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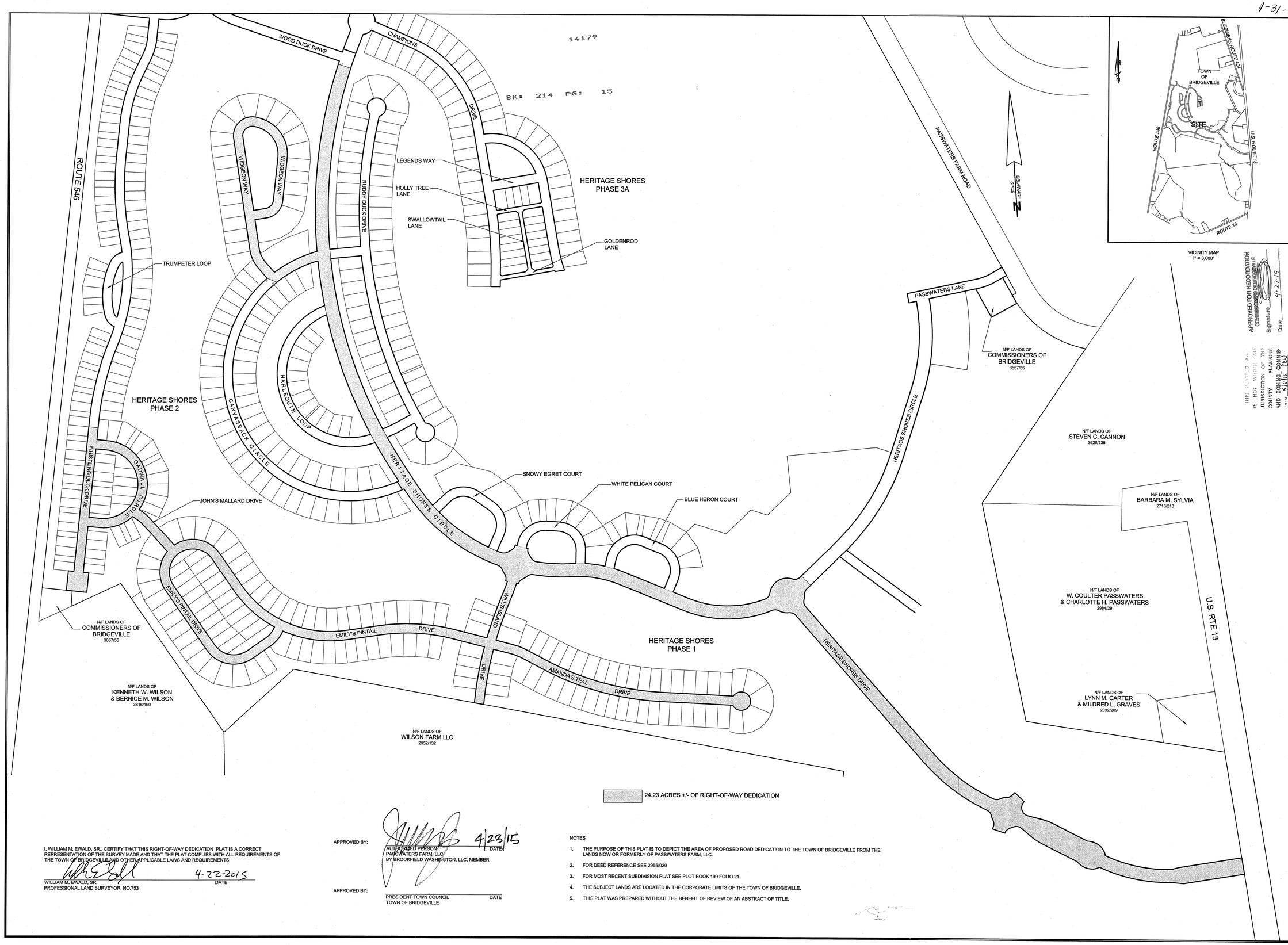
14179

BK: 214 PG: 15



VICINITY MAP
1" = 3,000'

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

4-22-2015
DATE

APPROVED BY:

AUTHORIZED PERSON
PASSWATERS FARM, LLC
BY BROOKFIELD WASHINGTON, LLC, MEMBER

4/23/15
DATE

APPROVED BY:

PRESIDENT TOWN COUNCIL
TOWN OF BRIDGEVILLE

DATE

NOTES

1. 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.
2. FOR DEED REFERENCE SEE 2955/020
3. FOR MOST RECENT SUBDIVISION PLAT SEE PLOT BOOK 199 FOLIO 21.
4. THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

THIS PLAT IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION.
4/15/15

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
Signature
Date 5-22-15

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: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com
address: 118 N Washington St. Easton, MD 21601

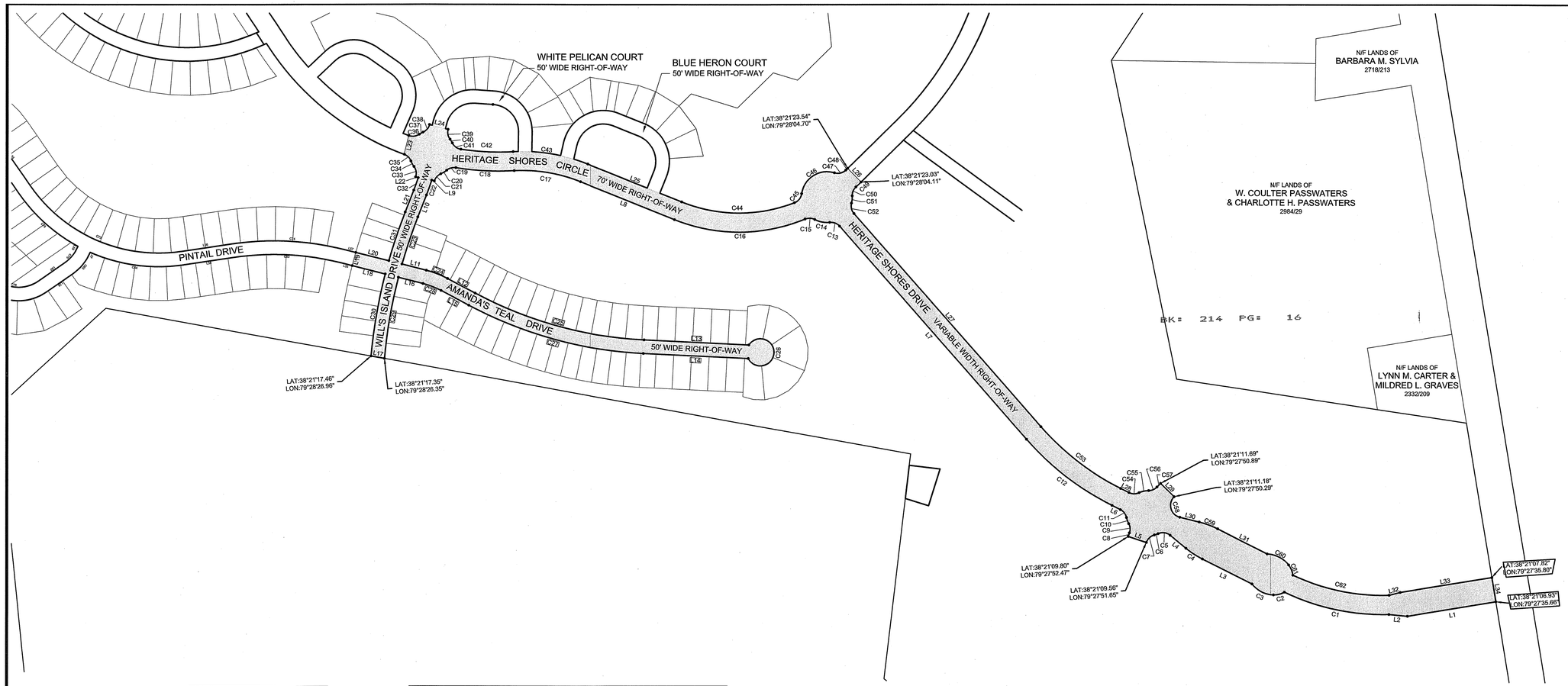
WILLIAM M. EWALD SR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 753 STATE OF DELAWARE

SEAL 4-22-2015
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2014
JOB NUMBER: 1 HS 301
SCALE: NTS
DRAWN BY: TJC
DESIGNED BY:
APPROVED BY: EWALD
FOLDER REF:
SHEET NO.: 1 OF 4
FILE NO.: HS RW-ALT.dwg



LINE	BEARING	DISTANCE
L1	S 84°25'57" W	329.44'
L2	N 80°46'33" W	68.26'
L3	N 59°30'09" W	203.33'
L4	N 46°41'07" W	74.71'
L5	N 67°53'31" W	70.00'
L6	N 59°30'09" W	34.37'
L7	N 37°24'47" W	1040.11'
L8	N 64°12'46" W	372.40'
L9	N 68°34'06" W	10.00'
L10	S 25°18'35" W	86.29'
L11	S 71°46'35" E	92.60'
L12	S 58°07'06" E	114.61'
L13	S 83°18'33" E	384.37'
L14	N 83°18'33" W	384.37'
L15	N 58°07'06" W	114.61'
L16	N 71°46'35" W	93.26'
L17	N 75°48'99" W	50.20'
L18	N 71°46'35" W	125.00'
L19	N 18°52'58" E	50.00'
L20	S 71°46'35" E	125.07'
L21	N 25°18'35" E	86.29'
L22	N 68°05'42" W	10.00'
L23	N 17°50'19" E	70.44'
L24	S 71°40'59" E	70.00'
L25	S 64°12'46" E	372.40'
L26	S 40°45'02" E	70.00'
L27	S 37°24'47" E	1040.11'
L28	S 59°30'09" E	34.37'
L29	S 41°19'56" E	70.00'
L30	S 72°16'04" E	73.22'
L31	S 59°30'09" E	203.33'
L32	N 79°29'58" E	41.89'
L33	N 84°25'57" E	341.31'
L34	S 05°34'03" E	90.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	835.00'	394.99'	391.32'	N 74°22'04" W	27°06'12"
C2	79.67'	41.87'	41.39'	S 79°46'56" W	30°06'25"
C3	104.00'	92.48'	89.46'	N 59°38'45" W	50°56'58"
C4	323.00'	72.26'	72.11'	N 53°05'38" W	12°49'02"
C5	42.00'	46.92'	44.52'	N 78°41'31" W	64°00'49"
C6	83.00'	14.63'	14.61'	S 74°20'57" W	10°05'47"
C7	42.00'	42.00'	40.27'	S 50°45'10" W	57°17'21"
C8	625.00'	13.81'	13.81'	N 22°44'28" E	1°15'57"
C9	42.00'	34.90'	33.91'	N 00°25'55" W	47°36'43"
C10	83.00'	24.21'	24.12'	N 15°52'57" W	16°42'39"
C11	42.00'	38.10'	36.81'	N 33°30'53" W	51°58'31"
C12	1035.00'	399.03'	396.56'	N 46°27'26" W	22°05'22"
C13	42.00'	40.48'	38.93'	N 65°01'30" W	55°13'26"
C14	93.00'	56.11'	55.26'	N 75°21'13" W	34°34'00"
C15	42.00'	36.93'	35.75'	N 83°15'44" W	50°23'02"
C16	635.00'	490.32'	478.23'	N 86°20'01" W	44°14'29"
C17	565.00'	248.41'	246.41'	N 76°48'29" W	25°11'27"
C18	1005.00'	214.24'	213.83'	N 83°17'48" W	12°12'50"
C19	42.00'	36.09'	34.99'	S 78°11'45" W	49°13'43"
C20	83.00'	25.32'	25.23'	S 62°19'21" W	17°28'54"
C21	42.00'	36.38'	35.26'	S 46°14'50" W	49°37'56"
C22	850.00'	57.54'	57.53'	S 23°22'14" W	3°52'43"
C23	1875.00'	181.89'	181.82'	S 22°31'51" W	5°33'29"
C24	350.00'	83.43'	83.24'	S 64°56'50" E	13°39'29"
C25	1475.00'	648.50'	643.29'	S 70°42'49" E	25°11'27"
C26	50.00'	261.80'	50.00'	S 06°41'27" W	300°00'00"
C27	1525.00'	670.49'	665.10'	N 70°42'49" W	25°11'27"
C28	300.00'	71.51'	71.34'	N 64°56'50" W	13°39'29"
C29	1875.00'	302.21'	301.88'	S 13°36'23" W	9°14'05"
C30	1925.00'	305.71'	305.39'	N 13°40'27" E	9°05'57"
C31	1925.00'	188.07'	188.00'	N 22°30'39" E	5°35'52"
C32	800.00'	47.54'	47.53'	N 23°36'27" E	3°24'17"
C33	42.00'	40.10'	38.60'	N 05°26'51" W	54°42'19"
C34	83.00'	23.24'	23.16'	N 24°46'48" W	16°02'25"
C35	42.00'	36.09'	34.99'	N 41°22'28" W	49°13'43"
C36	42.00'	40.37'	38.83'	N 86°56'25" E	55°04'14"
C37	83.00'	15.77'	15.75'	N 64°50'55" E	10°53'14"
C38	42.00'	38.10'	36.81'	N 44°18'17" E	51°58'31"
C39	42.00'	38.10'	36.81'	S 07°40'15" E	51°58'31"
C40	83.00'	16.04'	16.02'	S 28°07'15" E	11°04'30"
C41	42.00'	40.37'	38.83'	S 50°07'07" E	55°04'14"
C42	935.00'	191.74'	191.40'	S 83°31'43" E	11°44'59"
C43	635.00'	279.18'	276.94'	S 76°48'29" E	25°11'27"
C44	565.00'	422.87'	412.88'	S 85°38'38" E	42°51'44"
C45	42.00'	44.79'	42.70'	N 42°22'31" E	61°05'57"
C46	93.00'	161.47'	141.94'	N 61°33'52" E	99°28'40"
C47	42.00'	44.79'	42.70'	N 80°45'14" E	61°05'57"
C48	565.00'	9.42'	9.42'	N 49°43'36" E	0°57'18"
C49	635.00'	25.87'	25.86'	S 50°24'59" W	2°20'02"
C50	42.00'	36.93'	35.75'	S 26°23'29" W	50°23'02"
C51	93.00'	26.96'	26.87'	S 09°30'18" W	16°36'42"
C52	42.00'	40.48'	38.93'	S 09°48'04" E	55°13'26"
C53	965.00'	372.04'	369.74'	S 48°27'28" E	22°05'22"
C54	42.00'	38.10'	36.81'	S 85°29'25" E	51°58'31"
C55	83.00'	36.29'	36.00'	N 81°02'51" E	25°03'03"
C56	42.00'	34.38'	33.43'	N 70°07'15" E	46°54'16"
C57	535.00'	18.67'	18.67'	N 47°40'06" E	1°59'57"
C58	45.00'	94.98'	78.31'	S 11°48'00" E	120°56'08"
C59	323.00'	71.96'	71.81'	S 65°53'06" E	12°45'55"
C60	104.00'	92.48'	89.46'	S 59°21'34" E	50°56'58"
C61	79.67'	41.32'	40.86'	S 18°59'03" E	29°42'49"
C62	765.00'	363.69'	360.27'	S 74°31'58" E	27°14'20"

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

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
Signature
Date
5-12-14

RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

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

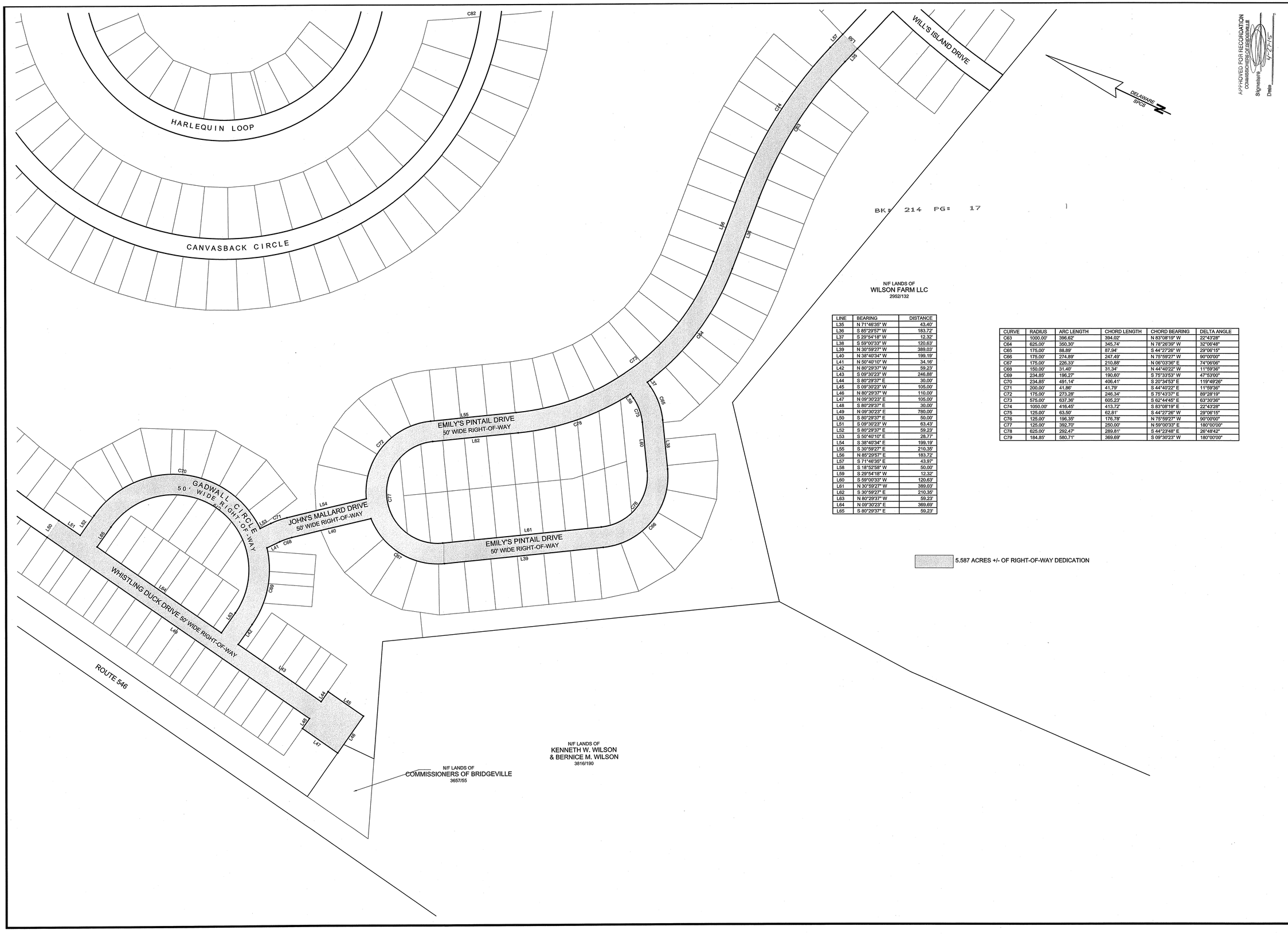
RAUCH INC.
engineering design & development services
office: 410.770.9651 | fax: 410.770.3667
email: info@rauchengineering.com | web: www.rauchengineering.com
address: 110 N Washington St - Easton, MD 21601

SEAL
4-22-2015
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2014
JOB NUMBER: 1 HS 301
SCALE: 1"=200'
DRAWN BY: TJC
DESIGNED BY:
APPROVED BY: EWALD
FOLDER REF:
SHEET NO.: 2 OF 4
FILE NO.: HS RW-ALT.dwg



LINE	BEARING	DISTANCE
L35	N 71°46'35" W	43.40'
L36	S 85°29'57" W	183.72'
L37	S 29°54'18" W	12.32'
L38	S 59°00'33" W	120.63'
L39	N 30°59'27" W	389.03'
L40	N 38°40'34" W	199.19'
L41	N 50°40'10" W	34.16'
L42	N 80°29'37" W	59.23'
L43	S 09°30'23" W	246.88'
L44	S 80°29'37" E	30.00'
L45	S 09°30'23" W	105.00'
L46	N 80°29'37" W	110.00'
L47	N 09°30'23" E	105.00'
L48	S 80°29'37" E	30.00'
L49	N 09°30'23" E	780.00'
L50	S 80°29'37" E	50.00'
L51	S 09°30'23" W	63.43'
L52	S 80°29'37" E	59.23'
L53	S 50°40'10" E	28.77'
L54	S 38°40'34" E	199.19'
L55	S 30°59'27" E	210.35'
L56	N 85°29'57" E	183.72'
L57	S 71°46'35" E	43.97'
L58	S 18°52'58" W	50.00'
L59	S 29°54'18" W	12.32'
L60	S 59°00'33" W	120.63'
L61	N 30°59'27" W	389.03'
L62	S 30°59'27" E	210.35'
L63	N 80°29'37" W	59.23'
L64	N 09°30'23" E	369.69'
L65	S 80°29'37" E	59.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C63	1000.00'	396.62'	394.02'	N 83°08'19" W	22°43'28"
C64	625.00'	350.30'	345.74'	N 78°26'39" W	32°06'48"
C65	175.00'	88.89'	87.94'	S 44°27'26" W	29°06'15"
C66	175.00'	274.89'	247.49'	N 75°59'27" W	90°00'00"
C67	175.00'	226.33'	210.88'	N 06°03'36" E	74°06'06"
C68	150.00'	31.40'	31.34'	N 44°40'22" W	11°59'36"
C69	234.85'	196.27'	190.60'	S 75°33'53" W	47°53'00"
C70	234.85'	491.14'	406.41'	S 20°34'53" E	119°49'26"
C71	200.00'	41.88'	41.79'	S 44°40'22" E	11°59'36"
C72	175.00'	273.28'	246.34'	S 75°43'37" E	89°28'19"
C73	575.00'	637.36'	605.23'	S 62°44'45" E	63°30'38"
C74	1050.00'	416.45'	413.72'	S 83°08'19" E	22°43'28"
C75	125.00'	63.50'	62.81'	S 44°27'26" W	29°06'15"
C76	125.00'	196.35'	176.78'	N 75°59'27" W	90°00'00"
C77	125.00'	392.70'	250.00'	N 59°00'33" E	180°00'00"
C78	625.00'	292.47'	289.81'	S 44°23'48" E	26°48'42"
C79	184.85'	580.71'	369.69'	S 09°30'23" W	180°00'00"

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
Signature: _____
Date: 4-27-15

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: 410.770.0685 | fax: 410.770.3687
email: info@rauchengineering.com | website: www.rauchenglinc.com
address: 110 N Washington St - Easton, MD 21601

WILLIAM M. EWALD SR. NO. 753 REGISTERED PROFESSIONAL ENGINEER STATE OF DELAWARE
SEAL 4-22-2015
DATE

REVISIONS

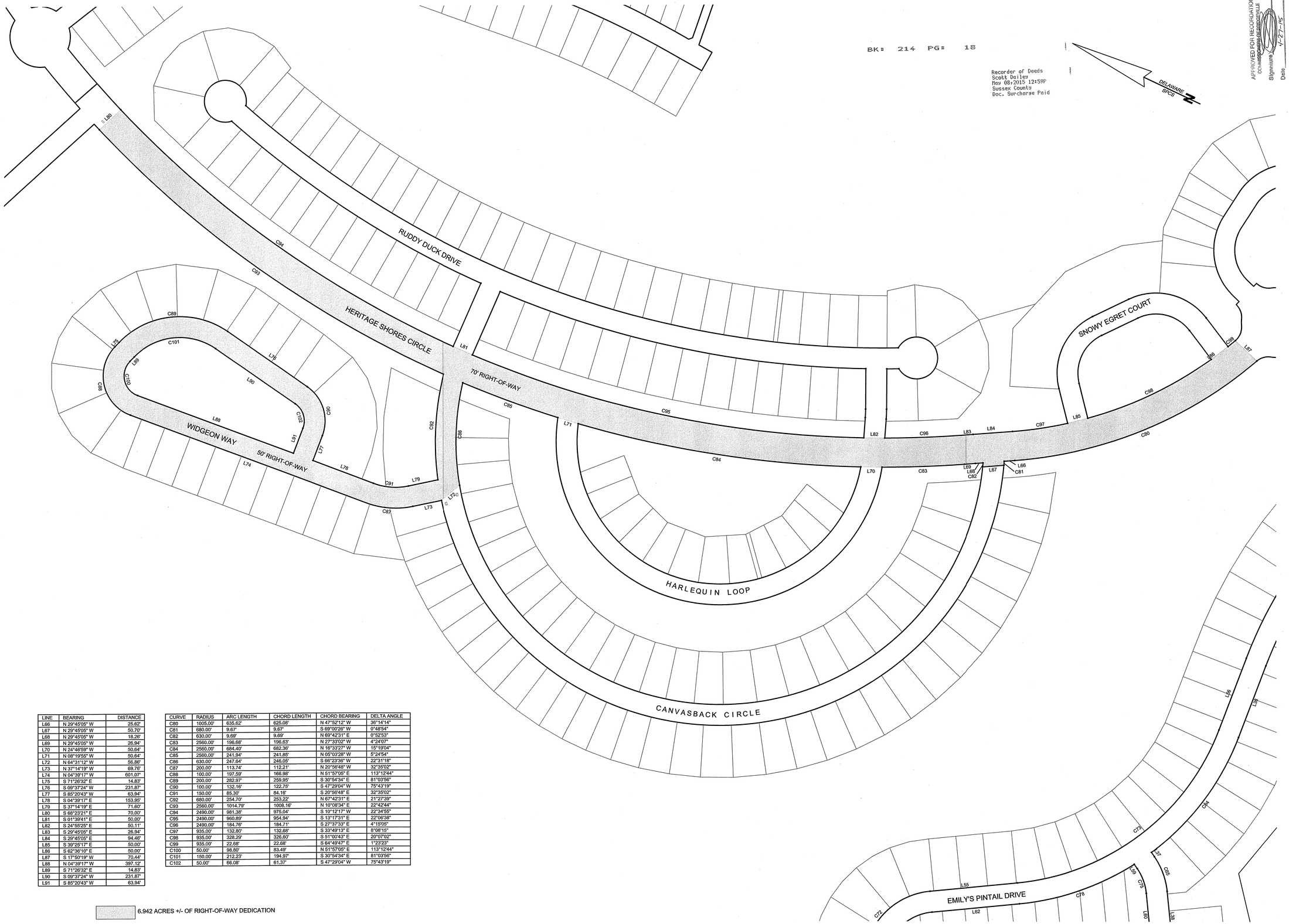
REV. #	DATE	DESCRIPTION

DATE:	NOVEMBER 2014
JOB NUMBER:	1 HS 301
SCALE:	1"=100'
DRAWN BY:	TJC
DESIGNED BY:	
APPROVED BY:	EWALD
FOLDER REF:	
SHEET NO.:	3 OF 4
FILE NO.:	HS RW-ALT.dwg

BK: 214 PG: 18

Recorder of Deeds
Scott Dailey
May 08,2015 12:59P
Sussex County
Doc. Surcharge Paid

APPROVED FOR RECORDATION
COUNTY ENGINEER
Signature
Date 4-27-15



LINE	BEARING	DISTANCE
L66	N 29°45'05" W	25.62'
L67	N 29°45'05" W	50.70'
L68	N 29°45'05" W	18.26'
L69	N 29°45'05" W	26.94'
L70	N 24°46'59" W	50.64'
L71	N 08°19'55" W	50.84'
L72	N 64°31'12" W	56.86'
L73	N 37°14'19" W	69.76'
L74	N 04°39'17" W	601.07'
L75	S 71°26'32" E	14.83'
L76	S 09°37'24" W	231.87'
L77	S 85°20'43" W	63.94'
L78	S 04°39'17" E	153.95'
L79	S 37°14'19" E	71.60'
L80	S 68°23'21" E	70.00'
L81	S 01°39'41" E	50.00'
L82	S 24°50'25" E	50.11'
L83	S 29°45'05" E	26.94'
L84	S 29°45'05" E	94.46'
L85	S 39°25'17" E	50.00'
L86	S 62°36'10" E	50.00'
L87	S 17°50'19" W	70.44'
L88	N 04°39'17" W	397.12'
L89	S 71°26'32" E	14.83'
L90	S 09°37'24" W	231.87'
L91	S 85°20'43" W	63.94'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C80	1005.00'	635.62'	625.08'	N 47°52'12" W	36°14'14"
C81	680.00'	9.67'	9.67'	S 69°00'26" W	0°48'54"
C82	630.00'	9.69'	9.69'	N 69°42'31" E	0°52'53"
C83	2560.00'	196.68'	196.63'	N 27°33'02" W	4°24'07"
C84	2560.00'	684.40'	682.36'	N 16°33'27" W	15°19'04"
C85	2560.00'	241.94'	241.85'	N 05°03'28" W	5°24'54"
C86	630.00'	247.94'	246.05'	S 66°23'36" W	22°31'18"
C87	200.00'	113.74'	112.21'	N 20°56'48" W	32°35'02"
C88	100.00'	197.59'	166.98'	N 51°57'05" E	113°12'44"
C89	200.00'	282.97'	259.95'	S 30°54'34" E	81°03'56"
C90	100.00'	132.16'	122.75'	S 47°29'04" W	75°43'19"
C91	150.00'	85.30'	84.16'	S 20°56'48" E	32°35'02"
C92	680.00'	254.70'	253.22'	N 67°42'31" E	21°27'39"
C93	2560.00'	1014.79'	1008.16'	N 10°08'34" E	22°42'44"
C94	2490.00'	981.38'	975.04'	S 10°12'17" W	22°34'55"
C95	2490.00'	960.89'	954.94'	S 13°17'31" E	22°06'38"
C96	2490.00'	184.76'	184.71'	S 27°37'33" E	4°15'05"
C97	935.00'	132.80'	132.68'	S 33°49'13" E	8°08'15"
C98	935.00'	328.29'	326.60'	S 51°00'43" E	20°07'02"
C99	935.00'	22.68'	22.68'	S 64°49'47" E	1°23'23"
C100	50.00'	98.80'	83.49'	N 51°57'05" E	113°12'44"
C101	150.00'	212.23'	194.97'	S 30°54'34" E	81°03'56"
C102	50.00'	66.08'	61.37'	S 47°29'04" W	75°43'19"

6.942 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

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MICHAEL W. EWALD, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 753
STATE OF DELAWARE

SEAL 4-22-2015
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE:	NOVEMBER 2014
JOB NUMBER:	1 HS 301
SCALE:	1"=100'
DRAWN BY:	TJC
DESIGNED BY:	
APPROVED BY:	EWALD
FOLDER REF:	
SHEET NO.:	4 OF 4
FILE NO.:	HS RW-ALT.dwg