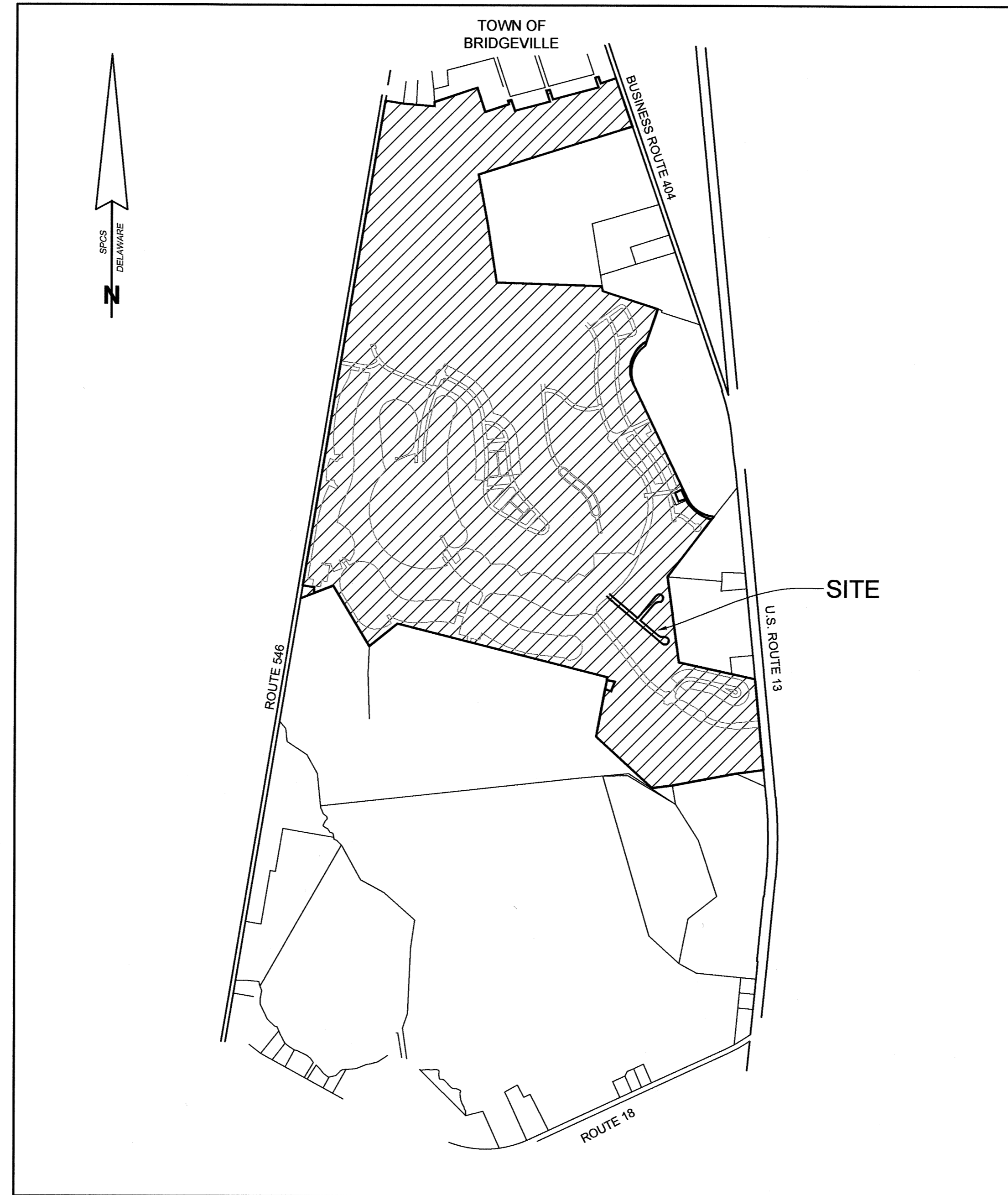


NOTES:

- 1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
- 2) N/F DENOTES NOW OR FORMERLY
- 3) THE LOT PREFIX "OS" DENOTES OPEN SPACE
- 4) THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- 5) —●— DENOTES COMPUTED POINT UNLESS OTHERWISE INDICATED
- 6) THE ROADS SHOWN HEREON ARE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE.
- 7) STANDARD BUILDING RESTRICTION LINES (BRL):
 LOTS 895 - 1015
 FRONT: 10'
 REAR: 15'
 SIDE: 5'

TABLE OF AREAS:

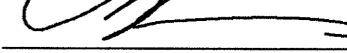
TOTAL # OF LOTS = 31
 TOTAL AREA OF LOTS = 4.200 AC. +/-
 TOTAL AREA IN RIGHT-OF-WAY = 1.950 AC. +/-
 TOTAL AREA IN OPEN SPACE = 0.00 AC. +/-




VICINITY MAP
 1" = 1,200'

CONFORMED COPY
 Document # 2022000004164 BK: 360 PG: 50
 On 1/25/2022 at 11:02:13 AM
 RECORDER OF DEEDS Scott Dailey
 Sussex County
 Consideration: \$0.00

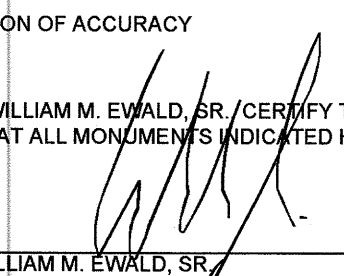
THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION as of 1/25/22. 5 pages

APPROVED BY:  06/10/2021
 AUTHORIZED PERSON DATE
 PASSWATERS FARM, LLC
 BY BROOKFIELD WASHINGTON, LLC, MEMBER

APPROVED BY:  1/21/2022
 PRESIDENT TOWN COUNCIL DATE
 TOWN OF BRIDGEVILLE

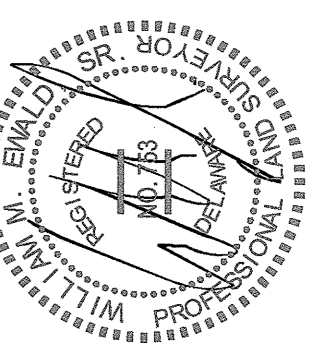
CERTIFICATION OF ACCURACY

I, WILLIAM M. EWALD, SR. / CERTIFY THAT THIS FINAL PLAT IS A CORRECT REPRESENTATION OF THE SURVEY MADE, THAT ALL MONUMENTS INDICATED HEREON EXIST OR WILL BE SET AND ARE CORRECTLY SHOWN.

 01/19/2022
 WILLIAM M. EWALD, SR. DATE
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

SUBDIVISION
 PHASE FOUR, SECTION 4E
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: 410.770.8081 | fax: 410.770.3687
 email: design@raucheng.com | web: www.raucheng.com
 address: 110 N. Washington St., Elton, MD 21601

 SEAL
 DATE 01/19/2022

REV. #	DATE	DESCRIPTION
1	01/19/2022	ADDITIONAL UTILITY EASEMENT

DATE: APRIL 2021
 JOB NUMBER: 1 HS 301
 SCALE:
 DRAWN BY: T.COCHRAN
 DESIGNED BY:
 APPROVED BY:
 FOLDER REF:
 SHEET NO.: 1 OF 5
 FILE NO.: PHASE 4E

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4E, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 346, PAGES 30-34 INSOFAR AS LOTS 1033 AND 1034 HAVE A UTILITY EASEMENT ON THEM.

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 09°32'33" E	6786.99'
L102	S 00°28'53" E	7248.55'
L103	S 85°12'30" E	437.88'
L104	N 04°18'58" W	60.04'
L105	N 71°18'01" E	628.56'
L106	S 17°24'05" E	354.56'
L107	N 71°37'38" E	347.53'
L108	N 18°22'22" W	49.52'
L109	N 75°06'38" E	50.09'
L110	S 18°22'22" E	160.30'
L111	N 75°06'38" E	500.00'
L112	N 18°22'22" W	160.30'
L113	N 75°24'59" E	50.52'
L114	S 18°17'40" E	140.00'
L115	N 75°11'20" E	651.65'
L116	N 19°20'20" W	140.18'
L117	N 75°11'20" E	49.89'
L118	S 18°48'37" E	93.79'
L119	N 71°11'23" E	219.94'
L120	S 19°02'55" E	708.71'
L121	S 72°35'55" W	541.66'
L122	S 72°35'55" W	1884.51'
L123	S 10°40'42" E	686.23'
L124	S 08°51'44" E	827.24'
L125	S 88°11'39" E	1455.13'
L126	S 11°55'19" E	71.54'
L127	S 72°08'17" E	787.99'
L128	S 18°46'35" W	471.03'
L129	S 25°28'29" E	1718.39'
L130	S 84°31'31" W	24.00'
L131	N 25°28'29" W	107.49'
L132	S 83°25'37" W	41.29'
L133	S 21°38'33" E	128.73'
L134	N 72°41'21" E	103.79'
L135	S 88°05'11" W	76.04'
L136	S 37°20'31" W	350.10'
L137	S 37°20'31" W	570.42'
L138	S 07°46'58" E	1192.93'
L139	S 77°44'27" E	114.82'
L140	S 77°44'27" E	630.08'
L141	S 77°44'27" E	331.09'
L142	S 05°34'03" E	1256.69'
L143	S 82°31'07" W	381.86'
L144	S 79°22'47" W	897.32'
L145	S 82°09'32" W	263.86'
L146	N 47°34'46" W	1049.40'
L147	N 10°30'27" E	667.65'
L148	S 88°33'19" E	89.54'
L149	N 21°05'07" E	141.89'
L150	N 79°29'33" W	114.06'
L151	N 10°30'27" E	41.52'
L152	N 75°48'09" W	2998.42'
L153	S 51°28'51" W	500.82'
L154	N 30°59'27" W	973.51'
L155	S 68°49'53" W	287.78'
L156	N 00°06'38" E	81.96'
L157	N 80°29'37" W	155.33'

CURVE TABLE

CURVE	RADIUS	ARC LEN.	CHORD BEARING	CHD. LEN.
C101	450.00'	673.00'	S 17°22'12" W	612.01'
C102	324.97'	52.93'	S 68°05'45" W	52.87'
C103	575.01'	467.85'	S 52°11'34" E	455.05'

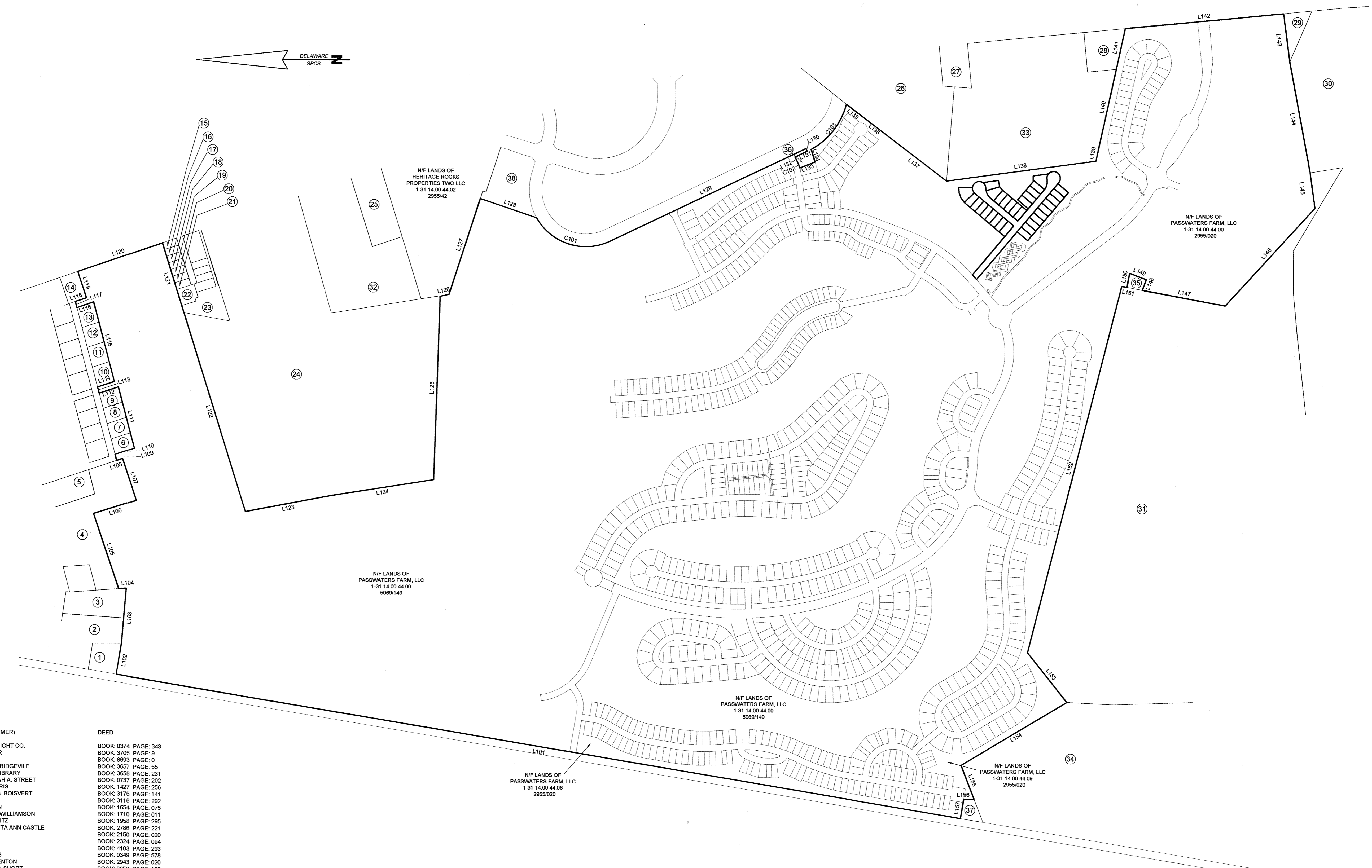
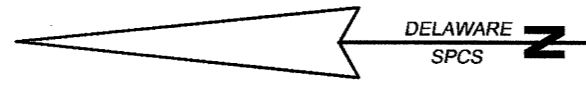


TABLE OF ADJOINERS

NUMBER	DISTRICT/MAP/PARCEL	OWNER (NOW OR FORMER)	DEED
1	1-31 10.19 5.00	DELMARVA POMER & LIGHT CO.	BOOK: 0374 PAGE: 343
2	1-31 10.19 4.03	VIRGINIA H. KEFAUVER	BOOK: 3705 PAGE: 9
3	1-31 10.19 4.04	PAUL KOCACK, et al	BOOK: 0693 PAGE: 0
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
5	1-31 10.00 10.02	BRIDGEVILLE PUBLIC LIBRARY	BOOK: 3658 PAGE: 231
6	1-31 10.20 131.00	JOHN C. JR. & DEBORAH A. STREET	BOOK: 0737 PAGE: 202
7	1-31 10.20 132.00	LAYTON & ORA M. HARRIS	BOOK: 1427 PAGE: 256
8	1-31 10.20 133.00	CONRAD S. & WENDY B. BOISVERT	BOOK: 3175 PAGE: 141
9	1-31 10.20 115.00	RUTH A. ISAACS	BOOK: 3116 PAGE: 292
10	1-31 10.20 134.00	VICTOR C. WILLIAMSON	BOOK: 1654 PAGE: 075
11	1-31 10.20 135.00	VICTOR C. & PENNY A. WILLIAMSON	BOOK: 1710 PAGE: 011
12	1-31 10.20 136.00	WILLIAM K. & KAY L. SEITZ	BOOK: 1958 PAGE: 265
13	1-31 10.20 137.00	ROBERT L. JR. & JUANITA ANN CASTLE	BOOK: 2786 PAGE: 221
14	1-31 10.20 107.00	ARC HUD I INC.	BOOK: 2150 PAGE: 020
15	1-31 14.00 37.00	JENNIFER L. KEIM	BOOK: 2324 PAGE: 094
16	1-31 14.00 36.00	ROBERT H. GEORGE	BOOK: 4103 PAGE: 293
17	1-31 14.00 35.00	LILIAS MYER RICHARDS	BOOK: 0349 PAGE: 578
18	1-31 14.00 34.00	DAVID W. & LINDA S. KENTON	BOOK: 2943 PAGE: 020
19	1-31 14.00 33.00	RICHARD L. & BARBARA SHORT	BOOK: 0853 PAGE: 192
20	1-31 14.00 32.00	GEORGE E. KLINGER	BOOK: 2200 PAGE: 210
21	1-31 14.00 31.00	GILBERT C. & LORENE KANDLER	BOOK: 0653 PAGE: 344
22	1-31 14.00 30.00	ROBERT L. & MARGARET C. BREEDEN	BOOK: 3096 PAGE: 194
23	1-31 14.00 29.01	GEORGE A. & EMMA J. FLEETWOOD	BOOK: 1643 PAGE: 291
24	1-31 14.00 28.00	KAREN L. WALLS	BOOK: 2297 PAGE: 171
25	1-31 14.00 03.01	TIMOTHY G.S. GURRY	BOOK: 2013 PAGE: 016
26	1-31 15.00 15.00	STEVEN C. GANNON	BOOK: 3629 PAGE: 136
27	1-31 15.00 16.00	BARBARA M. SYLVIA, TRUSTEE	BOOK: 2718 PAGE: 213
28	1-31 15.00 18.00	LYNN M. CARTER & MILDRED L. GRAVES	BOOK: 2932 PAGE: 209
29	1-31 19.02 00.00	ALBERT C. JR. & TWILA M. ANDERSON	BOOK: 2223 PAGE: 352
30	1-31 19.00 3.00	NEW DEVELOPMENT CORP.	BOOK: 2035 PAGE: 194
31	1-31 18.00 36.01	KENNETH W. & BERBICE M. WILSON	BOOK: 3186 PAGE: 190
32	1-31 14.00 33.00	W. COULTER & CHARLOTTE H. PASSWATERS, TRUSTEES	BOOK: 2785 PAGE: 133
33	1-31 15.00 17.00	W. COULTER & CHARLOTTE H. PASSWATERS	BOOK: 2984 PAGE: 29
34	1-31 18.00 36.00	KENNETH W. & BERBICE M. WILSON	BOOK: 3816 PAGE: 190
35	1-31 14.00 44.12	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
36	1-31 14.00 44.10	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
37	1-31 14.00 44.11	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
38	1-31 14.00 44.01	HERITAGE ROCKS PROPERTIES TWO, LLC	BOOK: 3438 PAGE: 347

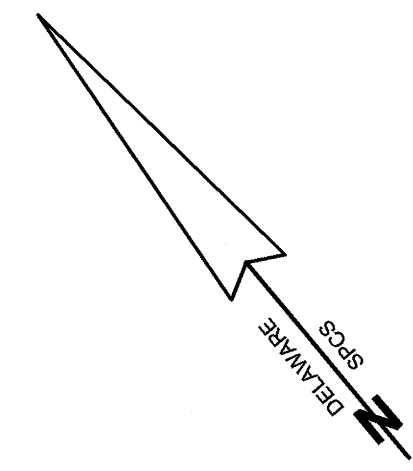
SUBDIVISION
HERITAGE SHORES
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
 engineering design & development services
 office: 410.770.9801 fax: 410.770.9697
 email: design@rauch.com web: www.rauch.com
 address: 110 N. Washington St. - Eaton, MD 21601

Professional Engineer Seal for M. Emma J. Fleetwood, State of Delaware, No. 11279, Exp. 01/19/2022.
 SEAL DATE

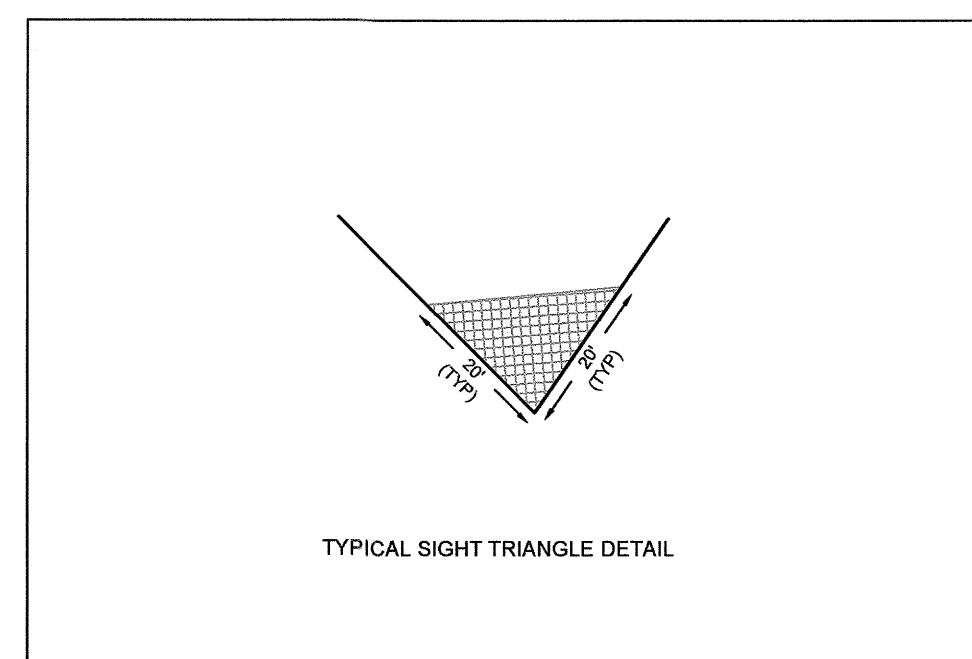
REVISIONS	
REV. #	DATE
1	01/18/2022
	ADDITIONAL UTILITY EASEMENT
DATE:	APRIL 2021
JOB NUMBER:	1 HS 301
SCALE:	1"=400'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	2 OF 5
FILE NO.:	PHASE 4E

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4E, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 346, PAGES 30-34 INsofar as LOTS 1033 AND 1034 HAVE A UTILITY EASEMENT ON THEM.



PROPOSED RIGHT OF WAY BEARINGS & DISTANCES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LEN.	CHORD BEARING	CHD. LEN.
L1	S 49°08'29" E	80.02'	C1	1975.00'	30.83'	S 49°35'19" E	30.83'
L2	S 50°02'09" E	384.58'	C2	53.00'	213.08'	S 25°15'12" E	95.93'
L3	N 39°57'51" E	401.97'	C3	104.00'	90.68'	S 64°56'39" W	87.84'
L4	S 38°57'51" W	282.14'	C4	104.00'	90.68'	S 75°00'57" E	87.84'
L5	S 50°02'09" E	322.70'	C5	53.00'	213.08'	S 15°10'54" W	95.93'
L6	N 50°02'09" W	887.12'	C6	2025.00'	31.61'	N 49°35'19" W	31.61'
L7	N 49°06'29" W	87.32'	C7	1235.00'	13.46'	N 48°56'14" E	13.46'
L8	N 49°14'58" E	37.07'					



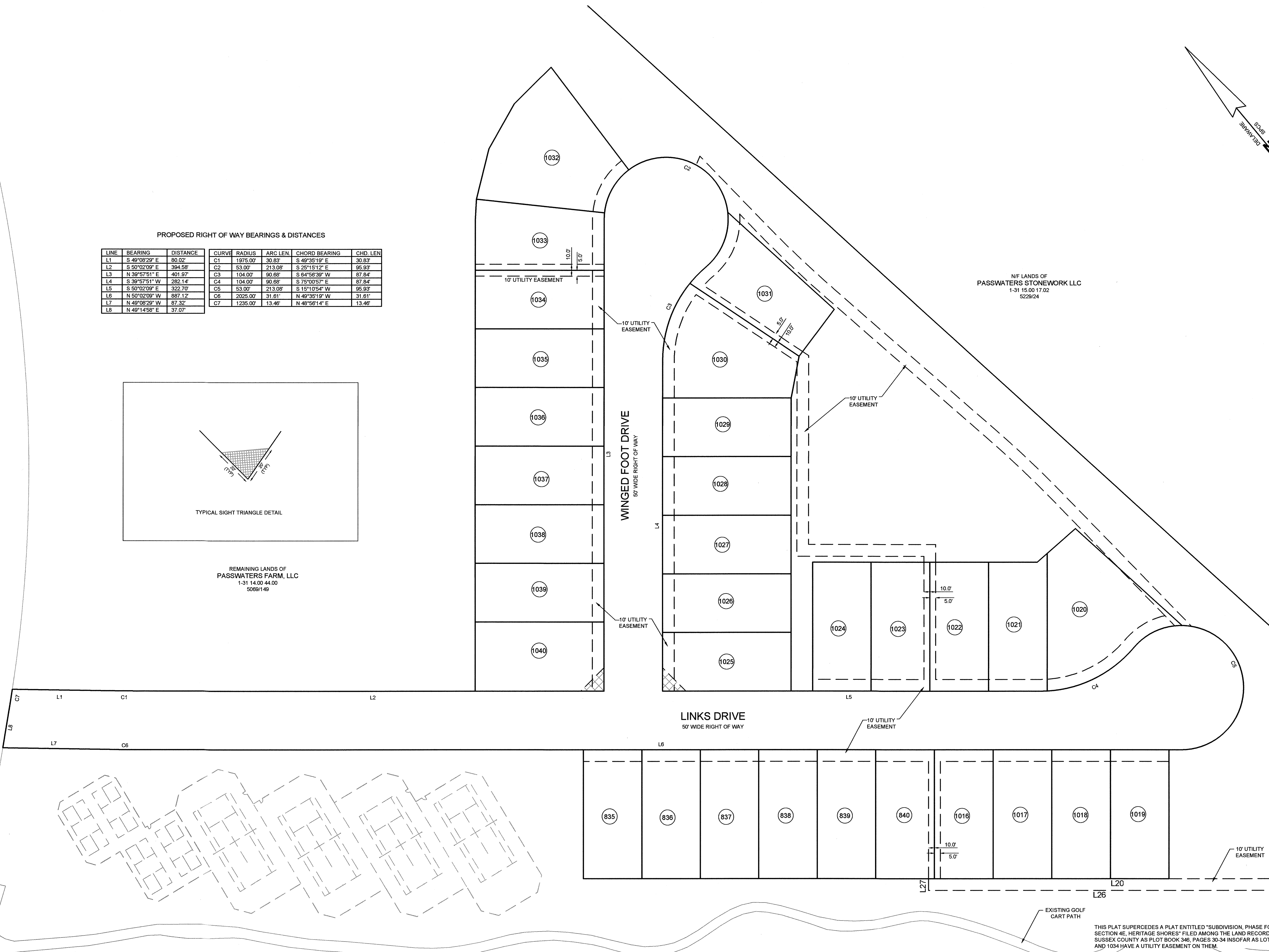
REMAINING LANDS OF
PASSWATERS FARM, LLC
1-31-14.00-44.00
5069/149

N/F LANDS OF
PASSWATERS STONEWORK LLC
1-31-15.00-17.02
5229/24

HERITAGE SHORES CIRCLE

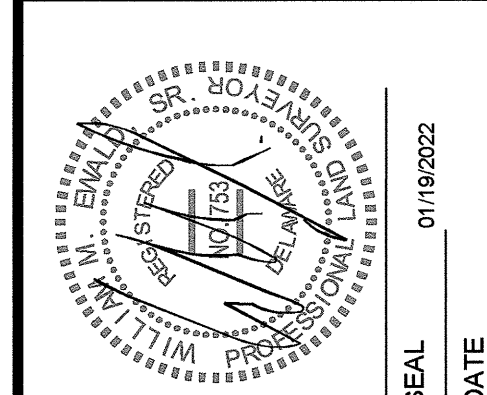
WINGED FOOT DRIVE
50' WIDE RIGHT OF WAY

LINKS DRIVE
50' WIDE RIGHT OF WAY



RAUCH
INC.
engineering design &
development services

office: 410.770.0081 | fax: 410.770.3957
email: design@rauch.com | web: www.rauch.com
address: 110 N. Washington St., Easton, MD 21601



REVISIONS

REV. #	DATE	DESCRIPTION
1	01/19/2022	ADDITIONAL UTILITY EASEMENT

DATE: APRIL 2021
JOB NUMBER: 1 HS 301
SCALE: 1"=40'
DRAWN BY: T. COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:

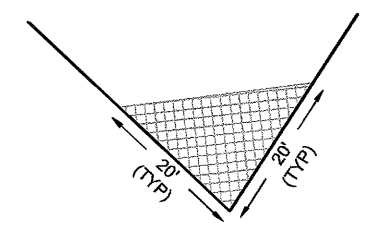
SHEET NO.: 3 OF 5
FILE NO.: PHASE 4E

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4E, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 346, PAGES 30-34 INSOFAR AS LOTS 1033 AND 1034 HAVE A UTILITY EASEMENT ON THEM.

PROPOSED LOTS BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L33	S 39°57'51" W	50.00'
L34	N 39°57'51" E	50.00'
L35	S 39°57'51" W	50.00'
L36	N 39°57'51" E	50.00'
L37	S 39°57'51" W	50.00'
L38	N 39°57'51" E	50.00'
L39	S 39°57'51" W	50.00'
L40	N 39°57'51" E	50.00'
L41	S 50°41'09" W	36.21'
L42	N 39°57'51" E	32.14'
L43	S 76°53'14" W	50.03'
L44	N 53°49'34" E	44.21'
L45	N 69°24'46" E	44.21'
L46	N 84°59'58" E	44.21'
L47	S 39°57'51" W	42.97'
L48	N 39°57'51" E	50.00'
L49	N 42°53'09" E	42.70'
L50	S 39°57'51" W	50.00'
L51	N 39°57'51" E	50.00'
L52	S 39°57'51" W	50.00'
L53	N 39°57'51" E	50.00'
L54	S 39°57'51" W	50.00'
L55	N 39°57'51" E	50.00'
L56	S 39°57'51" W	50.00'
L57	N 39°57'51" E	50.00'
L58	S 39°57'51" W	50.00'
L59	N 39°57'51" E	50.00'
L60	S 39°57'51" W	50.00'
L61	N 39°57'51" E	50.00'
L62	S 39°57'51" W	59.00'
L63	N 39°57'51" E	59.00'

CURVE	RADIUS	ARC LEN.	CHORD BEARING	CHD LEN.
1	53.00'	46.86'	N 74°40'07" W	45.35'
2	104.00'	84.93'	N 76°36'07" W	82.59'
3	104.00'	5.76'	N 51°37'19" W	5.76'
4	104.00'	71.00'	N 59°31'14" E	89.62'
5	104.00'	19.66'	N 84°30'02" E	19.66'
6	53.00'	52.26'	N 81°40'44" E	50.16'
7	53.00'	43.25'	S 69°24'46" W	42.06'
8	53.00'	5.98'	S 42°48'03" W	5.98'



TYPICAL SIGHT TRIANGLE DETAIL

- LEGEND**
- UTILITY EASEMENT (SEE SHEET 5 OF 5)
 - BUILDING RESTRICTION LINE

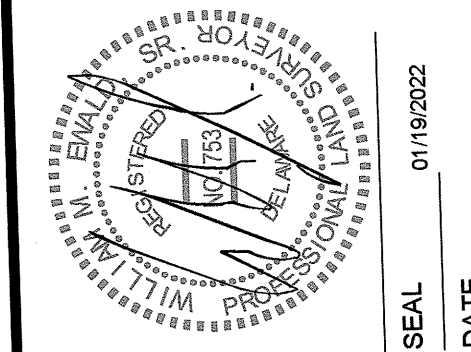
REMAINING LANDS OF
PASSWATERS FARM, LLC
1-31-14.00-44.00
2955/020



NIF LANDS OF
PASSWATERS STONENWORK LLC
1-31-15.00-17.02
5229/24

RAUCH INC.
engineering design &
development services

office: 410.770.9081 | fax: 410.770.9667
email: design@raucheng.com | web: www.raucheng.com
address: 110 N Washington St., Easton, MD 21601



SEAL DATE 01/18/2022

REVISIONS

REV. #	DATE	DESCRIPTION
1	07/19/2022	ADDITIONAL UTILITY EASEMENT

DATE:	APRIL 2021
JOB NUMBER:	1 HS 301
SCALE:	1"=40'
DRAWN BY:	T.COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	4 OF 5
FILE NO.:	PHASE 4E

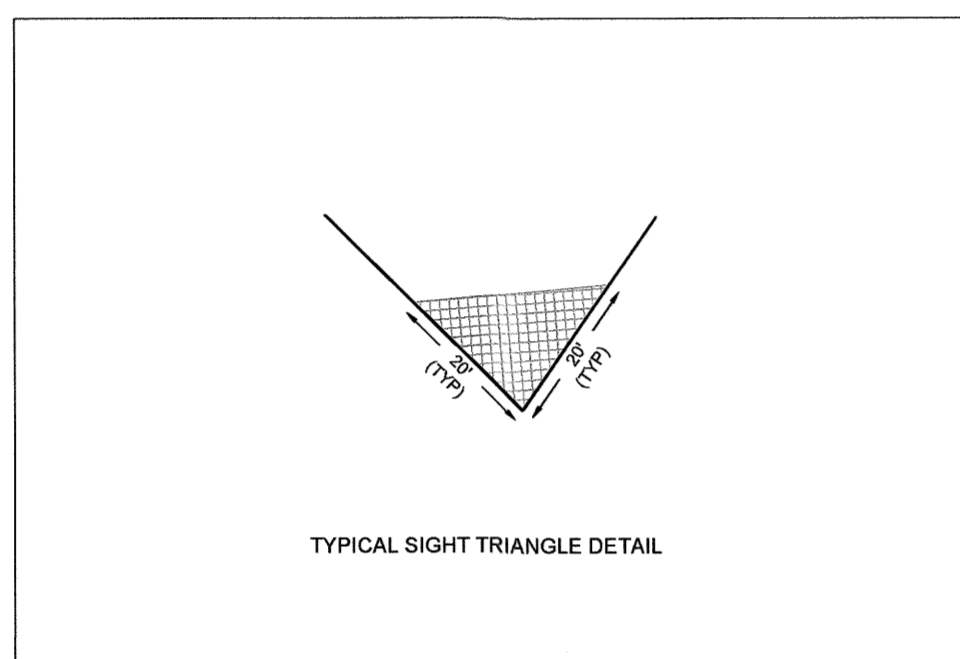
THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4E, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 346, PAGES 30-34 INSOFAR AS LOTS 1033 AND 1034 HAVE A UTILITY EASEMENT ON THEM.

SUBDIVISION
PHASE FOUR, SECTION 4E
HERITAGE SHORES
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

PROPOSED EASEMENT BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L1	N 63°21'31" E	8.23'
L2	S 04°08'29" E	78.01'
L3	S 09°02'02" E	178.54'
L4	S 04°08'29" E	154.81'
L5	N 04°08'29" W	12.13'
L6	N 04°08'29" W	132.41'
L7	N 09°00'02" W	178.54'
L8	N 04°08'29" W	18.81'
L9	N 07°46'58" W	13.88'
L10	S 16°23'46" E	6.31'
L11	S 39°57'51" W	161.09'
L12	S 50°02'09" E	108.46'
L13	S 39°57'51" W	15.00'
L14	N 50°02'09" W	10.00'
L15	N 39°57'51" E	5.00'
L16	N 50°02'09" W	108.46'
L17	N 39°57'51" E	161.41'
L18	N 50°41'09" E	9.33'
L19	N 76°53'14" E	5.01'
L20	S 50°02'10" E	305.03'
L21	S 26°48'28" E	204.10'
L22	S 07°00'49" W	248.36'
L23	N 61°30'58" W	10.74'
L24	N 07°00'49" E	241.42'
L25	N 26°48'28" W	199.00'
L26	N 50°02'11" W	302.98'
L27	N 39°57'51" E	10.00'

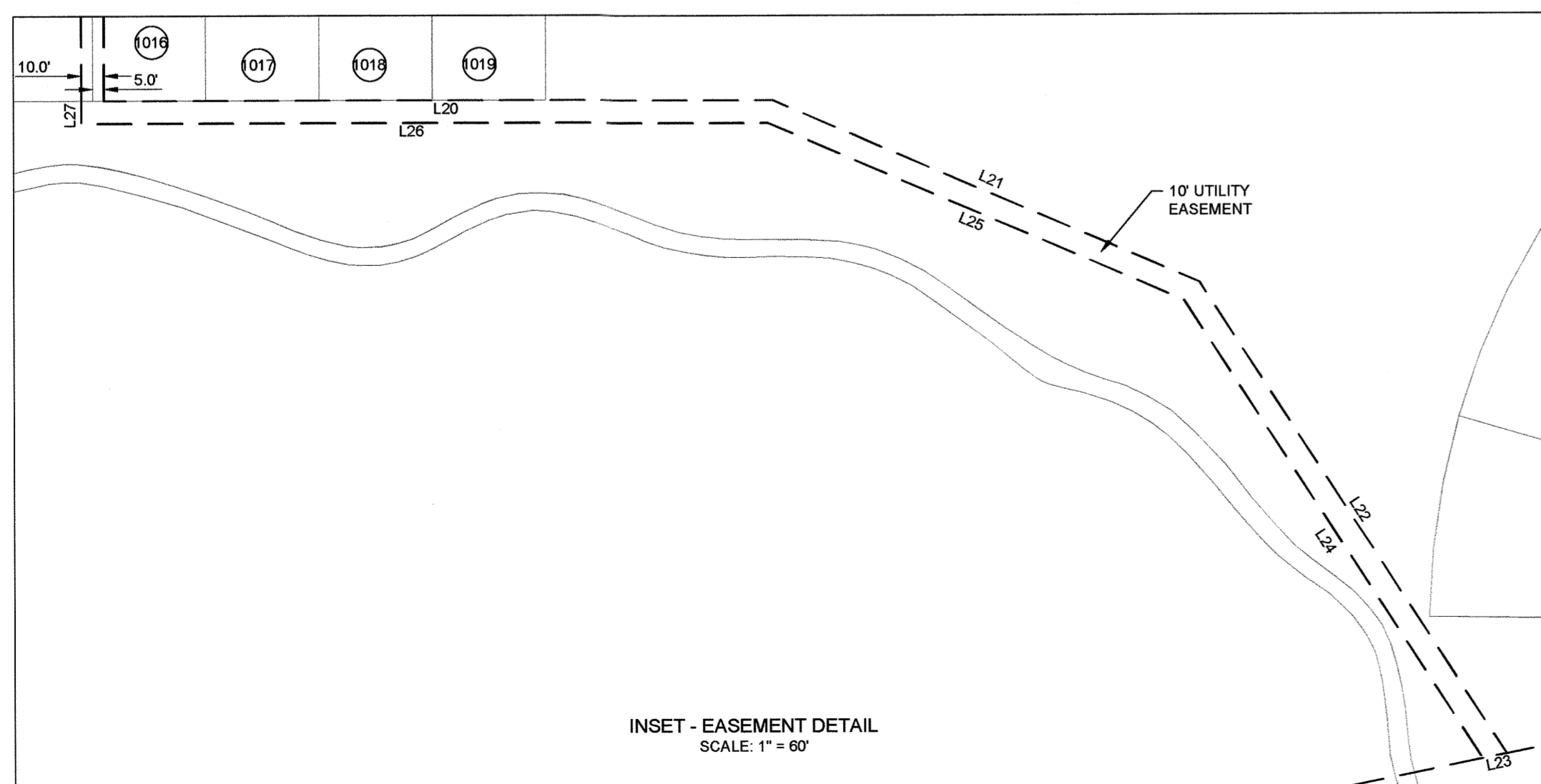
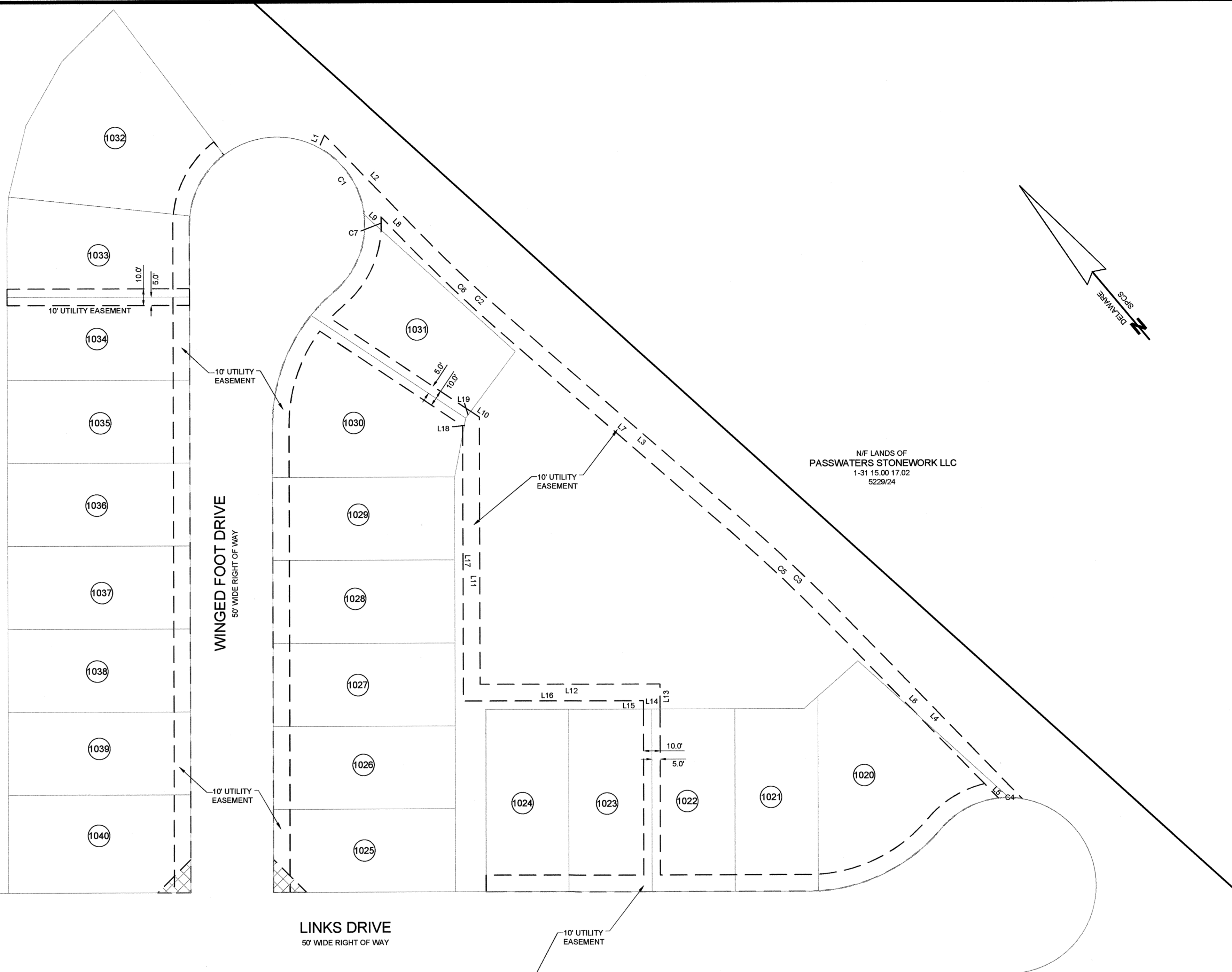
CURVE	RADIUS	ARC LEN.	CHORD BEARING	CHD. LEN.
C1	53.00'	50.55'	N 06°06'36" E	48.66'
C2	995.00'	84.39'	S 06°34'16" E	84.36'
C3	1005.00'	85.23'	S 06°34'16" E	85.21'
C4	53.00'	14.38'	N 48°21'38" W	14.34'
C5	995.00'	84.39'	N 06°34'16" W	84.36'
C6	1005.00'	85.23'	N 06°34'16" W	85.21'
C7	63.00'	7.81'	S 39°24'18" W	7.81'



LEGEND
 [Hatched Box] UTILITY EASEMENT (SEE SHEET 5 OF 5)
 [Dashed Line] BUILDING RESTRICTION LINE

REMAINING LANDS OF
 PASSWATERS FARM, LLC
 1-31 14.00 44.00
 5069/149

HERITAGE SHORES CIRCLE



SUBDIVISION
 PHASE FOUR, SECTION 4E
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: 410.770.9801 | fax: 410.770.9807
 email: design@rauch.com | web: www.rauch.com
 address: 110 N Washington St., Eton, MD 21801

SEAL: [Signature]
 DATE: 01/19/2022

REV #	DATE	DESCRIPTION
1	01/19/2022	ADDITIONAL UTILITY EASEMENT

DATE: APRIL 2021
 JOB NUMBER: 1 HS 301
 SCALE: 1"=40'
 DRAWN BY: T. COCHRUN
 DESIGNED BY:
 APPROVED BY:
 FOLDER REF:
 SHEET NO.: 5 OF 5
 FILE NO.: PHASE 4E

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4E, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 346, PAGES 30-34 INSOFAR AS LOTS 1033 AND 1034 HAVE A UTILITY EASEMENT ON THEM.