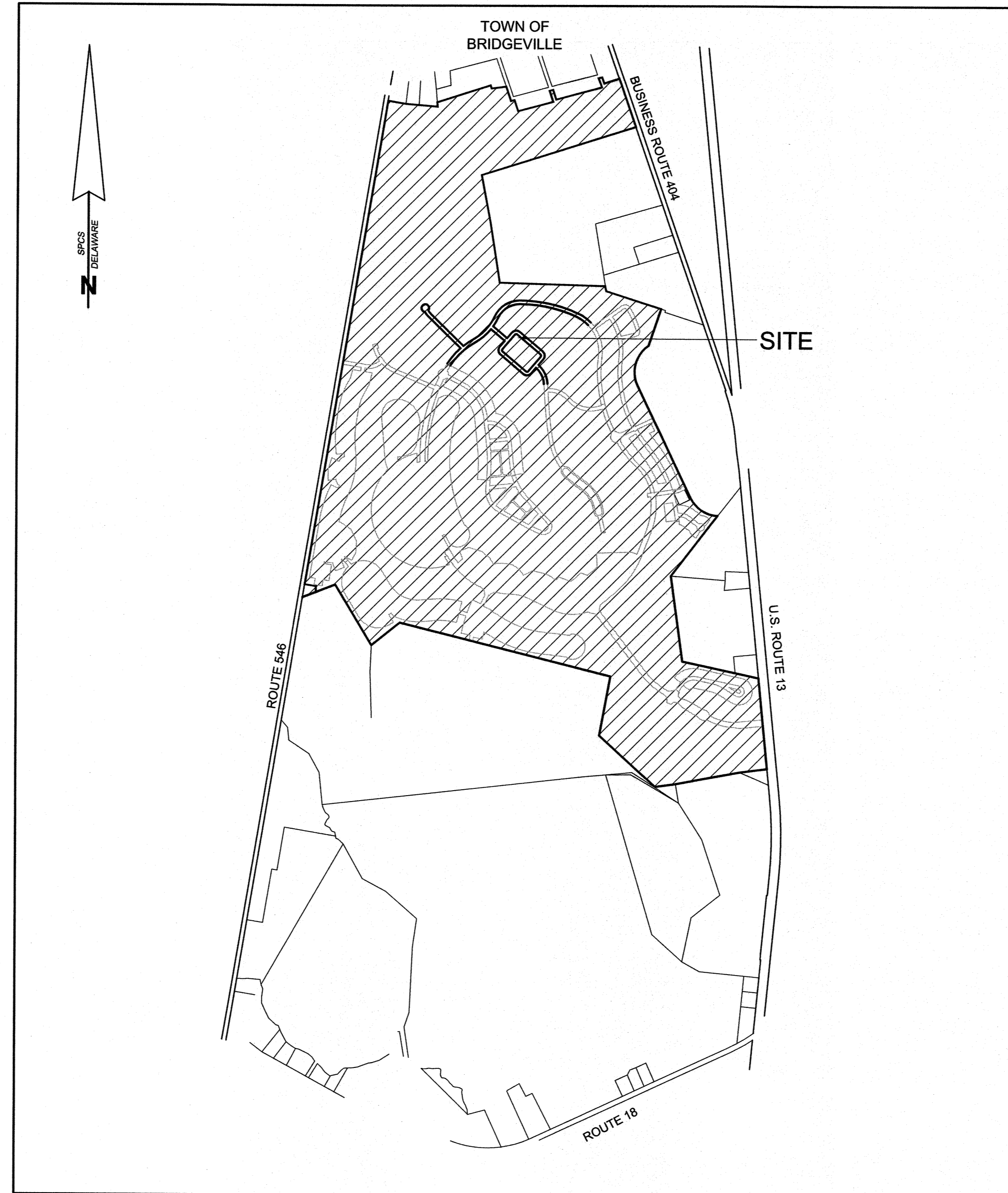


NOTES:

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

TABLE OF AREAS:

TOTAL # OF LOTS = 120
 TOTAL AREA OF LOTS = 22.648 AC. +/-
 TOTAL AREA IN RIGHT-OF-WAY = 6.245 AC. +/-
 TOTAL AREA IN OPEN SPACE = 0.000 AC. +/-



VICINITY MAP
1" = 1,200'

CONFORMED COPY
 Document # 2022000035466 BK: 375 PG: 1
 On 7/26/2022 at 11:45:24 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 JULY 24 2022 8 PAGES

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.

WILLIAM M. EWALD, SR.
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

7/15/2022
 DATE

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

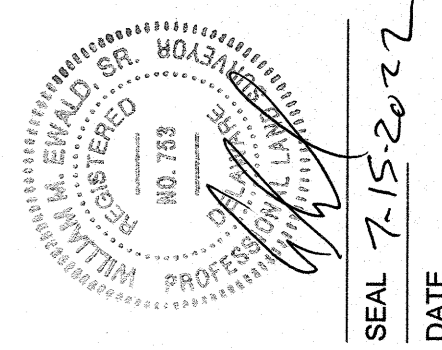
APPROVED BY:
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE
 DATE: 7/15/22

APPROVED FOR RECORDATION
 COMMISSIONERS OF BRIDGEVILLE

APPROVED BY:
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC
 BY BROOKFIELD WASHINGTON, LLC, MEMBER
 DATE: 07/15/2022

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

RAUCH
 engineering design &
 development services
Office: 410.770.0801 | Fax: 410.770.3867
 www.rauchdesign.com
 address: 110 N Washington St - Easton, MD 21601



REVISIONS	
REV. #	DESCRIPTION

DATE: JULY 2022
 JOB NUMBER: 1 HS 301
 SCALE:
 DRAWN BY: CWT/JC
 DESIGNED BY:
 APPROVED BY:
 FOLDER REF:
 SHEET NO.: 1 OF 8
 FILE NO.: PHASE 4F

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 09°30'23" E	6786.997
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°24'03" 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	851.65
L116	N 19°22'20" W	140.15
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 1°55'19" E	71.54
L127	S 72°08'17" E	797.95
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	1259.69
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	657.65
L148	S 68°53'10" 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	2999.42
L153	S 51°28'51" W	500.92
L154	N 30°59'27" W	973.51
L155	S 68°49'53" W	287.76
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

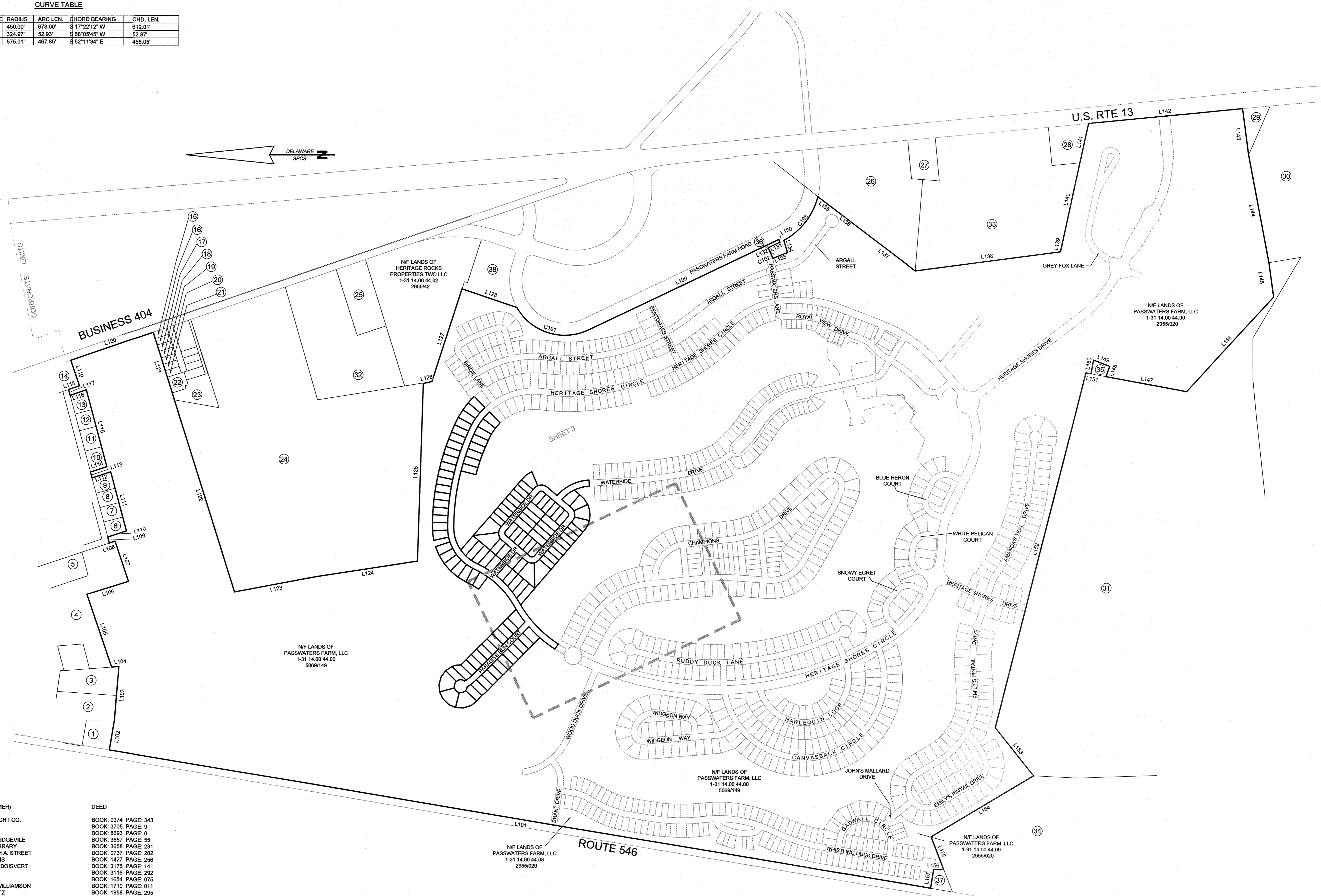
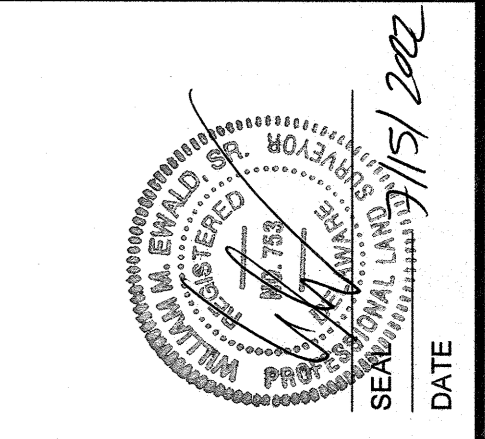


TABLE OF ADJOINERS

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 BRIDGEVILLE	BOOK: 3657 PAGE: 55
5	1-31 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: 282
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: 283
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: 0558 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 15.00 2.00	ALBERT C., JR. & TWILA M. ANDERSON	BOOK: 2223 PAGE: 352
30	1-31 18.00 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. & 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
 PHASE FOUR, SECTION 4F
HERITAGE SHORES
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC



REVISIONS	
REV. #	DESCRIPTION

DATE:	JULY 2022
JOB NUMBER:	1 HS 301
SCALE:	1"=400'
DRAWN BY:	T. COCHRAN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	2 OF 8
FILE NO.:	PHASE 4F

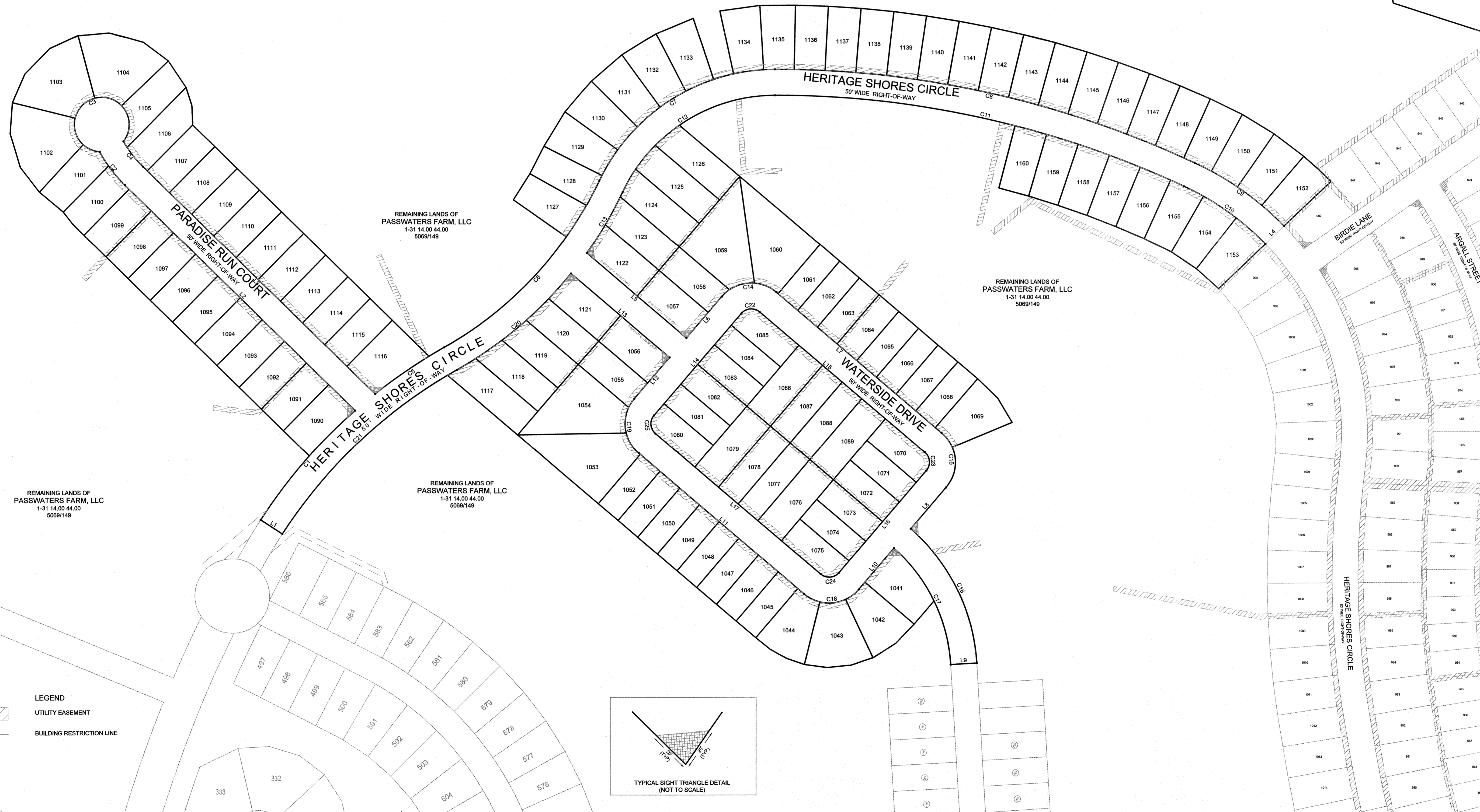
RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°03'52" W	50.00'
L2	N 45°33'02" W	623.09'
L3	S 45°33'02" E	628.05'
L4	S 45°35'12" W	50.00'
L5	S 49°31'47" E	252.95'
L6	N 40°28'13" E	105.00'
L7	S 49°31'47" E	420.00'
L8	S 40°28'13" W	105.03'
L9	S 80°40'28" W	50.00'
L10	S 40°28'13" W	104.96'
L11	N 49°31'47" W	420.00'
L12	N 40°28'13" E	105.00'
L13	N 49°31'47" W	249.99'
L14	N 40°28'13" E	250.00'
L15	S 49°31'47" E	420.00'
L16	S 40°28'13" W	260.00'
L17	N 49°31'47" W	420.00'

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1025.00'	280.38'	279.50'	N 40°46'18" E
C2	275.84'	81.32'	81.02'	N 37°06'30" E
C3	53.00'	280.69'	50.22'	N 66°10'23" E
C4	225.94'	62.25'	62.05'	S 37°38'00" E
C5	1025.00'	161.28'	161.11'	N 55°55'26" E
C6	725.00'	447.33'	440.27'	N 42°45'20" E
C7	375.00'	424.94'	402.57'	N 57°32'35" E
C8	1925.00'	836.28'	829.72'	S 77°32'54" E
C9	575.00'	213.02'	211.81'	S 54°22'23" E
C10	525.00'	194.97'	193.85'	N 54°27'51" W
C11	1875.00'	814.56'	808.17'	N 77°32'54" W
C12	325.00'	368.29'	348.89'	S 57°32'35" W
C13	775.00'	137.39'	137.21'	S 30°09'31" W
C14	75.00'	117.81'	106.07'	N 85°28'13" E
C15	75.00'	117.81'	106.07'	S 04°31'47" E
C16	375.00'	297.39'	289.66'	S 26°02'41" E
C17	325.00'	257.07'	250.42'	N 25°59'09" W
C18	75.00'	117.81'	106.07'	S 85°28'13" W
C19	75.00'	117.81'	106.07'	N 04°31'47" W
C20	775.00'	290.69'	288.99'	S 49°41'11" W
C21	975.00'	467.90'	463.42'	S 46°41'01" W
C22	25.00'	39.27'	35.36'	N 85°28'13" E
C23	25.00'	39.27'	35.36'	S 04°31'47" E
C24	25.00'	39.27'	35.36'	S 85°28'13" W
C25	25.00'	39.27'	35.36'	N 04°31'47" W

N/F LANDS OF
KAREN L. WALLS
1-31 14.00 29.00
2297171



RAUCH
INC.
engineering design &
development services

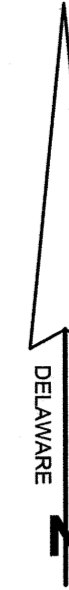
Office: 410.770.6641 | Fax: 410.770.9827
email: design@rauchinc.com | web: www.rauchinc.com
address: 110 N Washington St., Eton, MD 21801

SEAL 7/15/22
DATE

REV. #	DATE	DESCRIPTION

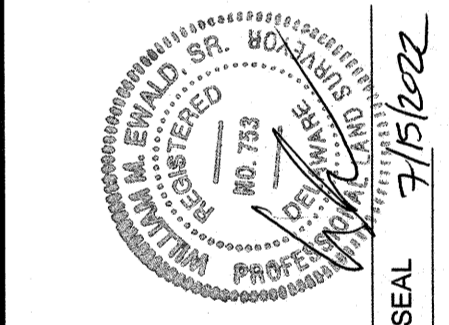
DATE: JULY 2022
JOB NUMBER: 1 HS 301
SCALE: 1"=100'
DRAWN BY: CMW/JC
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 3 OF 8
FILE NO.: PHASE 4F

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



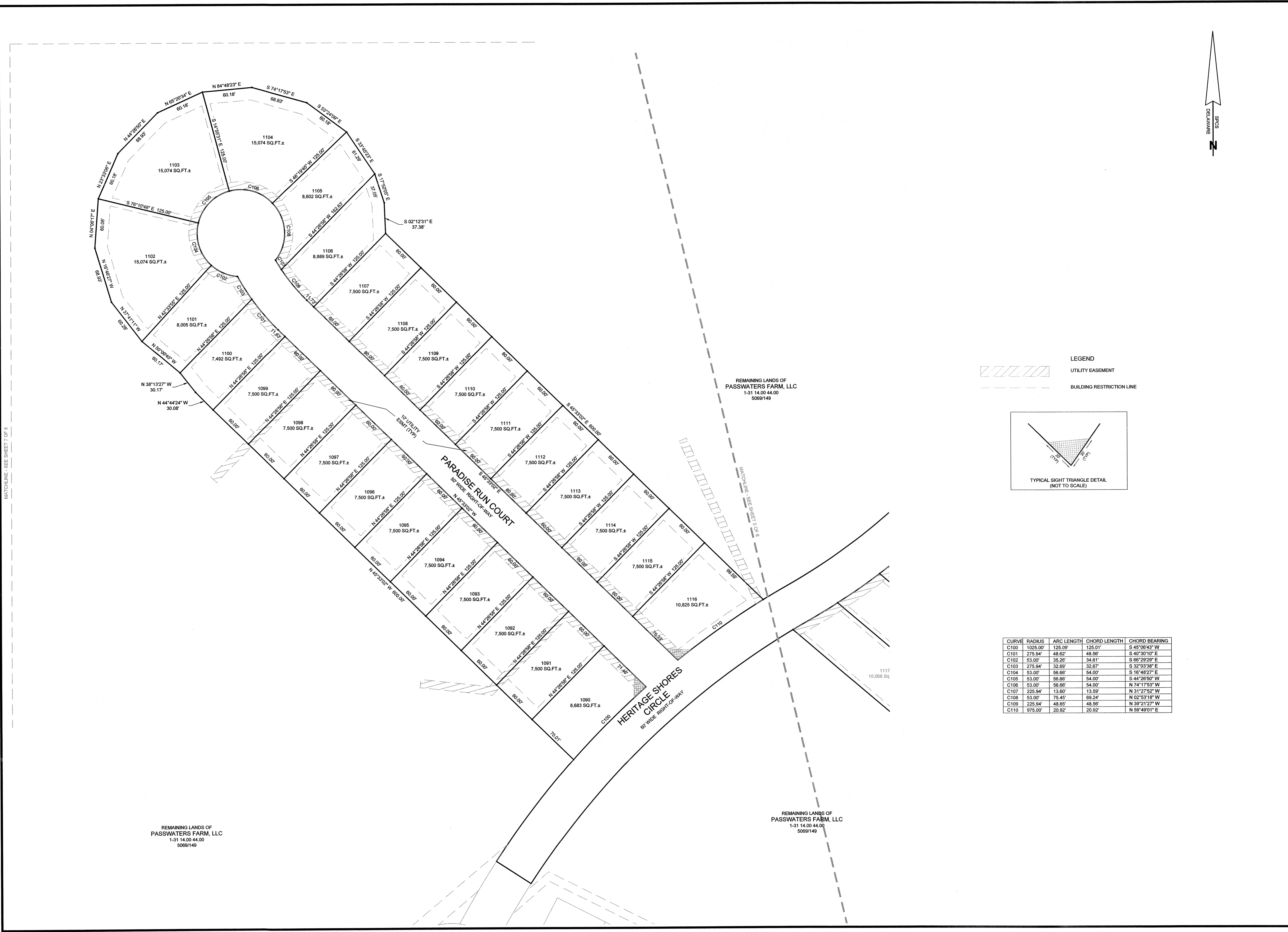
SUBDIVISION
PHASE FOUR, SECTION 4F
HERITAGE SHORES
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

RAUGH Inc.
engineering design & development services
office: 410.770.8881 | fax: 410.770.3557
email: design@raughinc.com | web: www.raughinc.com
address: 110 N. Washington St., Elkton, MD 21607



REV. #	DATE	DESCRIPTION

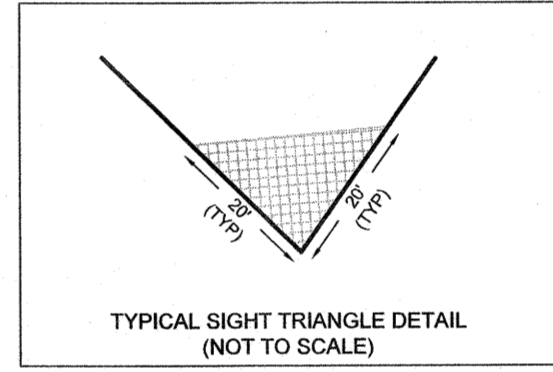
DATE: JULY 2022
JOB NUMBER: 1 HS 301
SCALE: 1"=50'
DRAWN BY: CIW/JC
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 4 OF 8
FILE NO.: PHASE 4F



LEGEND

UTILITY EASEMENT

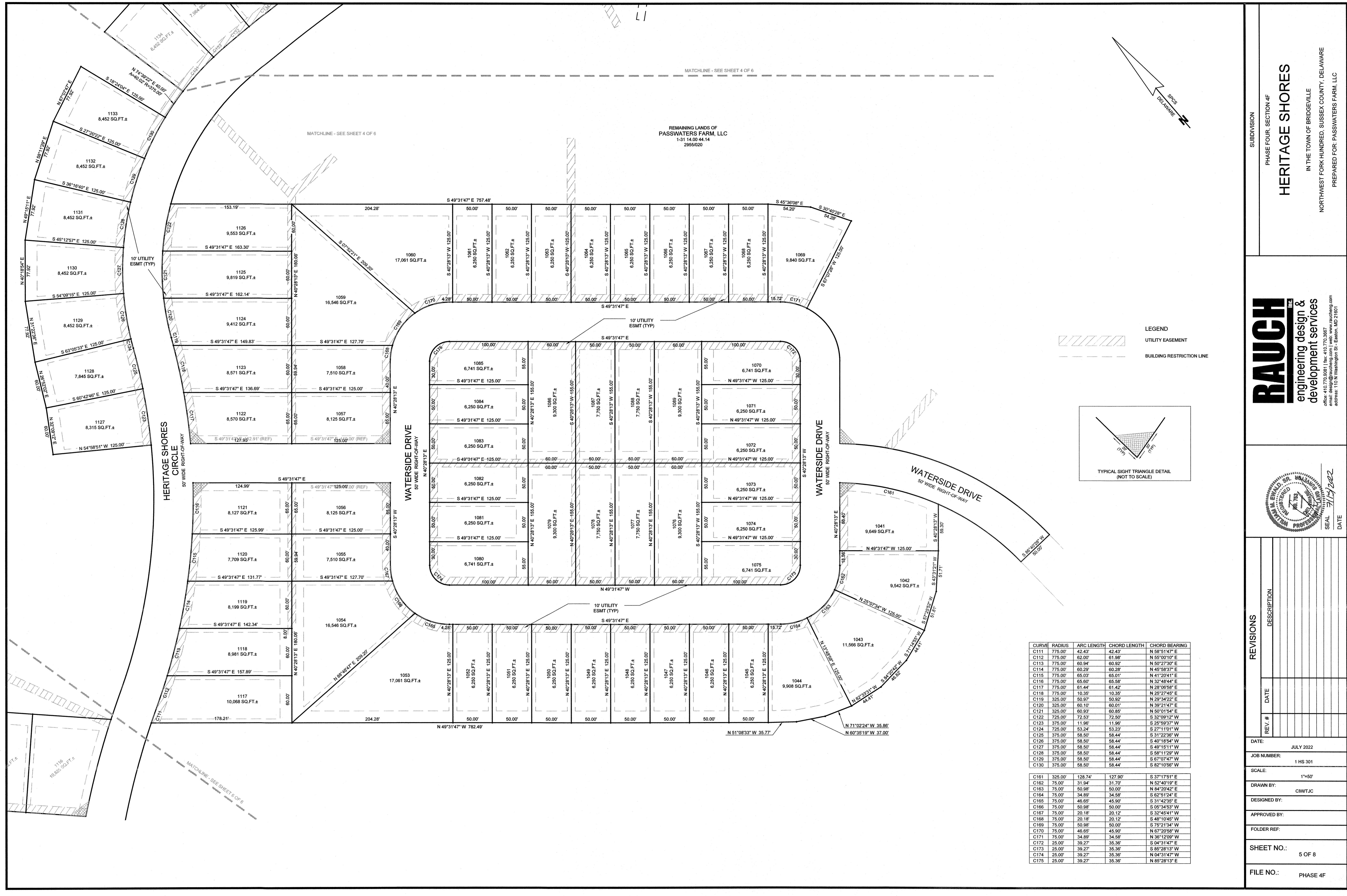
BUILDING RESTRICTION LINE



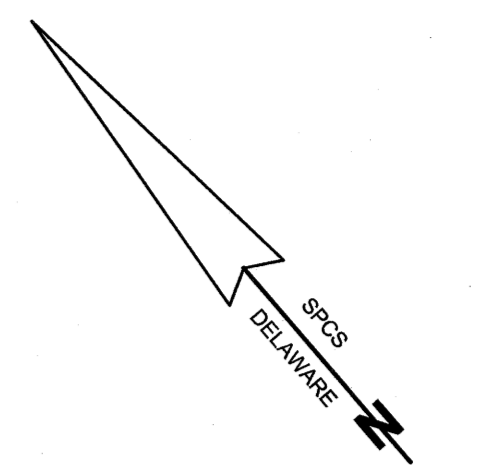
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C100	1025.00'	125.09'	125.01'	S 45°06'43" W
C101	275.94'	48.62'	48.56'	S 40°30'10" E
C102	53.00'	35.26'	34.61'	S 66°23'29" E
C103	275.94'	32.69'	32.67'	S 32°03'38" E
C104	53.00'	56.66'	54.00'	S 16°48'27" E
C105	53.00'	56.66'	54.00'	S 44°28'50" W
C106	53.00'	56.66'	54.00'	N 74°17'53" W
C107	225.94'	13.60'	13.59'	N 31°27'52" W
C108	53.00'	75.45'	69.24'	N 02°53'18" W
C109	225.94'	48.65'	48.56'	N 39°21'27" W
C110	975.00'	20.92'	20.92'	N 59°49'01" E

MATCHLINE - SEE SHEET 7 OF 8

MATCHLINE - SEE SHEET 5 OF 8



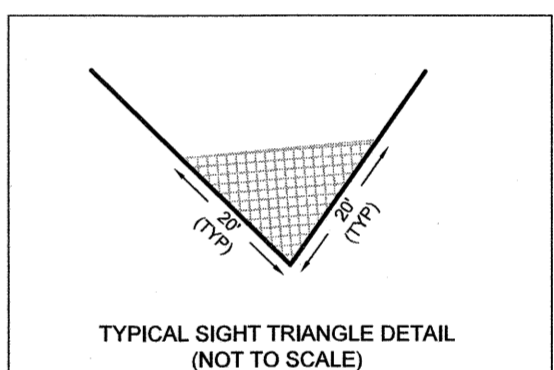
REMAINING LANDS OF
PASSWATERS FARM, LLC
1-31 14.00 44.14
2955/020



LEGEND

 UTILITY EASEMENT

 BUILDING RESTRICTION LINE



REVISIONS

REV. #	DATE	DESCRIPTION

DATE: JULY 2022

JOB NUMBER: 1 HS 301

SCALE: 1"=50'

DRAWN BY: CWT/JC

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 5 OF 8

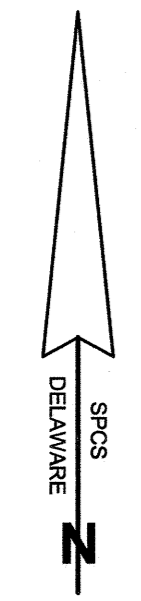
FILE NO.: PHASE 4F

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C111	775.00'	42.43'	42.43'	N 58°51'47" E
C112	775.00'	62.00'	61.98'	N 55°00'10" E
C113	775.00'	60.94'	60.92'	N 50°27'30" E
C114	775.00'	60.29'	60.28'	N 49°58'37" E
C115	775.00'	65.03'	65.01'	N 41°20'41" E
C116	775.00'	65.60'	65.58'	N 32°48'44" E
C117	775.00'	61.44'	61.42'	N 28°06'58" E
C118	775.00'	10.35'	10.35'	N 25°27'45" E
C119	325.00'	50.97'	50.92'	N 29°34'22" E
C120	325.00'	60.10'	60.01'	N 39°21'47" E
C121	325.00'	60.93'	60.85'	N 50°01'54" E
C122	725.00'	72.53'	72.50'	S 32°09'12" W
C123	375.00'	11.96'	11.96'	S 25°59'37" W
C124	725.00'	53.24'	53.23'	S 27°11'01" W
C125	375.00'	58.50'	58.44'	S 31°22'38" W
C126	375.00'	58.50'	58.44'	S 40°18'54" W
C127	375.00'	58.50'	58.44'	S 49°15'11" W
C128	375.00'	58.50'	58.44'	S 58°11'29" W
C129	375.00'	58.50'	58.44'	S 67°07'47" W
C130	375.00'	58.50'	58.44'	S 82°10'56" W
C161	325.00'	128.74'	127.90'	S 37°17'51" E
C162	75.00'	31.94'	31.70'	N 52°40'19" E
C163	75.00'	50.98'	50.00'	N 84°20'42" E
C164	75.00'	34.89'	34.58'	S 62°51'24" E
C165	75.00'	46.85'	45.90'	S 31°42'35" E
C166	75.00'	50.98'	50.00'	S 05°34'53" W
C167	75.00'	20.18'	20.12'	S 32°45'41" W
C168	75.00'	20.18'	20.12'	S 48°10'45" W
C169	75.00'	50.98'	50.00'	S 75°21'34" W
C170	75.00'	46.85'	45.90'	N 57°20'58" W
C171	75.00'	34.89'	34.58'	N 36°12'08" W
C172	25.00'	39.27'	35.36'	S 04°31'47" E
C173	25.00'	39.27'	35.36'	S 85°28'13" W
C174	25.00'	39.27'	35.36'	N 04°31'47" W
C175	25.00'	39.27'	35.36'	N 85°28'13" E

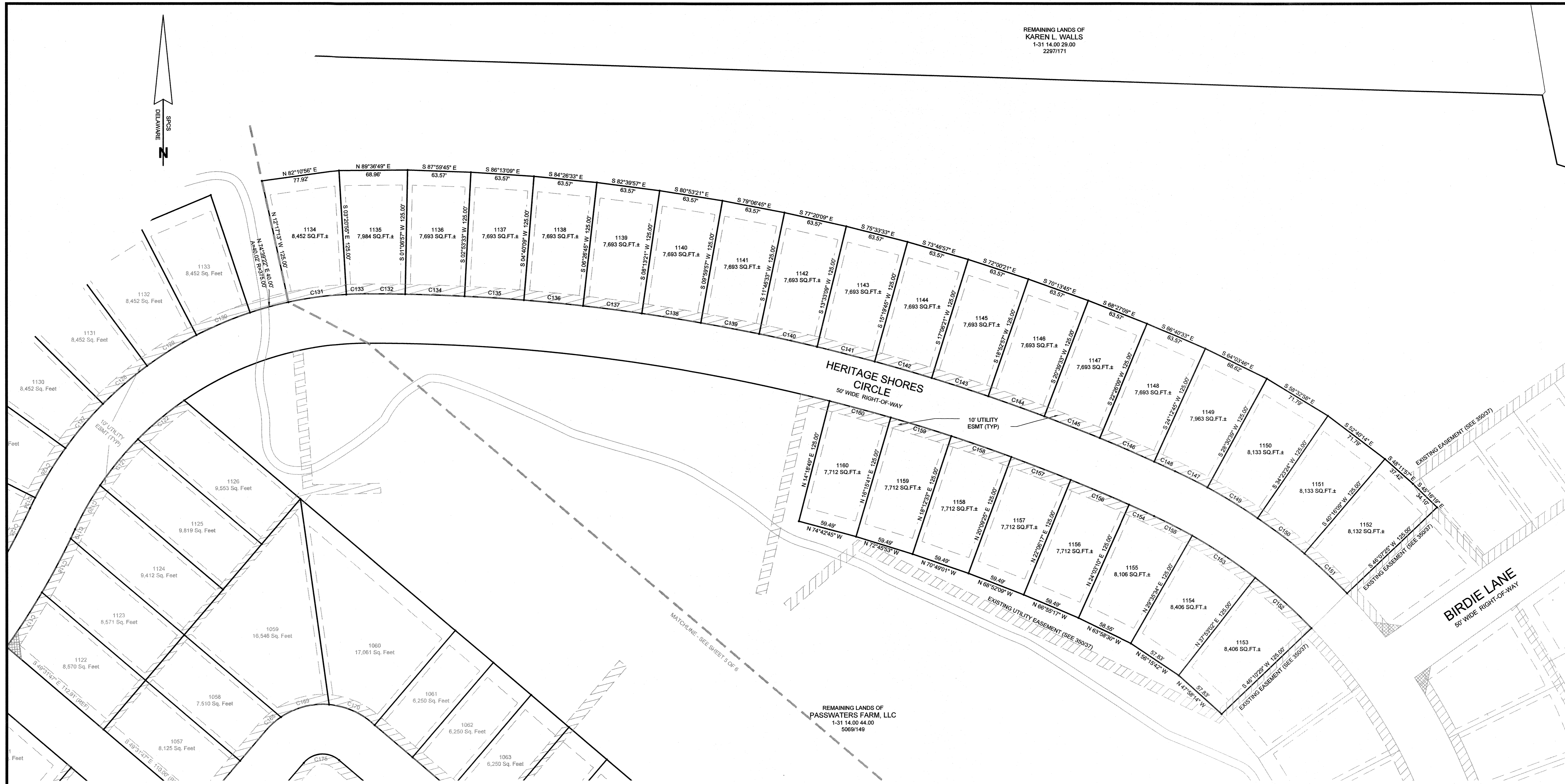
SUBDIVISION
 PHASE FOUR, SECTION 4F
HERITAGE SHORES
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
 engineering design &
 development services

DATE: 7/15/2022



REMAINING LANDS OF
KAREN L. WALLS
1-31 14.00 28.00
2297/171



HERITAGE SHORES
CIRCLE
50' WIDE RIGHT-OF-WAY

BIRDIE LANE
50' WIDE RIGHT-OF-WAY

REMAINING LANDS OF
PASSWATERS FARM, LLC
1-31 14.00 44.00
5969/149

SUBDIVISION
PHASE FOUR, SECTION 4F
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: 410.770.0881 | fax: 410.770.3967
address: 110 N Washington St., Elkton, MD 21821



REVISIONS

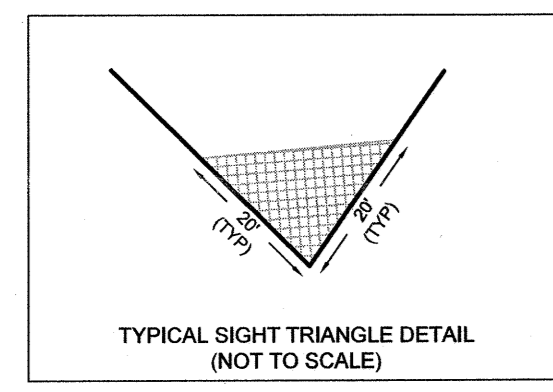
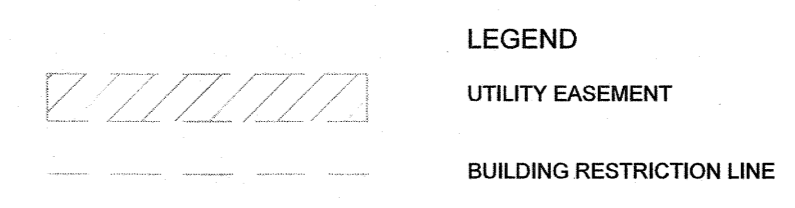
REV. #	DATE	DESCRIPTION

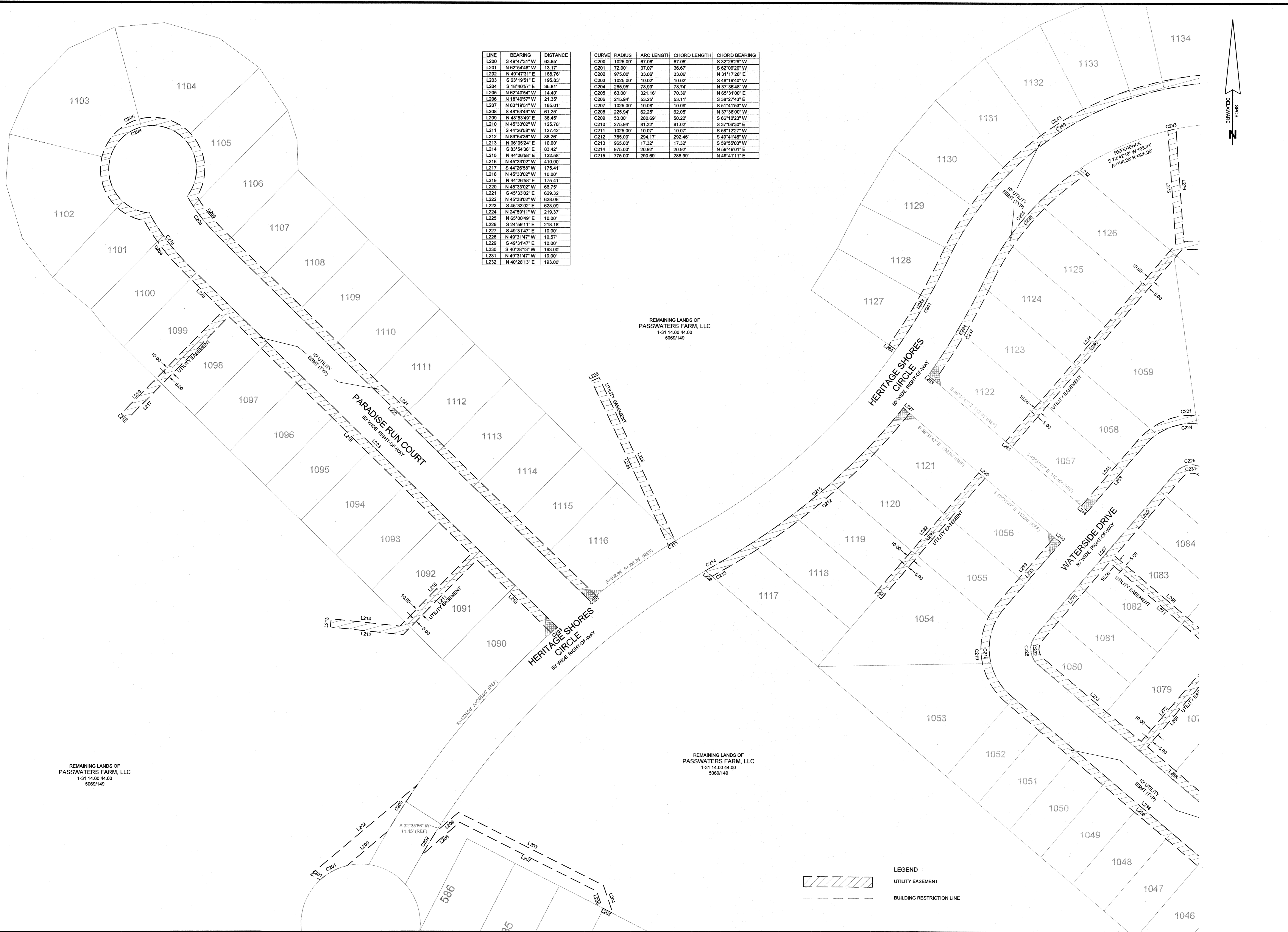
DATE:	JULY 2022
JOB NUMBER:	1 HS 301
SCALE:	1"=50'
DRAWN BY:	CW/JJC
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	6 OF 8
FILE NO.:	PHASE 4F

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C131	1925.00	37.28	37.28	N 89°26'21" W
C132	375.00	21.95	21.95	S 88°19'44" W
C133	1925.00	59.69	59.69	N 87°59'45" W
C134	1925.00	59.69	59.69	N 86°13'09" W
C135	1925.00	59.69	59.69	N 84°26'33" W
C136	1925.00	59.69	59.69	N 82°39'57" W
C137	1925.00	59.69	59.69	N 80°53'21" W
C138	1925.00	59.69	59.69	N 79°06'45" W
C139	1925.00	59.69	59.69	N 77°20'09" W
C140	1925.00	59.69	59.69	N 75°33'33" W
C141	1925.00	59.69	59.69	N 73°46'57" W
C142	1925.00	59.69	59.69	N 72°00'21" W
C143	1925.00	59.69	59.69	N 70°13'45" W
C144	1925.00	59.69	59.69	N 68°27'09" W
C145	1925.00	59.69	59.69	N 66°40'33" W
C146	575.00	36.27	36.27	N 63°17'46" W
C147	1925.00	23.00	23.00	N 65°26'42" W
C148	575.00	59.00	58.97	N 58°32'58" W
C149	575.00	59.00	58.97	N 52°40'14" W
C150	575.00	58.76	58.73	N 46°48'13" W
C151	525.00	75.97	75.90	S 47°58'14" E
C152	525.00	75.97	75.90	S 56°15'42" E
C153	1875.00	27.84	27.84	S 65°31'30" E
C154	525.00	43.03	43.02	S 62°45'18" E
C155	1875.00	63.74	63.74	S 66°55'17" E
C156	1875.00	63.74	63.74	S 68°52'09" E
C157	1875.00	63.74	63.74	S 70°49'01" E
C158	1875.00	63.74	63.74	S 72°45'53" E
C159	1875.00	63.74	63.74	S 74°42'45" E
C160	325.00	128.74	127.90	S 37°17'51" E
C161	75.00	31.94	31.70	N 52°40'19" E
C162	75.00	50.98	50.00	N 84°20'42" E
C163	75.00	34.89	34.58	S 62°51'24" E
C164	75.00	46.85	45.87	S 31°42'30" E
C165	75.00	60.98	50.00	S 05°34'53" W
C166	75.00	20.18	20.12	S 32°45'41" W
C167	75.00	20.18	20.12	S 48°10'45" W
C168	75.00	50.98	50.00	S 75°21'34" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C169	75.00	46.65	45.90	N 67°20'58" W
C170	75.00	34.89	34.58	N 36°12'09" W
C171	25.00	39.27	35.36	S 04°31'47" E
C172	25.00	39.27	35.36	S 85°28'13" W
C173	25.00	39.27	35.36	N 04°31'47" W
C174	25.00	39.27	35.36	N 85°28'13" E
C100	1025.00	125.09	125.01	S 45°06'43" W
C101	275.94	48.82	48.86	S 40°30'10" E
C102	53.00	35.26	34.61	S 66°29'29" E
C103	275.94	32.69	32.67	S 32°03'38" E
C104	53.00	56.66	54.00	S 16°48'27" E
C105	53.00	56.66	54.00	S 44°26'50" W
C106	53.00	56.66	54.00	N 74°17'53" W
C107	225.94	13.60	13.59	N 31°27'52" W
C108	53.00	75.45	69.24	N 02°53'18" W
C109	225.94	48.85	48.55	N 39°21'27" W
C110	1025.00	127.22	127.14	S 54°58'19" W
C111	575.00	20.92	20.92	N 59°49'01" E
C112	775.00	42.43	42.43	N 58°51'47" E
C113	775.00	62.00	61.98	N 55°00'10" E
C114	775.00	60.94	60.92	N 50°27'30" E
C115	775.00	60.29	60.28	N 45°56'37" E
C116	775.00	65.03	65.01	N 41°20'41" E
C117	775.00	65.60	65.58	N 32°48'44" E
C118	775.00	61.44	61.42	N 28°06'58" E
C119	775.00	10.35	10.35	N 25°27'45" E
C120	325.00	50.97	50.92	N 29°34'22" E
C121	325.00	60.10	60.01	N 39°21'47" E
C122	325.00	60.93	60.85	N 50°10'54" E
C123	725.00	72.53	72.50	S 32°09'12" W
C124	375.00	11.96	11.96	S 25°59'37" W
C125	725.00	53.24	53.23	S 27°11'01" W
C126	375.00	58.50	58.44	S 31°22'36" W
C127	375.00	58.50	58.44	S 40°18'54" W
C128	375.00	58.50	58.44	S 49°15'11" W
C129	375.00	58.50	58.44	S 58°11'29" W
C130	375.00	58.50	58.44	S 67°07'47" W
C131	375.00	58.50	58.44	S 82°10'56" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C132	1925.00	37.28	37.28	N 89°26'21" W
C133	375.00	21.95	21.95	S 88°19'44" W
C134	1925.00	59.69	59.69	N 87°59'45" W
C135	1925.00	59.69	59.69	N 86°13'09" W
C136	1925.00	59.69	59.69	N 84°26'33" W
C137	1925.00	59.69	59.69	N 82°39'57" W
C138	1925.00	59.69	59.69	N 80°53'21" W
C139	1925.00	59.69	59.69	N 79°06'45" W
C140	1925.00	59.69	59.69	N 77°20'09" W
C141	1925.00	59.69	59.69	N 75°33'33" W
C142	1925.00	59.69	59.69	N 73°46'57" W
C143	1925.00	59.69	59.69	N 72°00'21" W
C144	1925.00	59.69	59.69	N 70°13'45" W
C145	1925.00	59.69	59.69	N 68°27'09" W
C146	1925.00	59.69	59.69	N 66°40'33" W
C147	575.00	36.27	36.26	N 63°17'46" W
C148	1925.00	23.00	23.00	N 65°26'42" W
C149	575.00	59.00	58.97	N 58°32'58" W
C150	575.00	59.00	58.97	N 52°40'14" W
C151	575.00	58.76	58.73	N 46°48'13" W
C152	525.00	75.97	75.90	S 47°58'14" E
C153	525.00	75.97	75.90	S 56°15'42" E
C154	1875.00	27.84	27.84	S 65°31'30" E
C155	525.00	43.03	43.02	S 62°45'18" E
C156	1875.00	63.74	63.74	S 66°55'17" E
C157	1875.00	63.74	63.74	S 68°52'09" E
C158	1875.00	63.74	63.74	S 70°49'01" E
C159	1875.00	63.74	63.74	S 72°45'53" E
C160	1875.00	63.74	63.74	S 74°42'45" E





LINE	BEARING	DISTANCE
L200	S 49°47'31" W	63.85'
L201	N 62°54'48" W	13.17'
L202	N 49°47'31" E	168.76'
L203	S 63°19'51" E	195.83'
L204	S 19°40'57" E	35.81'
L205	N 62°40'54" W	14.40'
L206	N 18°40'57" W	21.35'
L207	N 63°19'51" W	185.01'
L208	S 49°53'49" W	61.25'
L209	N 48°53'49" E	36.45'
L210	N 45°33'02" W	125.78'
L211	S 44°26'58" W	127.42'
L212	N 83°54'36" W	88.26'
L213	N 06°05'24" E	10.00'
L214	S 83°54'36" E	83.42'
L215	N 44°26'58" E	122.58'
L216	N 45°33'02" W	410.00'
L217	S 44°26'58" W	175.41'
L218	N 45°33'02" W	10.00'
L219	N 44°26'58" E	175.41'
L220	N 45°33'02" W	66.75'
L221	S 45°33'02" E	629.32'
L222	N 45°33'02" W	628.05'
L223	S 45°33'02" E	623.09'
L224	N 24°59'11" W	219.37'
L225	N 65°00'49" E	10.00'
L226	S 24°59'11" E	218.18'
L227	S 49°31'47" E	10.00'
L228	N 49°31'47" W	10.57'
L229	S 49°31'47" E	10.00'
L230	S 40°28'13" W	193.00'
L231	N 49°31'47" W	10.00'
L232	N 40°28'13" E	193.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C200	1025.00'	67.06'	67.06'	S 32°28'29" W
C201	72.00'	37.07'	36.67'	S 62°09'20" W
C202	975.00'	33.06'	33.06'	N 31°17'28" E
C203	1025.00'	10.02'	10.02'	S 48°19'40" W
C204	285.95'	78.99'	79.74'	N 37°35'48" W
C205	63.00'	321.18'	70.39'	N 65°31'00" E
C206	215.94'	53.25'	53.11'	S 38°27'43" E
C207	1025.00'	10.08'	10.08'	S 51°41'53" W
C208	225.94'	62.25'	62.05'	N 37°38'00" W
C209	63.00'	280.69'	50.22'	S 60°10'23" W
C210	275.94'	81.32'	81.02'	S 37°06'30" E
C211	1025.00'	10.07'	10.07'	S 58°12'27" W
C212	785.00'	294.17'	292.46'	S 49°41'46" W
C213	965.00'	17.32'	17.32'	S 59°55'03" W
C214	975.00'	20.92'	20.92'	N 59°49'01" E
C215	775.00'	290.69'	288.99'	N 49°41'11" E

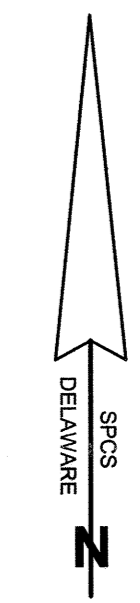
SUBDIVISION
HERITAGE SHORES
 PHASE FOUR, SECTION 4F
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH INC.
 engineering design &
 development services
 office: 410.770.0681 | fax: 410.770.3887
 address: 110 N Washington St., Elkton, MD 21801

SEAL DATE

REV. #	DATE	DESCRIPTION

DATE: JULY 2022
 JOB NUMBER: 1 HS 301
 SCALE: 1"=50'
 DRAWN BY: CMW/JC
 DESIGNED BY:
 APPROVED BY:
 FOLDER REF:
 SHEET NO.: 7 OF 8
 FILE NO.: PHASE 4F





N/E LANDS OF
KAREN L. WALLS
1-31-14.00-28.00
2287/171

HERITAGE SHORES
CIRCLE
50' WIDE RIGHT-OF-WAY

WATERSIDE DRIVE
50' WIDE RIGHT-OF-WAY

WATERSIDE DRIVE
50' WIDE RIGHT-OF-WAY

LEGEND
 UTILITY EASEMENT
 BUILDING RESTRICTION LINE

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

RAUCH THE
 engineering design &
 development services
office: 410.770.9881 | fax: 410.770.9887 | www.rauchdesign.com
 address: 110 N. Washington St., Elton, MD 21601



LINE	BEARING	DISTANCE
L233	S 40°28'13" W	105.00'
L234	S 49°31'47" E	420.00'
L235	N 40°28'13" E	104.96'
L236	S 47°45'51" E	10.00'
L237	S 40°28'13" W	104.65'
L238	N 49°31'47" W	420.00'
L239	N 40°28'13" E	105.00'
L240	S 49°31'47" E	10.00'
L241	N 79°07'39" E	95.39'
L242	S 10°52'21" E	10.00'
L243	S 79°07'39" W	89.98'
L244	N 49°31'47" W	10.00'
L245	N 40°28'13" E	105.00'
L246	S 49°31'47" E	149.28'
L247	N 40°28'13" E	189.08'
L248	S 49°31'47" E	10.00'
L249	S 40°28'13" W	199.05'
L250	S 49°31'47" E	280.72'
L251	S 67°07'28" W	10.00'
L252	N 49°31'47" W	420.00'
L253	S 40°28'13" W	105.00'
L254	S 49°31'47" E	420.00'
L255	S 40°28'13" W	280.00'
L256	N 49°31'47" W	420.00'
L257	N 40°28'13" E	280.00'
L258	N 49°31'47" W	285.00'
L259	N 40°28'13" E	140.00'
L260	S 49°31'47" E	270.00'
L261	S 40°28'13" W	125.00'
L262	S 40°28'13" W	125.00'
L263	N 49°31'48" W	270.00'
L264	N 40°28'13" E	140.00'
L265	S 49°31'47" E	255.00'
L266	S 49°31'47" E	155.00'
L267	S 40°28'13" W	140.00'
L268	N 49°31'48" W	170.00'
L269	N 40°28'13" E	125.00'
L270	N 40°28'13" E	125.00'
L271	S 49°31'48" E	170.00'
L272	S 40°28'13" W	140.00'
L273	N 49°31'47" W	155.00'
L274	N 40°28'13" E	314.50'
L275	N 04°04'48" W	137.64'
L276	S 04°04'48" E	136.40'
L277	N 88°39'00" E	68.10'
L278	S 01°21'00" E	10.00'
L279	S 88°39'00" W	70.54'
L280	S 40°28'13" W	314.74'
L281	N 49°31'47" W	10.00'
L282	S 49°31'47" E	10.36'
L283	N 49°31'47" W	10.04'
L284	N 54°58'51" W	10.00'
L285	S 46°03'16" W	10.00'
L286	S 46°03'32" W	10.00'
L287	S 12°42'31" W	195.65'
L288	N 77°17'29" W	10.00'
L289	N 12°42'31" E	205.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C216	75.00'	117.81'	106.07'	S 04°31'47" E
C217	75.00'	117.81'	106.07'	N 85°28'13" E
C218	85.00'	133.52'	120.21'	S 85°28'13" W
C219	85.00'	133.52'	120.21'	N 04°31'47" W
C220	375.00'	113.37'	113.37'	N 39°16'31" W
C221	85.00'	133.52'	120.21'	N 85°28'13" E
C222	85.00'	39.54'	39.19'	S 36°12'09" E
C223	75.00'	34.89'	34.58'	N 36°12'09" W
C224	75.00'	117.81'	106.07'	S 85°28'13" W
C225	25.00'	39.27'	35.36'	N 85°28'13" E
C226	25.00'	39.27'	35.36'	S 04°31'47" E
C227	25.00'	39.27'	35.36'	S 85°28'13" W
C228	25.00'	39.27'	35.36'	N 04°31'47" W
C229	15.00'	23.56'	21.21'	S 85°28'13" W
C230	15.00'	23.56'	21.21'	S 04°31'47" E
C231	15.00'	23.56'	21.21'	N 85°28'13" E
C232	15.00'	23.56'	21.21'	N 04°31'47" W
C233	325.00'	10.11'	10.11'	N 77°31'18" E
C234	775.00'	137.39'	137.21'	N 30°09'31" E
C235	325.00'	172.00'	170.00'	N 40°14'29" E
C236	315.00'	169.38'	167.35'	S 40°29'03" W
C237	785.00'	140.08'	139.90'	S 30°11'31" W
C238	575.00'	208.17'	207.03'	N 54°43'53" W
C239	1925.00'	836.28'	829.72'	N 77°32'54" W
C240	375.00'	424.94'	402.57'	S 57°32'35" W
C241	725.00'	125.77'	125.61'	S 30°02'58" W
C242	715.00'	124.04'	123.88'	N 30°02'58" E
C243	385.00'	436.28'	413.31'	N 57°32'35" E
C244	1935.00'	840.62'	834.03'	S 77°32'54" E
C245	585.00'	211.86'	210.71'	S 54°43'40" E
C246	515.00'	186.01'	185.00'	N 54°43'20" W
C247	1865.00'	363.94'	363.36'	N 70°41'38" W
C248	1875.00'	376.07'	375.44'	S 70°50'56" E
C249	525.00'	188.70'	188.67'	S 54°45'04" E

REVISIONS	
REV. #	DESCRIPTION

DATE:	JULY 2022
JOB NUMBER:	1 HS 301
SCALE:	1"=50'
DRAWN BY:	CIW/TJC
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	8 OF 8
FILE NO.:	PHASE 4F