

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

RAUCH
engineering design &
development services

office: 410.770.8881 | fax: 410.770.9687 | www.rauchdesign.com
address: 110 N Washington St., Exton, MD 21501

WILLIAM M. EWALD, SR.
 SEAL 11-17-2016
 DATE

REV #	DATE	DESCRIPTION

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

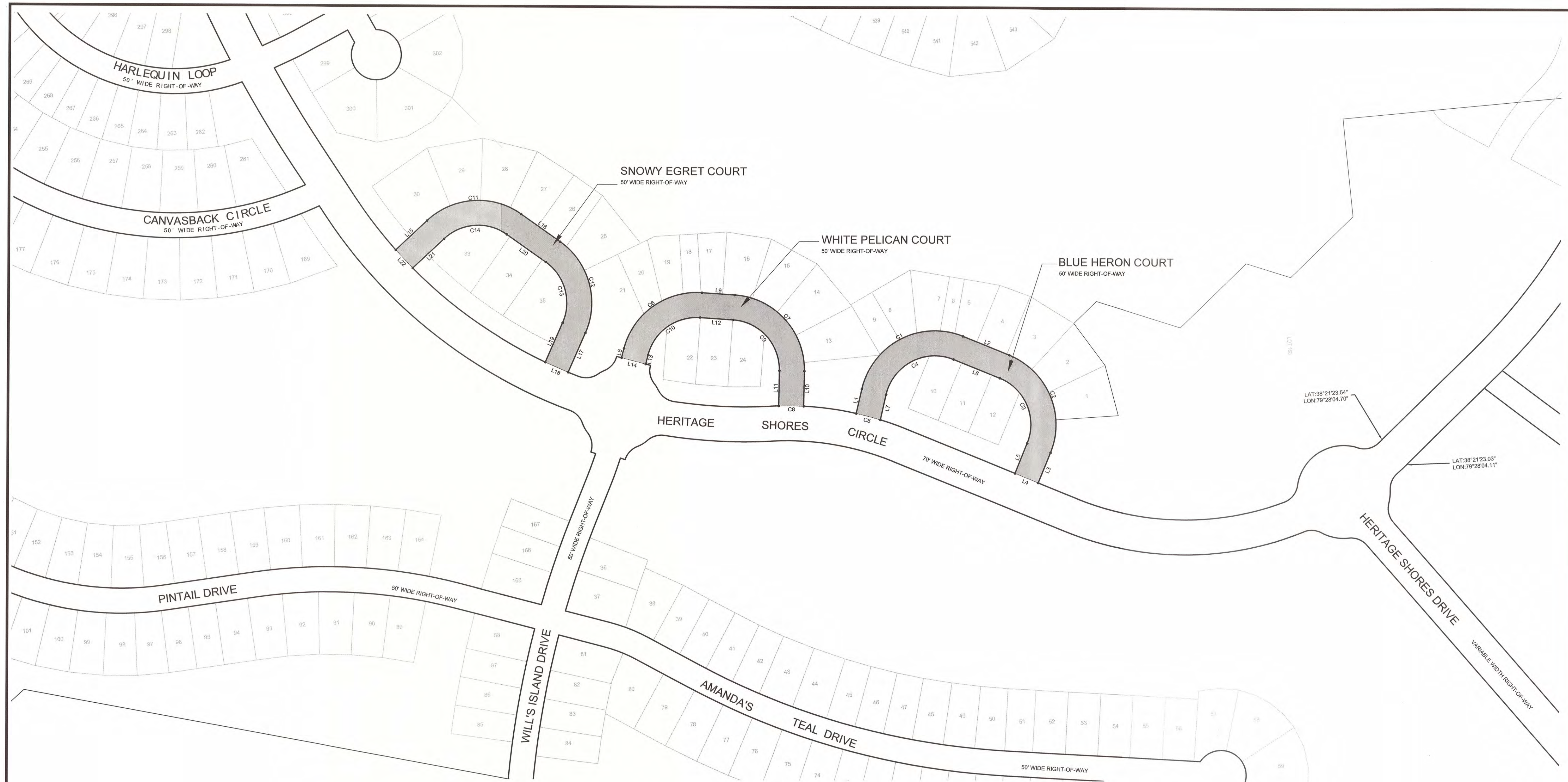
6.875 ACRES +/- OF RIGHT-OF-WAY DEDICATION

- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE AREA OF PROPOSED ROAD DEDICATION TO THE TOWN OF BRIDGEVILLE FROM THE LANDS NOW OR FORMERLY OF PASSWATERS FARM, LLC.
 2. FOR DEED REFERENCE SEE 2955/020
 3. FOR PLAT REFERENCE SEE BOOK 88 FOLIO 6 FOR PHASE 1 AND BOOK 59 FOLIO 49 FOR PHASE 2.
 4. FOR PREVIOUS ROAD DEDICATION SEE PLAT BOOK 214 FOLIO 15.
 5. THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
 6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

I, WILLIAM M. EWALD, SR., CERTIFY THAT THIS RIGHT-OF-WAY DEDICATION PLAN IS A CORRECT REPRESENTATION OF THE SURVEY MADE AND THAT THE PLAN 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: 11-17-2016

APPROVED BY: _____ DATE: _____
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC
 BY BROOKFIELD WASHINGTON, LLC, MEMBER

APPROVED BY: _____ DATE: _____
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE



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	86.02'
L16	S 51°05'37" E	96.06'
L17	S 27°23'15" W	86.11'
L18	N 62°36'10" W	50.00'
L19	N 27°23'15" E	86.10'
L20	N 51°05'37" W	96.06'
L21	S 50°36'25" W	86.00'
L22	N 39°25'17" W	50.00'

CURVE	CHD BEARING	CHD LENGTH	RADIUS	ARC LENGTH
C1	N 66°12'05" E	228.41'	150.00'	259.63'
C2	S 19°12'48" E	212.13'	150.00'	235.62'
C3	N 19°12'48" W	141.42'	100.00'	151.08'
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 89°29'38" W	50.00'	635.00'	50.01'
C9	N 38°49'19" W	137.83'	100.00'	152.08'
C10	S 57°58'01" W	127.62'	100.00'	138.40'
C11	N 89°45'24" E	189.40'	150.00'	204.99'
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

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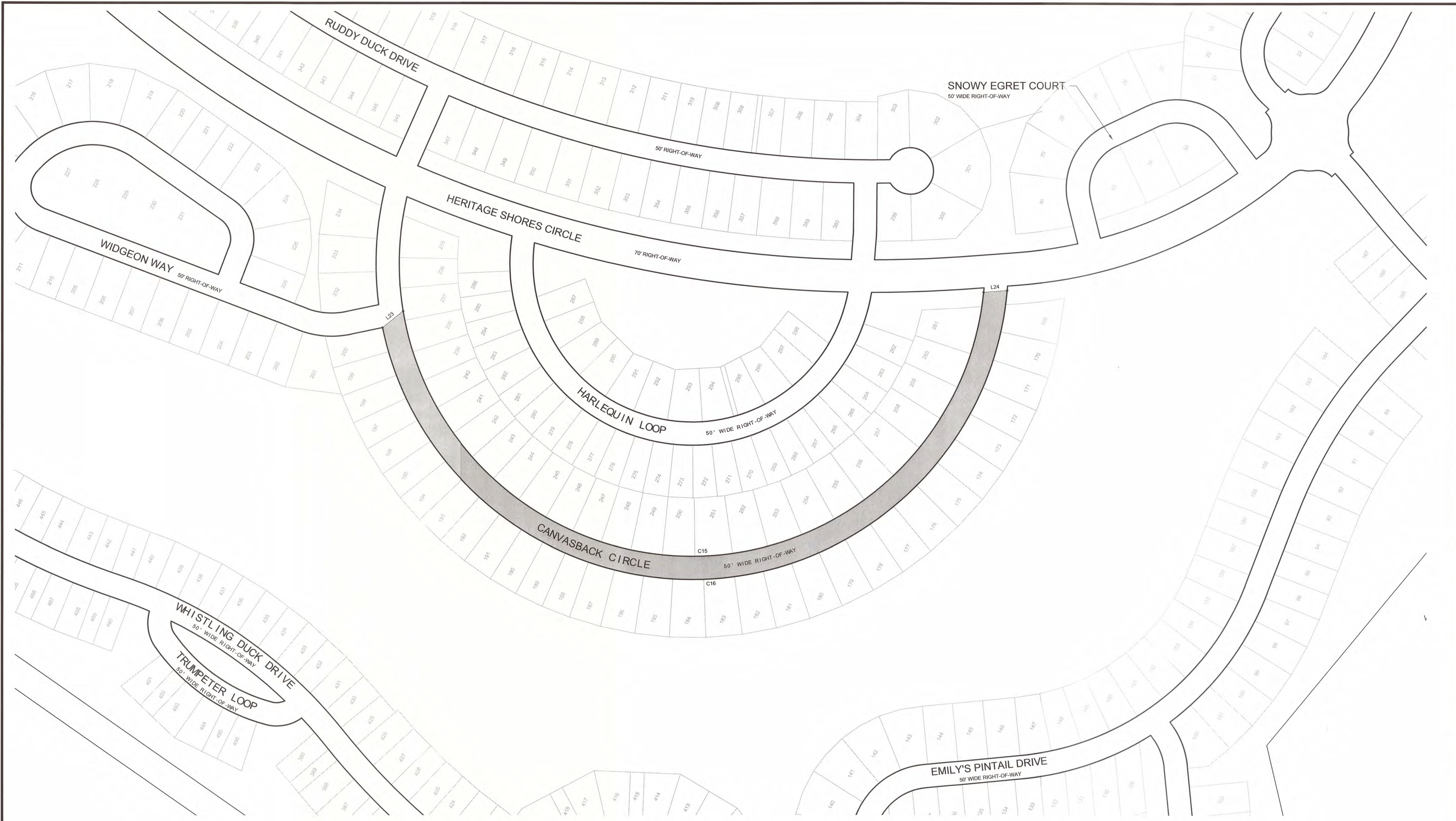
RAUCH INC.
engineering design & development services

OFFICE: 1105 PINE HOLLOW LANE, SUITE 200, BRIDGEVILLE, PA 19015
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ADDRESS: 110 N. WASHINGTON ST., EASTON, MD 21601

RAUCH INC. PROFESSIONAL SEAL
STATE OF DELAWARE
REGISTERED PROFESSIONAL ENGINEER
NO. 783
DATE: 11-17-2016

REV. #	DATE	DESCRIPTION

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°49'08" 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

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SEAL: *[Signature]*
DATE: 11-17-2016

REV #	DATE	DESCRIPTION

DATE: MARCH 2016

JOB NUMBER: 1 HS 301

SCALE: 1"=100'

DRAWN BY: T.COCHRAN

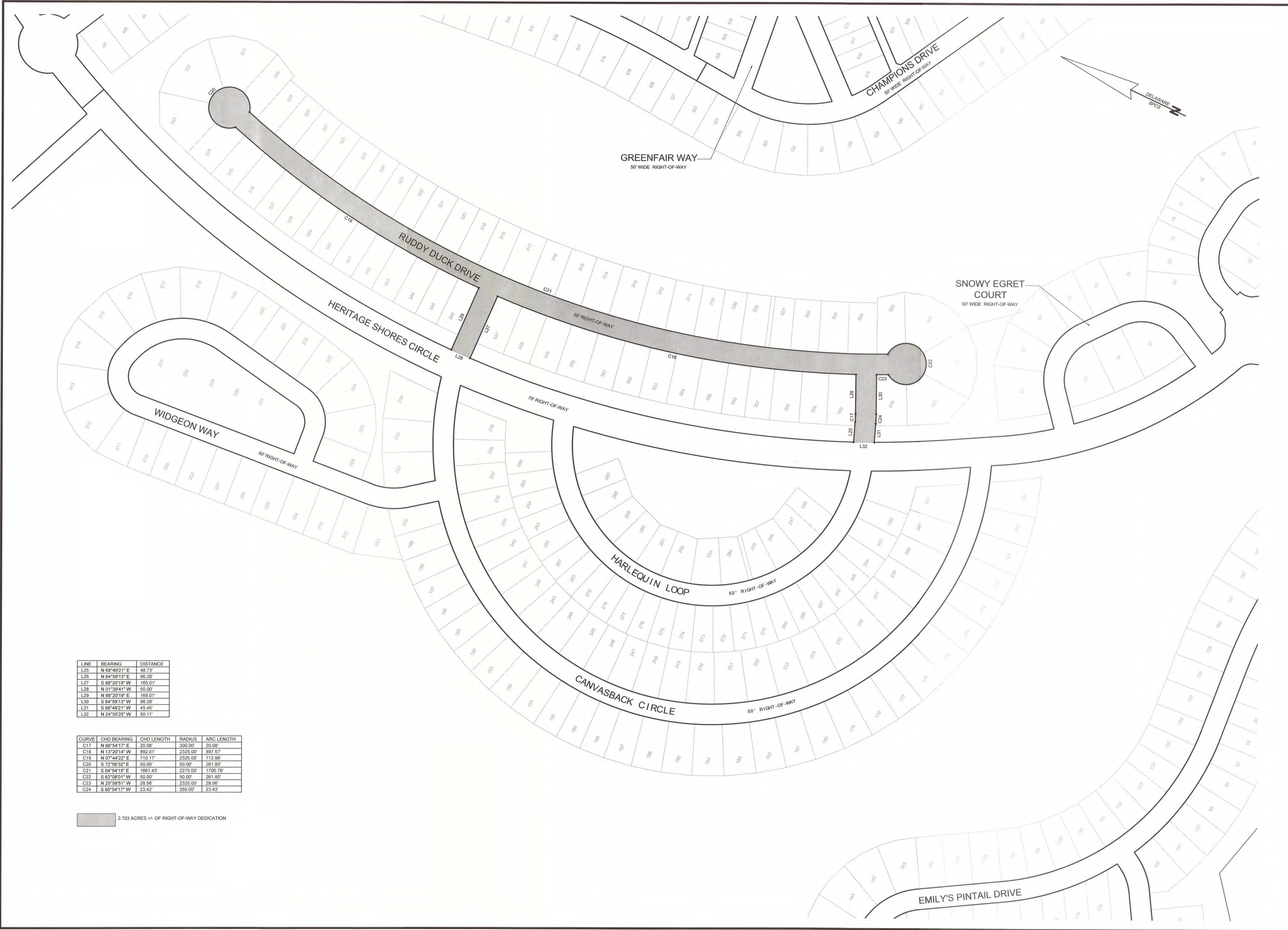
DESIGNED BY:

APPROVED BY: EWALD

FOLDER REF:

SHEET NO.: 3 OF 4

FILE NO.: RW DED 2016.dwg



LINE	BEARING	DISTANCE
L25	N 88°49'21" E	48.73
L26	N 04°59'13" E	98.28
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 04°59'13" W	98.28
L31	S 88°49'21" W	48.45
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°20'14" W	892.01'	2325.00'	897.57'
C19	N 07°44'22" E	710.17'	2325.00'	712.95'
C20	S 72°56'32" E	50.00'	50.00'	281.80'
C21	S 04°54'15" E	1851.43'	2325.00'	1700.76'
C22	S 63°08'01" W	50.00'	50.00'	281.80'
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

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SEAL 11-17-2016
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REV. #	DATE	DESCRIPTION

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