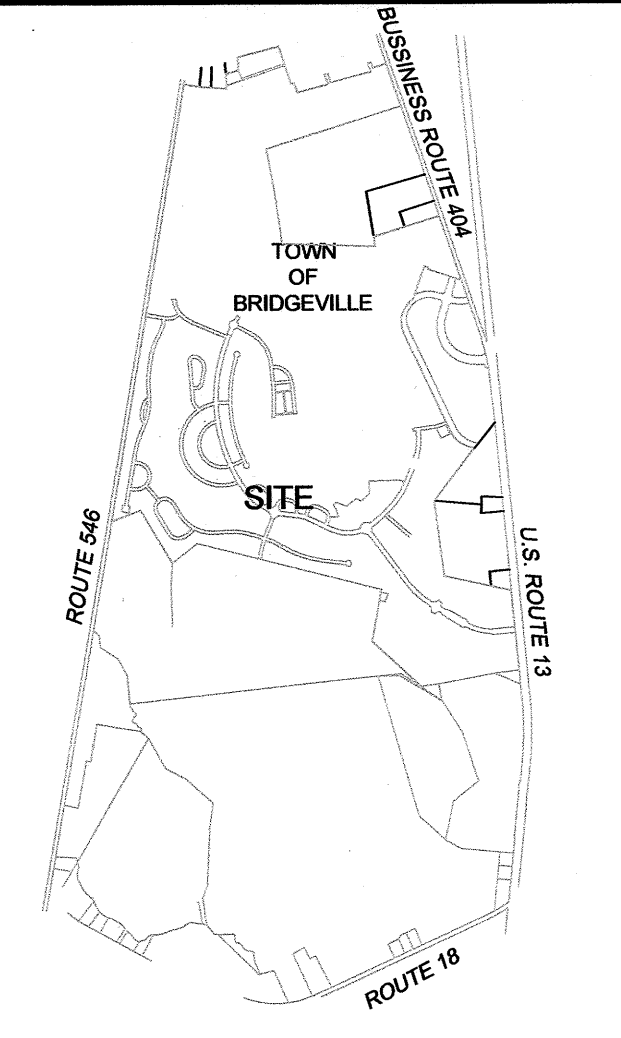


RIGHT-OF-WAY DEDICATION

HERITAGE SHORES
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC



RAUCH LLC
 engineering design & development services
 office: 410.770.0851 | fax: 410.770.3977 | www.rauchllc.com
 address: 110 N Washington St., Elkton, MD 21801



REV. #	DATE	DESCRIPTION

DATE:	MARCH 2016
JOB NUMBER:	1 HS 301
SCALE:	NTS
DRAWN BY:	T. COCHRAN
DESIGNED BY:	
APPROVED BY:	EWARD
FOLDER REF:	
SHEET NO.:	1 OF 4
FILE NO.:	RW DED 2016.dwg

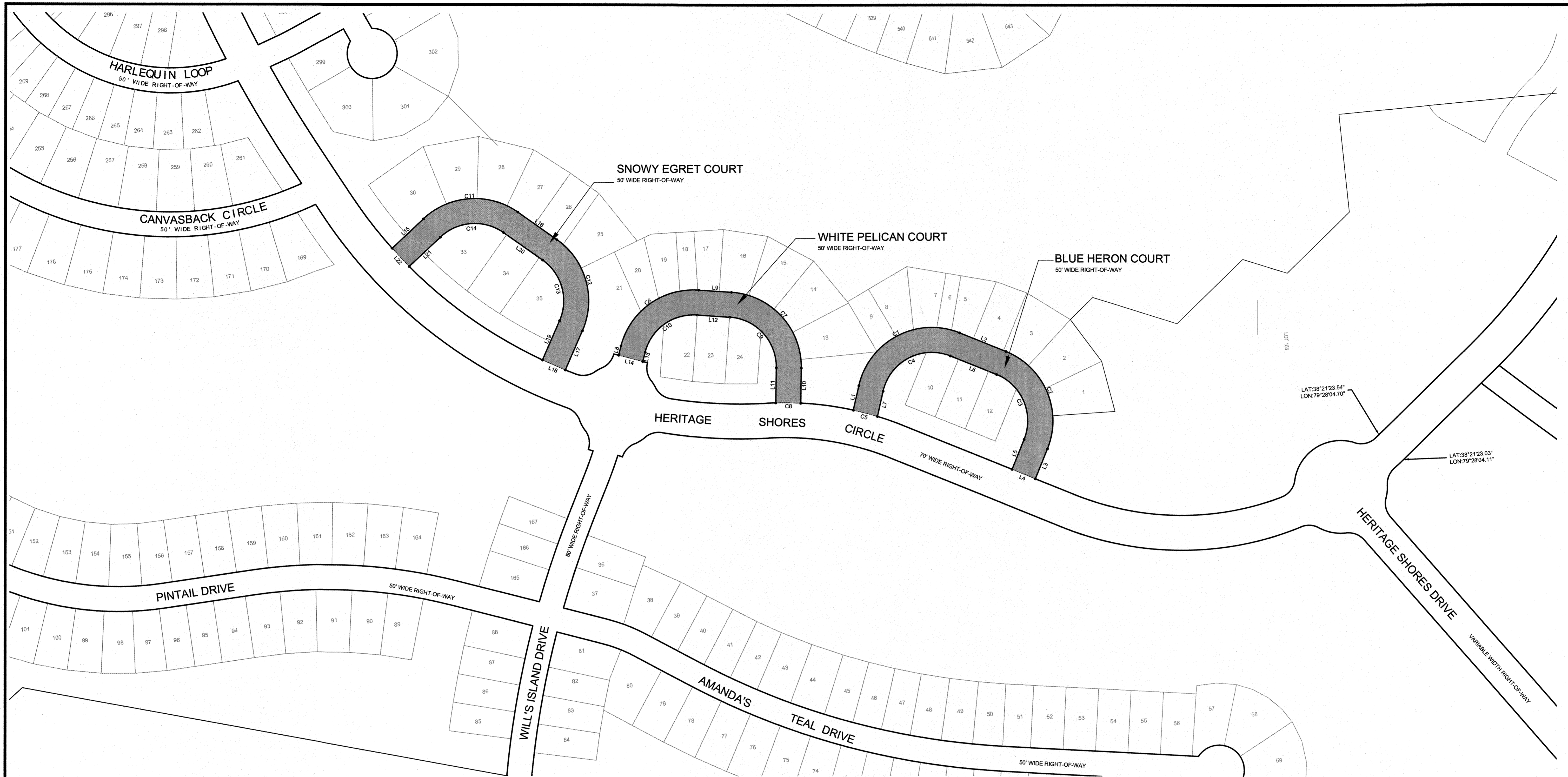
6.875 ACRES +/- OF RIGHT-OF-WAY DEDICATION

- NOTES
- THE PURPOSE OF THIS PLAT IS TO DEPICT THE AREA OF PROPOSED ROAD DEDICATION TO THE TOWN OF BRIDGEVILLE FROM THE LANDS NOW OR FORMERLY OF PASSWATERS FARM, LLC.
 - FOR DEED REFERENCE SEE 2855/020
 - FOR PLAT REFERENCE SEE BOOK 88 FOLIO 6 FOR PHASE 1 AND BOOK 59 FOLIO 49 FOR PHASE 2.
 - FOR PREVIOUS ROAD DEDICATION SEE PLAT BOOK 214 FOLIO 15.
 - THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

APPROVED BY: *[Signature]* DATE: 1/31/2019
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC
 BY BROOKFIELD WASHINGTON, LLC, MEMBER
 APPROVED FOR RECORDATION
 COMMISSIONERS OF BRIDGEVILLE
[Signature]
 PRESIDENT TOWN COUNCIL DATE: 2/22/19
 TOWN OF BRIDGEVILLE

I, WILLIAM M. EWALD, SR., CERTIFY THAT THIS RIGHT-OF-WAY DEDICATION PLAT IS A CORRECT REPRESENTATION OF THE SURVEY MADE AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF THE TOWN OF BRIDGEVILLE AND OTHER APPLICABLE LAWS AND REQUIREMENTS.
 WILLIAM M. EWALD, SR.
 PROFESSIONAL LAND SURVEYOR, NO. 753
 DATE: 2-1-2019

THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION
[Signature]



LINE	BEARING	DISTANCE
L1	N 16°36'57" E	50.29'
L2	S 64°12'46" E	100.00'
L3	S 25°47'14" W	65.00'
L4	N 64°12'46" W	50.00'
L5	N 25°47'14" E	65.00'
L6	N 64°12'46" W	100.00'
L7	S 16°36'57" W	52.05'
L8	N 18°19'01" E	19.42'
L9	S 82°22'59" E	66.00'
L10	S 04°44'21" W	70.71'
L11	N 04°44'21" E	70.91'
L12	N 82°22'59" W	66.00'
L13	S 18°19'01" W	19.42'
L14	N 71°40'59" W	50.00'
L15	N 50°36'25" E	66.02'
L16	S 51°05'37" E	66.06'
L17	S 27°23'15" W	66.11'
L18	N 62°36'10" W	50.00'
L19	N 27°23'15" E	66.10'
L20	N 51°05'37" W	66.06'
L21	S 50°36'25" W	66.00'
L22	N 39°25'17" W	50.00'

CURVE	CHD BEARING	CHD LENGTH	RADIUS	ARC LENGTH
C1	N 66°12'09" E	228.41'	150.00'	259.83'
C2	S 19°12'46" E	212.13'	150.00'	235.62'
C3	N 19°12'46" W	141.42'	100.00'	157.08'
C4	S 66°12'05" W	152.28'	100.00'	173.09'
C5	N 71°22'22" W	50.03'	635.00'	50.04'
C6	N 57°58'01" E	191.43'	150.00'	207.61'
C7	S 38°49'19" E	206.74'	150.00'	228.09'
C8	N 85°29'38" W	50.00'	635.00'	50.01'
C9	N 38°49'19" W	137.83'	100.00'	152.06'
C10	S 57°58'01" W	127.62'	100.00'	138.40'
C11	N 89°45'24" E	189.40'	150.00'	204.95'
C12	S 11°51'11" E	189.77'	150.00'	205.46'
C13	N 11°51'11" W	126.52'	100.00'	136.98'
C14	S 89°45'24" W	126.27'	100.00'	136.66'

2.018 ACRES +/- OF RIGHT-OF-WAY DEDICATION

RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

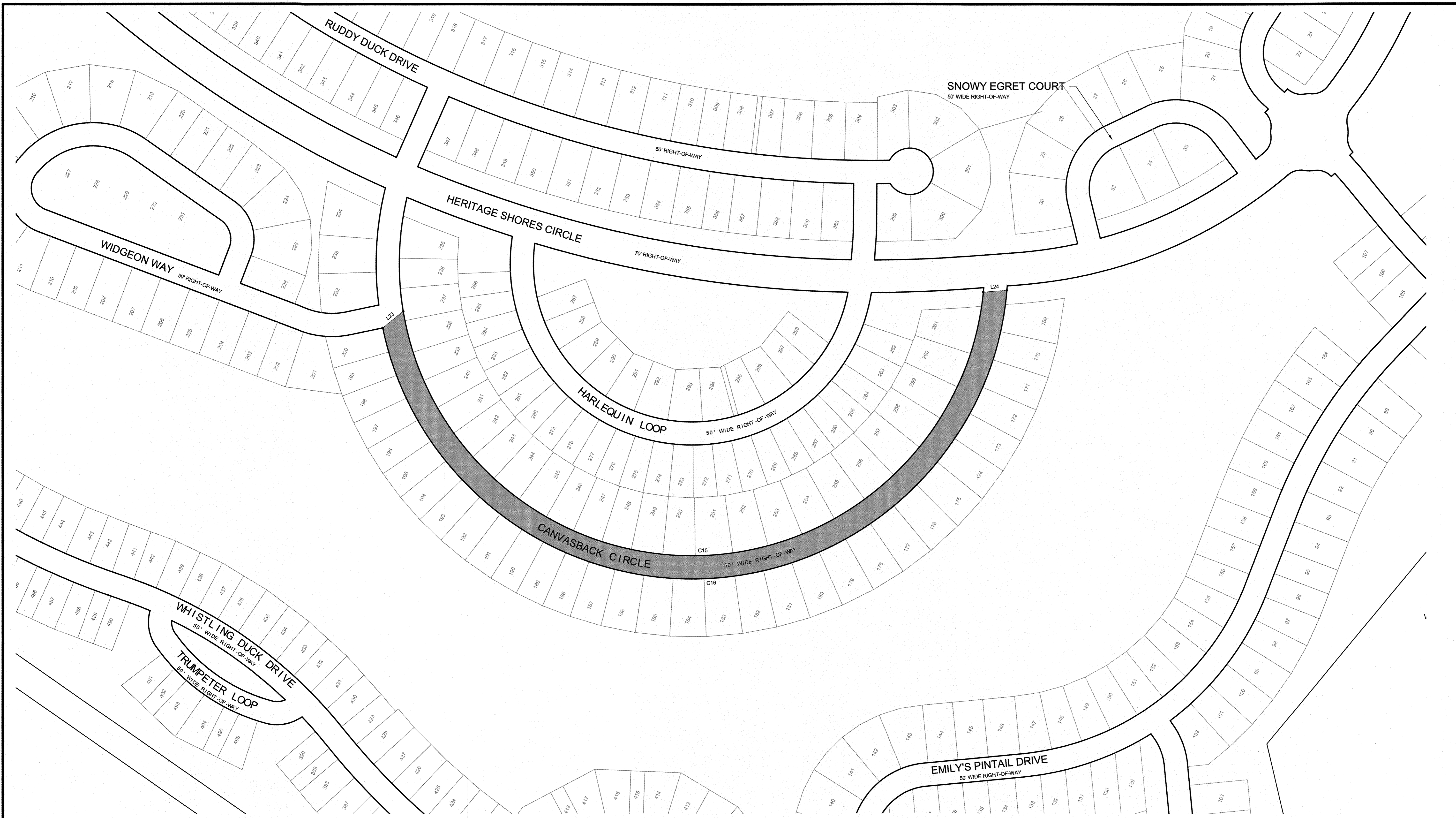
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

RAUCH INC.
engineering design & development services
office: 410.770.0800 fax: 410.770.0807
email: design@rauch.com web: www.rauch.com
address: 110 N. Washington St., Easton, MD 21601

SEAL 2-1-2019
DATE

REVISIONS	
REV. #	DATE

DATE:	MARCH 2016
JOB NUMBER:	1 HS 301
SCALE:	1"=200'
DRAWN BY:	T.COCHRAN
DESIGNED BY:	
APPROVED BY:	EWALD
FOLDER REF:	
SHEET NO.:	2 OF 4
FILE NO.:	RW DED 2016.dwg



LINE	BEARING	DISTANCE
L23	S 64°31'12" E	56.86'
L24	S 29°45'05" E	50.70'

CURVE	CHD BEARING	CHD LENGTH	RADIUS	ARC LENGTH
C15	S 27°21'33" E	1249.20'	630.00'	1814.08'
C16	N 28°54'43" W	1345.66'	680.00'	1938.64'

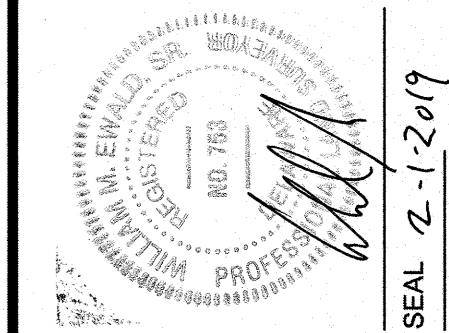
2.154 ACRES +/- OF RIGHT-OF-WAY DEDICATION

RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH LLC
 engineering design &
 development services
office: 410.770.9381 | fax: 410.770.9367
 email: design@rauch.com | web: www.raucheng.com
 address: 110 N. Washington St., Easton, MD 21601

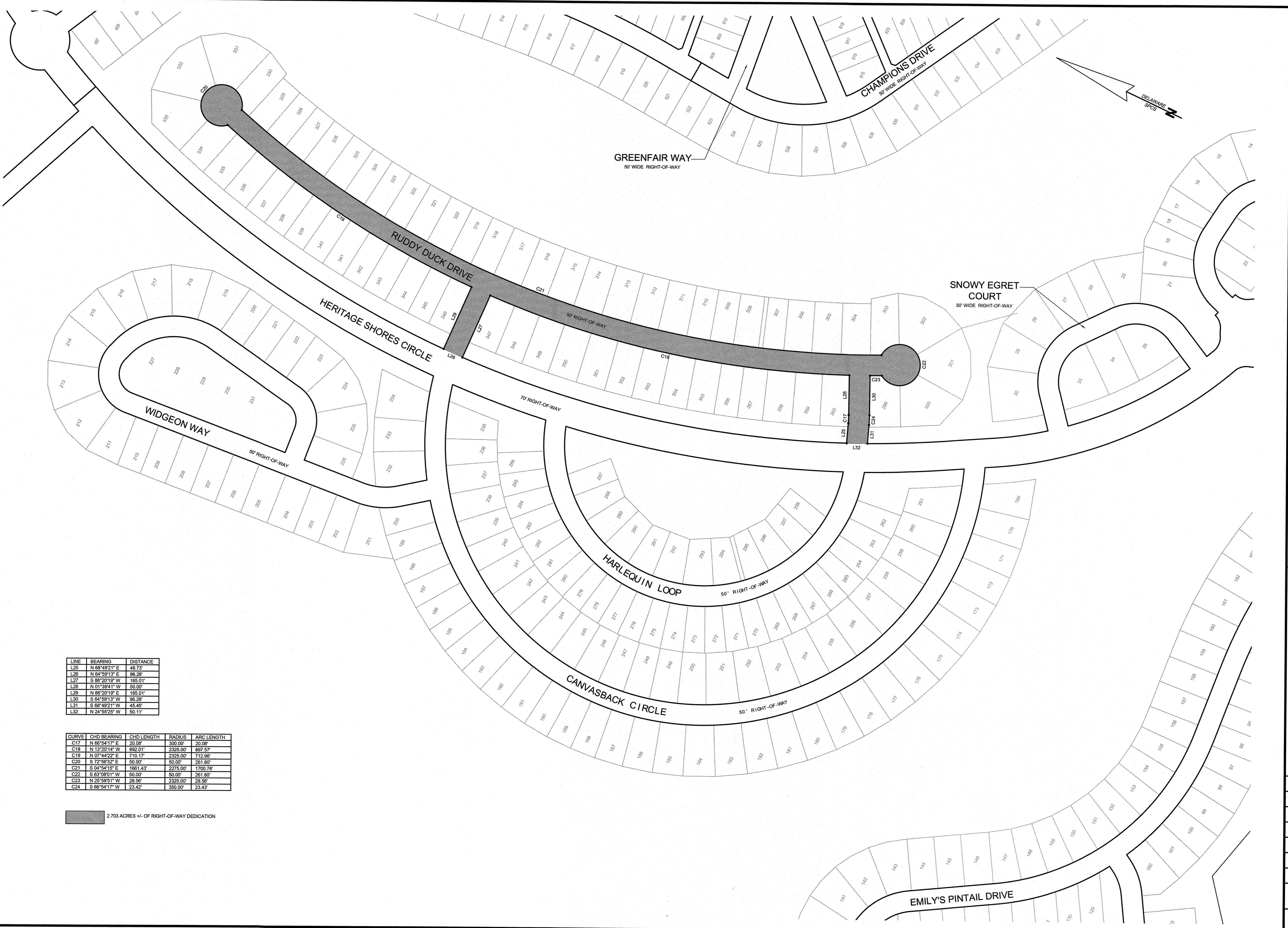


REVISIONS

DESCRIPTION

DATE

DATE: MARCH 2016
 JOB NUMBER: 1 HS 301
 SCALE: 1"=100'
 DRAWN BY: T. COCHRAN
 DESIGNED BY:
 APPROVED BY: EWALD
 FOLDER REF:
 SHEET NO.: 3 OF 4
 FILE NO.: RW DED 2016.dwg



LINE	BEARING	DISTANCE
L26	N 88°49'21" E	48.73'
L28	N 84°52'13" E	96.28'
L27	S 88°20'19" W	165.01'
L28	N 01°39'41" W	50.00'
L29	N 88°20'19" E	165.01'
L30	S 84°58'13" W	96.28'
L31	S 89°49'21" W	45.45'
L32	N 24°55'25" W	50.11'

CURVE	CHD BEARING	CHD LENGTH	RADIUS	ARC LENGTH
C17	N 66°54'17" E	20.08'	300.00'	20.08'
C18	N 13°29'14" W	892.01'	2325.00'	897.57'
C19	N 07°44'22" E	710.17'	2325.00'	712.96'
C20	S 72°56'32" E	50.00'	50.00'	261.80'
C21	S 04°54'15" E	1651.43'	2215.00'	1160.76'
C22	S 63°08'01" W	50.00'	50.00'	261.80'
C23	N 25°58'51" W	28.56'	2325.00'	28.56'
C24	S 66°54'17" W	23.42'	350.00'	23.43'

2.703 ACRES +/- OF RIGHT-OF-WAY DEDICATION

RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
 engineering design &
 development services

office: 410.770.9081 | fax: 410.770.3867
 email: design@rauch.com | web: www.rauch.com
 address: 110 N. Washington St., Easton, MD 21601

SEAL 2-1-2019
 DATE

REV.#	DATE	DESCRIPTION

DATE:	FEBRUARY 2016
JOB NUMBER:	1 HS 301
SCALE:	
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	EWALD
FOLDER REF:	
SHEET NO.:	4 OF 4
FILE NO.:	RW DED 2016.dwg