

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 INDICED
- 6) THE ROADS SHOWN HEREON TO BE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE

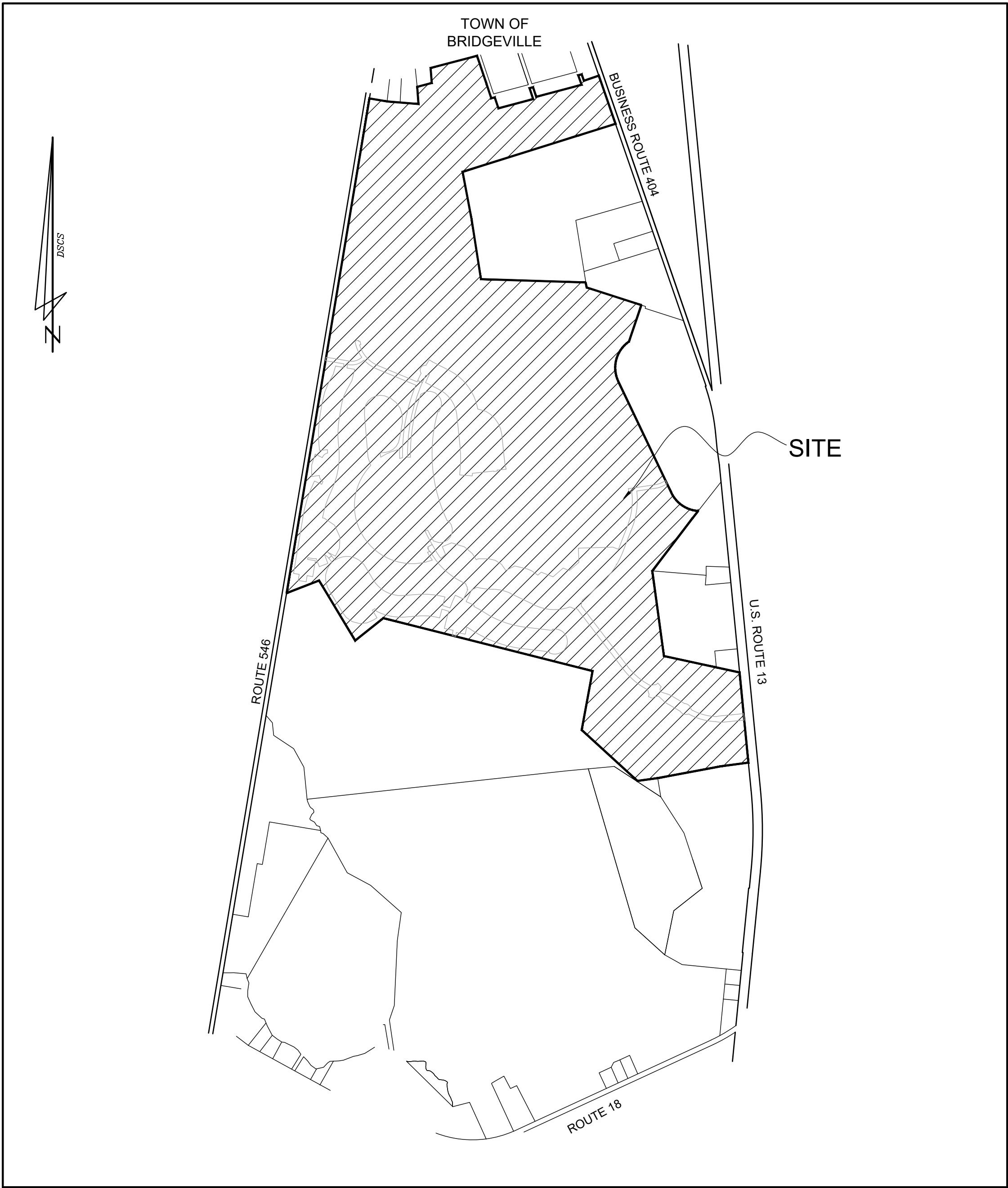
TABLE OF AREAS:

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'

APPROVED BY: _____ DATE _____
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC

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

THIS PLAT SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 247, PAGES 74-76. LOT 73 THROUGH 703 AND LOTS 739 THROUGH 740 HAVE BEEN RECONFIGURED. LOTS 731 THROUGH 740 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 248, PAGES 56, 57 AND 58.

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

DATE _____

REVISIONS

[illegible]

DATE: JUNE 2022

SCALE: AS SHOWN

DRAWN BY: T.COCHRAN

PROJECT NO:

1 OF 4

SUBDIVISION

PHASE THREE, VILLAGE CENTER

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

EST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR PASSWATERS FARM, LLC

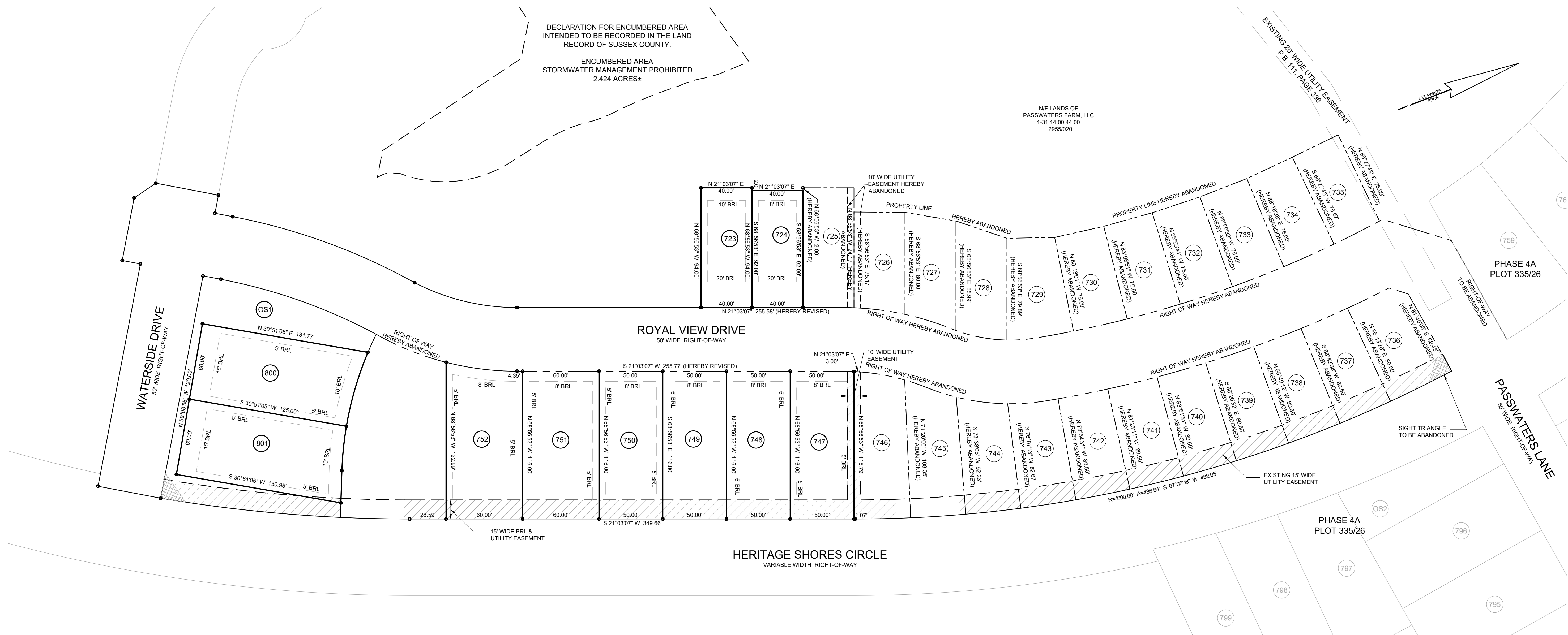
RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081 | Fax: 410.770.3667

SEAL

DATE _____



THIS PLAT SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 208, PAGES 40-42. PAGES 40-42 OF THIS PLAT THROUGH 730 AND 747 HAVE BEEN RECONFIGURED, LOTS 731 THROUGH 749 HAVE BEEN DELETED AND ROYAL VINE DRIVE HAS BEEN RECONFIGURED; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 208, PAGES 40-42. PAGES 40-42 OF THIS PLAT THROUGH 730 AND 747 HAVE BEEN RECONFIGURED, LOTS 731 THROUGH 749 HAVE BEEN DELETED AND ROYAL VINE DRIVE HAS BEEN RECONFIGURED; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 208, PAGES 40-42. PAGES 40-42 OF THIS PLAT THROUGH 730 AND 747 HAVE BEEN RECONFIGURED, LOTS 731 THROUGH 749 HAVE BEEN DELETED AND ROYAL VINE DRIVE HAS BEEN RECONFIGURED; AND SUPERCEDES PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY IN PLOT BOOK 208, PAGES 40-42.

[illegible]

DATE: JUNE 2022

SCALE: 1" = 40'

DRAWN BY: T.COCHRU

PROJECT NO.

SHEET NO.

3 OF 4

SUBDIVISION

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR PASSWATERS FARM, LLC

RAUCH

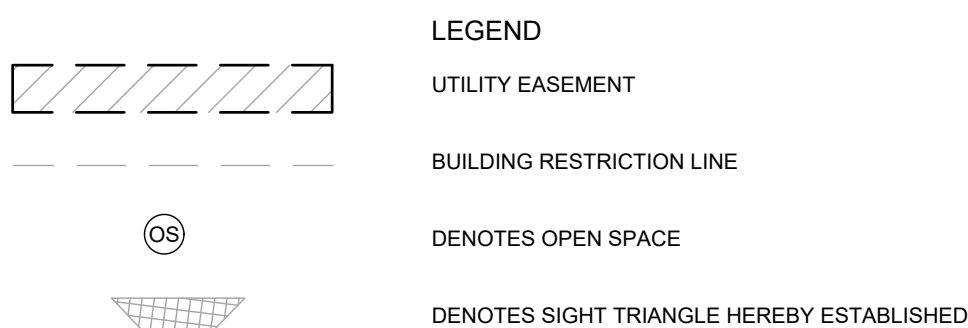
Engineering | Survey | Architecture | Environmental

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Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081 | Fax: 410.770.3687

SEAI

DATE _____

| | |
|-------------|-----------|
| DATE: | JUNE 2022 |
| SCALE: | 1" = 40' |
| DRAWN BY: | T.COCHRUN |
| PROJECT NO: | |
| SHEET NO.: | |



| 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 | 35.20' |
| 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 34°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" E |
| C10 | 427.61' | 130.33" | 128.83" | S 40°31'53" W |

| 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' |

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 AND 726 OF THE PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" 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 257, PAGES 26-28 INsofar THAT LOTS 725 AND 726 OF THE PLAT ENTITLED "SUBDIVISION PHASE THREE, VILLAGE CENTER HERITAGE SHORES" 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 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.