1-31-14.00-44.00

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 TO BE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE.

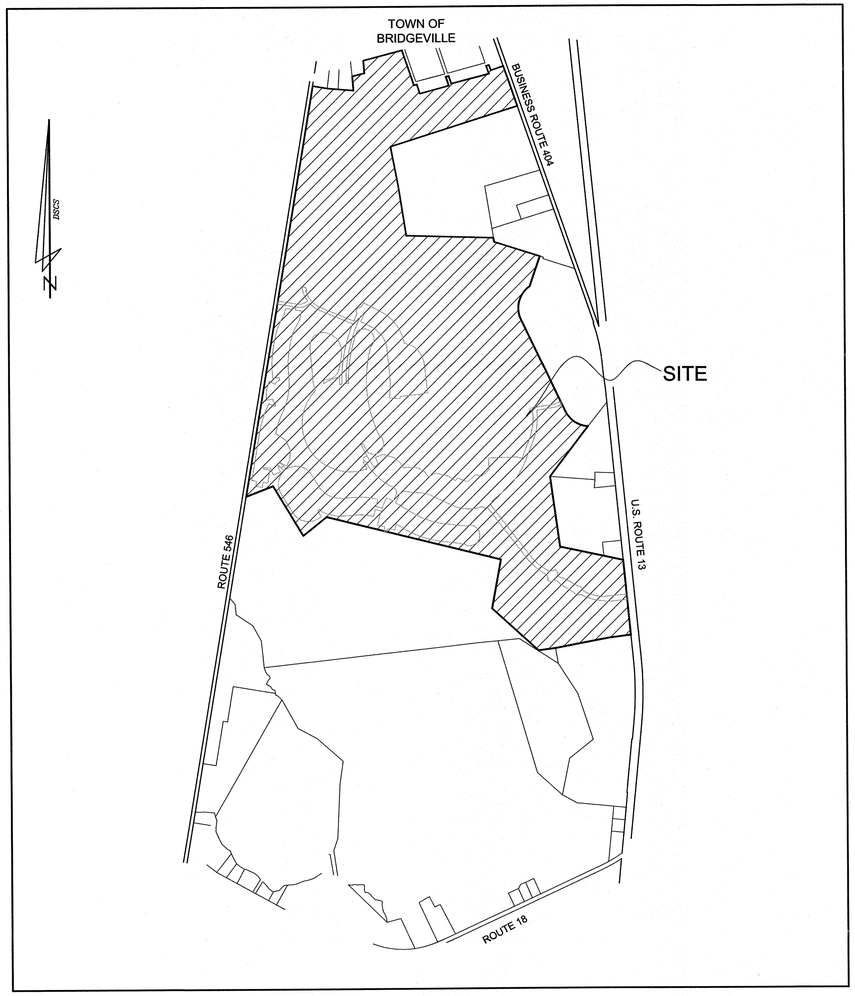
TABLE OF AREAS:

TOTAL # OF LOTS = 16

TOTAL AREA OF LOTS = 2.237 AC. +/-

TOTAL AREA IN RIGHT-OF-WAY = 1.247 AC. +/-

TOTAL AREA IN OPEN SPACE = 0.327 AC. +/-



VICINITY MAP
1" = 1,200'

"THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION" MC 07/26/2022
4 PAGES

APPROVED BY: _____ DATE
AUTHORIZED PERSON
PASSWATERS FARM, LLC

APPROVED BY: _____ 7/15/22
PRESIDENT TOWN COUNCIL DATE
TOWN OF BRIDGEVILLE

APPROVED FOR RECORDATION
COMMISSIONERS OF BRIDGEVILLE
07/15/2022

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

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.

_____ 7/15/22
WILLIAM M. EWALD, SR. DATE
PROFESSIONAL LAND SURVEYOR, DE. NO. 753

CONFORMED COPY
Document # 202200035464 BK: 374 PG: 94
On 7/26/2022 at 11:42:18 AM
RECORDER OF DEEDS Scott Dailey
Sussex County
Consideration: $0.00

THIS PLAT SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 257, PAGES 26-28 INSOFAR THAT LOTS 725 THROUGH 730 AND 747 HAVE BEEN RECONFIGURED, LOTS 731 THROUGH 746 HAVE BEEN DELETED AND ROYAL VIEW DRIVE HAS BEEN RECONFIGURED; AND SUPERCEDES PLATS ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 242, PAGES 74-76; AND SUPERCEDES PLATS ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 219, PAGE 56; "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 208, PAGES 40-42.

SUBDIVISION

PHASE THREE, VILLAGE CENTER

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR PASSWATERS FARM, LLC

RAUCH inc.
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Phone: 410.770.9081 | Fax: 410.770.3667

SEAL 7-15-2022
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: JUNE 2022

SCALE: AS SHOWN

DRAWN BY: T.COCHRUN

PROJECT NO:

SHEET NO.:

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 09°30'23" E	6786.99'
L102	S 80°28'53" E	248.55'
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°24'29" 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	49.88'
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	1684.51'
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	797.99'
L128	S 18°46'35" W	471.03'
L129	S 25°28'29" E	1718.39'
L130	S 64°31'31" W	24.00'
L131	N 25°28'29" W	107.49'
L132	S 63°25'57" W	41.29'
L133	S 21°38'33" E	129.73'
L134	N 72°41'21" E	103.79'
L135	S 38°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	114.92'
L140	S 77°44'27" E	630.08'
L141	S 77°44'27" E	331.09'
L142	S 05°34'03" E	1258.65'
L143	S 82°31'07" W	381.86'
L144	S 79°22'47" W	897.32'
L145	S 82°09'32" W	283.86'
L146	N 47°34'46" W	1049.40'
L147	N 10°30'27" E	667.65'
L148	S 68°53'19" 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°26'51" 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'

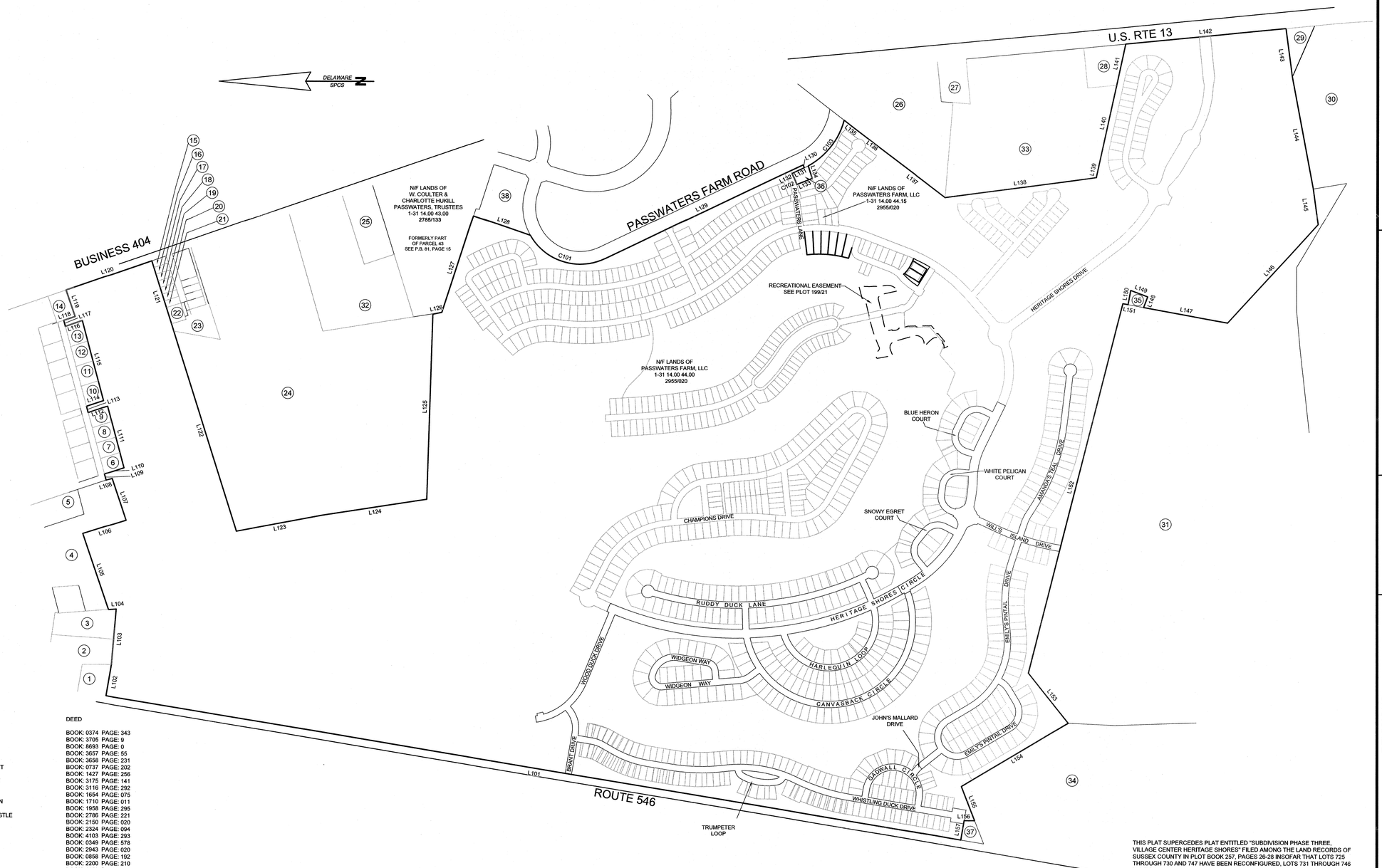

TABLE OF ADJOINERS

NUMBER	DISTRICT/MAP/PARCEL	OWNER (NOW OR FORMER)	DEED
1	1-31 10.19 5.00	DELMARVA POWER & 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 KICACK, et al	BOOK: 8693 PAGE: 0
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILE	BOOK: 3657 PAGE: 55
5	1-13 10.00 80.02	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: 295
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: 0858 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 29.00	KAREN L. WALLS	BOOK: 2297 PAGE: 171
25	1-31 14.00 43.01	TIMOTHY G.S. CURRY	BOOK: 2013 PAGE: 016
26	1-31 15.00 15.00	STEVEN C. CANNON	BOOK: 3628 PAGE: 135
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: 2332 PAGE: 209
29	1-31 19.00 2.00	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 43.00	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. & BERNICE 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

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HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR PASSWATERS FARM, LLC

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Phone: 410.770.9081 | Fax: 410.770.3667

SEAL 7/13/2022 DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: JUNE 2022

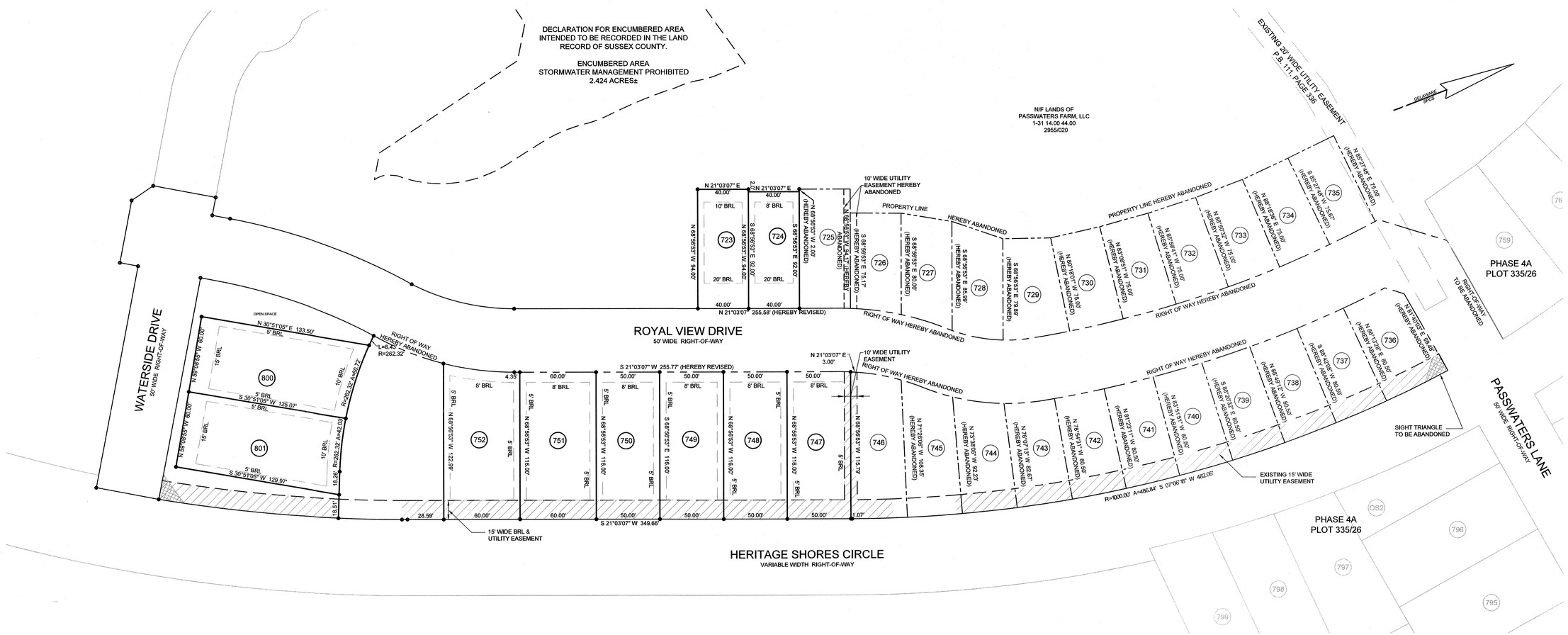
SCALE: AS SHOWN

DRAWN BY: T.COCHRUN

PROJECT NO:

SHEET NO.: 2 OF 4

1-31-14.00-44.00



LEGEND

- UTILITY EASEMENT
- BUILDING RESTRICTION LINE
- (OS) DENOTES OPEN SPACE
- DENOTES PROPERTY LINE HEREBY ABANDONED
- DENOTES SIGHT TRIANGLE HEREBY ABANDONED

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SUBDIVISION

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HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR PASSWATERS FARM, LLC

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SEAL 6/13/22

DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: JUNE 2022

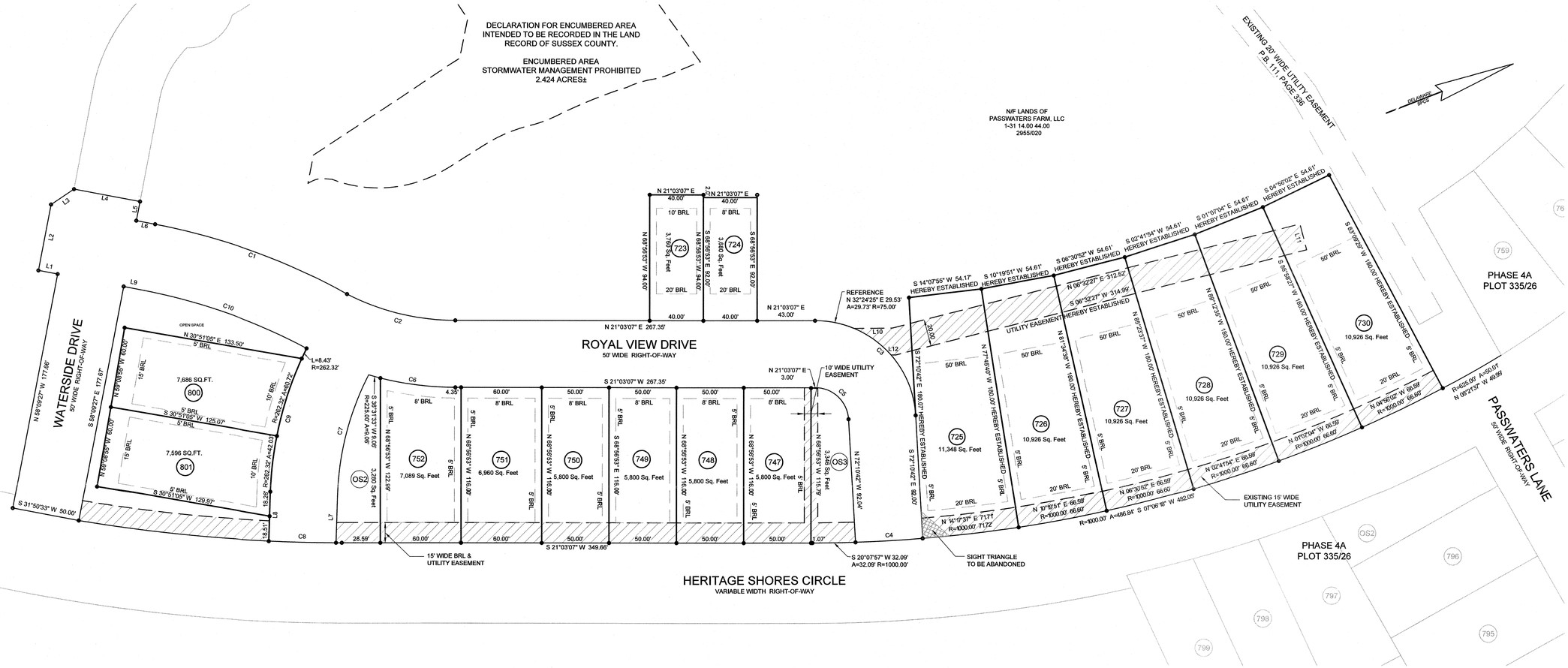
SCALE: 1" = 40'

DRAWN BY: T.COCHRUN

PROJECT NO:

SHEET NO.: 3 OF 4

1-31-14.00-44.00



LEGEND

UTILITY EASEMENT

BUILDING RESTRICTION LINE

(OS) DENOTES OPEN SPACE

DENOTES SIGHT TRIANGLE HEREBY ESTABLISHED

RIGHT OF WAY BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
L1	S 31°50'04" W	14.54'
L2	N 58°09'56" W	50.00'
L3	N 13°09'42" W	20.58'
L4	N 31°50'33" E	50.00'
L5	S 58°09'27" E	14.54'
L6	N 31°50'04" E	13.68'
L7	S 67°08'13" E	34.95'
L8	N 67°08'13" W	36.77'
L9	S 31°50'04" W	13.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	477.61'	152.97'	152.31'	N 40°58'30" E
C2	175.00'	83.49'	82.70'	N 34°43'08" E
C3	75.00'	113.58'	103.03'	N 64°26'12" E
C4	1000.00'	50.01'	50.00'	S 17°46'51" W
C5	25.00'	37.86'	34.34'	S 64°26'12" W
C6	225.00'	65.30'	65.07'	S 29°21'56" W
C7	212.32'	94.14'	93.37'	S 54°37'30" E
C8	1175.00'	50.00'	50.00'	S 22°28'58" W
C9	262.32'	112.75'	111.89'	N 54°59'41" W
C10	427.61'	130.33'	129.83'	S 40°31'53" W

UTILITY EASEMENT
BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
L10	N 20°36'47" E	28.56'
L11	S 83°27'33" E	20.00'
L12	S 20°36'47" W	3.70'

CONFORMED COPY
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SEAL

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REVISIONS

REV. #	DATE	DESCRIPTION

DATE: JUNE 2022

SCALE: 1" = 40'

DRAWN BY: T.COCHRUN

PROJECT NO:

SHEET NO.: 4 OF 4