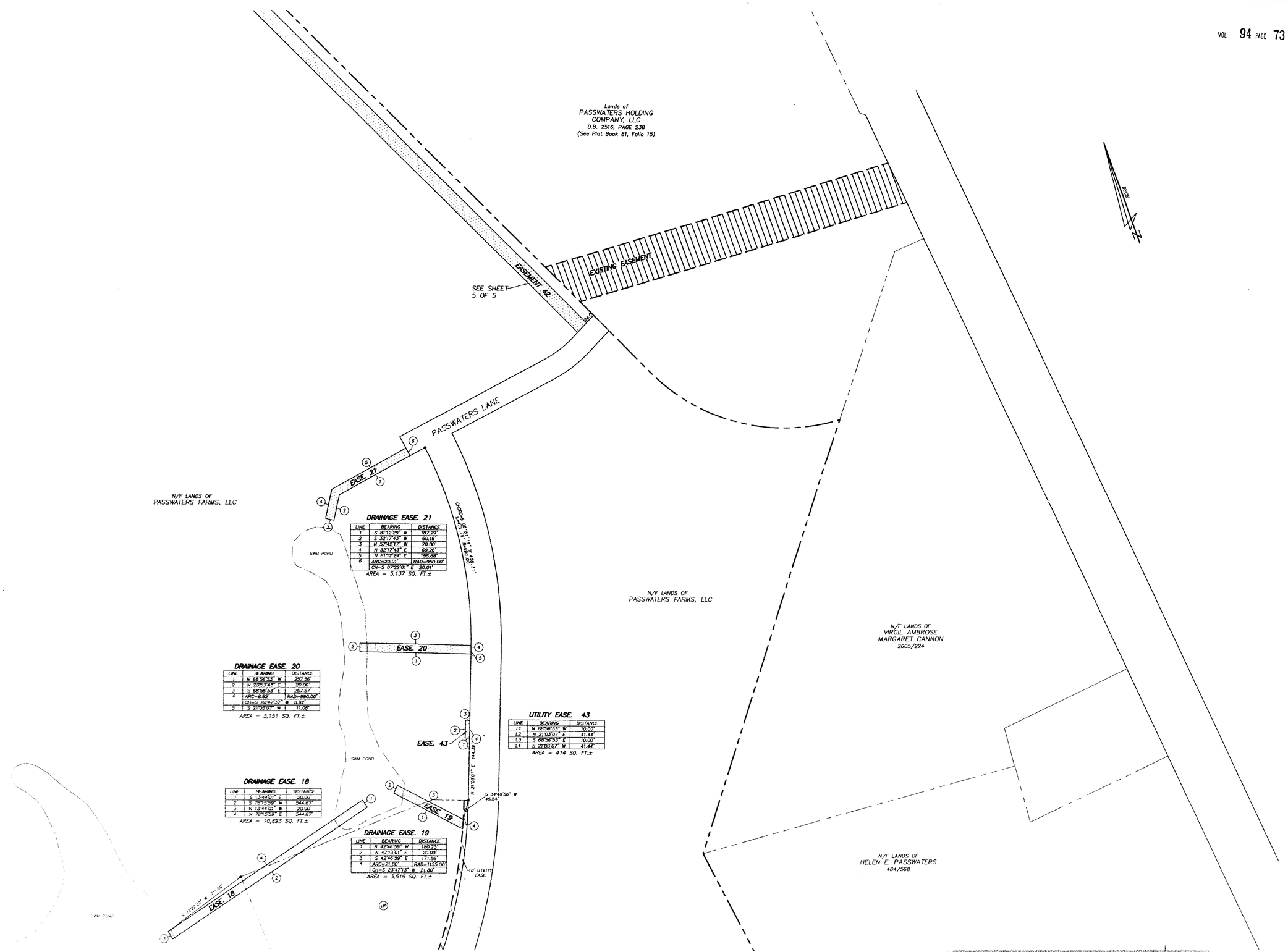
TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR ROBERT D. RAUCH & ASSOCIATES

SHEET NO. — 3 OF 5

CADD FILE — 020030PH1 UTILITY EASE



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ANNAPOLIS – CENTREVILLE – DOVER – ELKTON – SALISBURY

STATE OF MARYLAND
JOHN D. ROUSH
No. 4371
PROFESSIONAL ENGINEER
DATE 5/19/05 SEAL

SCALE	1" = 100'
DRAWN BY	JCH
DESIGNED BY:	
APPROVED BY:	
DATE	5/19/05
JOB NO.	G12020.30
FAUER REF	
REVISION:	

UTILITY, DRAINAGE & ACCESS EASEMENTS

ON THE LANDS OF

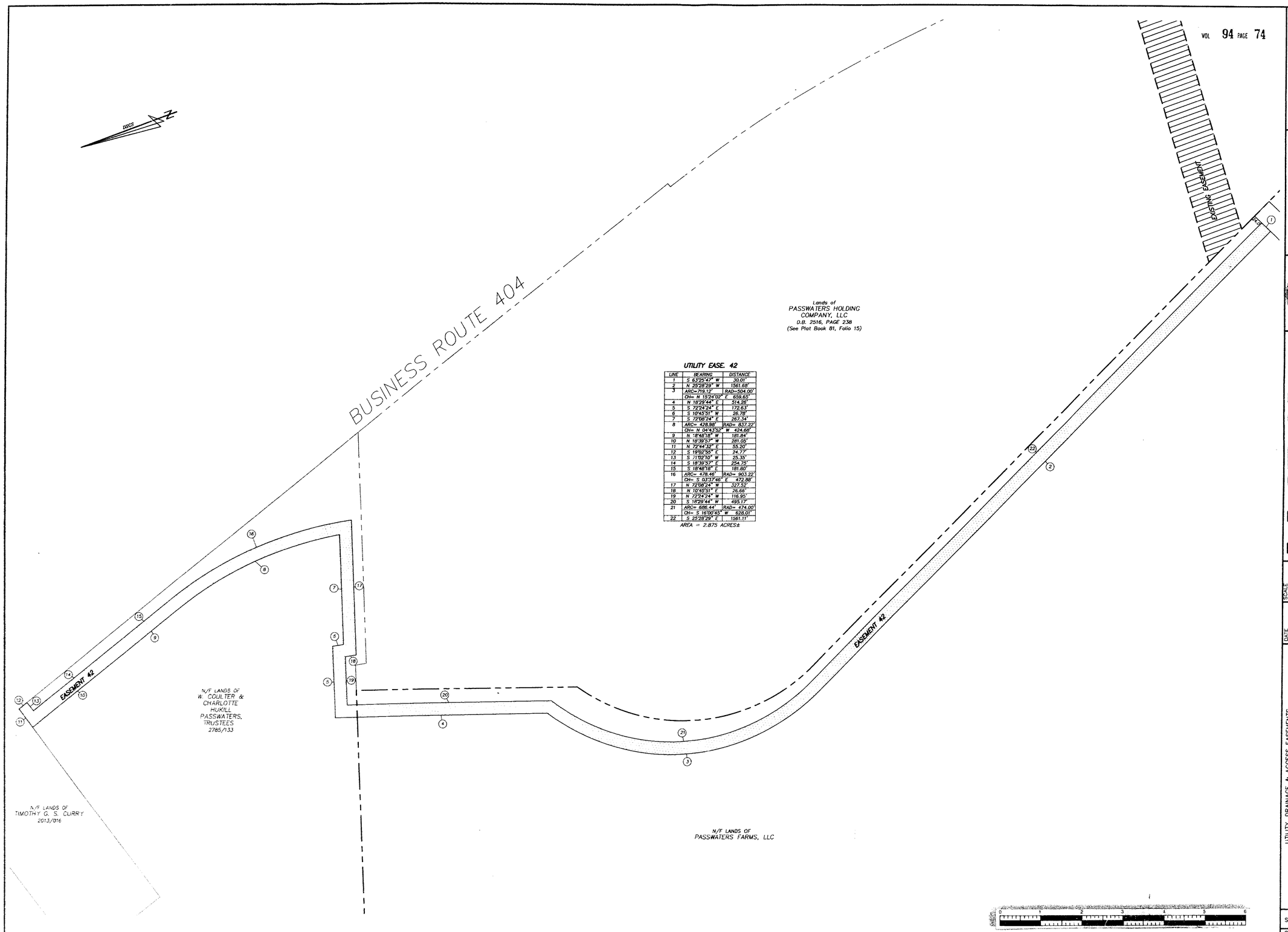
PHASE ONE, HERITAGE SHORES AND PASSWATERS FARM, LLC

TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR ROBERT D. RAUCH & ASSOCIATES

SHEET NO. — 4 OF 5

CADD FILE —
020030PH1 UTILITY EASE

VOL 94 PAGE 74



UTILITY EASE. 42

LINE	BEARING	DISTANCE
1	S 63°25'47" W	30.01'
2	N 25°28'29" W	1561.68'
3	ARC= 719.12'	RAD=504.00'
	CH= N 15°24'02" E	659.65'
4	N 18°29'44" E	514.26'
5	S 72°24'24" E	172.63'
6	S 10°45'51" W	26.78'
7	S 72°08'24" E	267.34'
8	ARC= 428.98'	RAD= 837.22'
	CH= N 04°43'52" W	424.66'
9	N 18°48'18" W	181.84'
10	N 19°39'57" W	281.05'
11	N 72°44'42" E	55.20'
12	S 19°02'55" E	24.77'
13	S 71°02'10" W	25.35'
14	S 18°39'57" E	254.75'
15	S 18°48'18" E	181.80'
16	ARC= 478.46'	RAD= 903.22'
	CH= S 03°37'46" E	472.88'
17	N 72°08'24" W	327.32'
18	N 10°45'51" E	26.66'
19	N 72°24'24" W	116.95'
20	S 18°29'44" W	495.17'
21	ARC= 686.44'	RAD= 474.00'
	CH= S 16°00'45" W	628.01'
22	S 25°28'29" E	1561.11'

AREA = 2.875 ACRES±

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ENGINEERING □ ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS – CENTREVILLE – DOVER – ELKTON – SALISBURY

DATE	SCALE
5/19/05	1" = 100'
JOB NO.	DRAWN BY:
G1020030	JCH
FOLDER REF	DESIGNED BY:
	APPROVED BY:

DATE	REVISION

UTILITY, DRAINAGE & ACCESS EASEMENTS

ON THE LANDS OF

PHASE ONE, HERITAGE SHORES AND PASSWATERS FARM, LLC

TOWN OF BRIDGEVILLE, NORTH FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR ROBERT D. RAUCH & ASSOCIATES

SHEET NO. — 5 OF 5

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