1-31-14.00-44.00

NOTES:

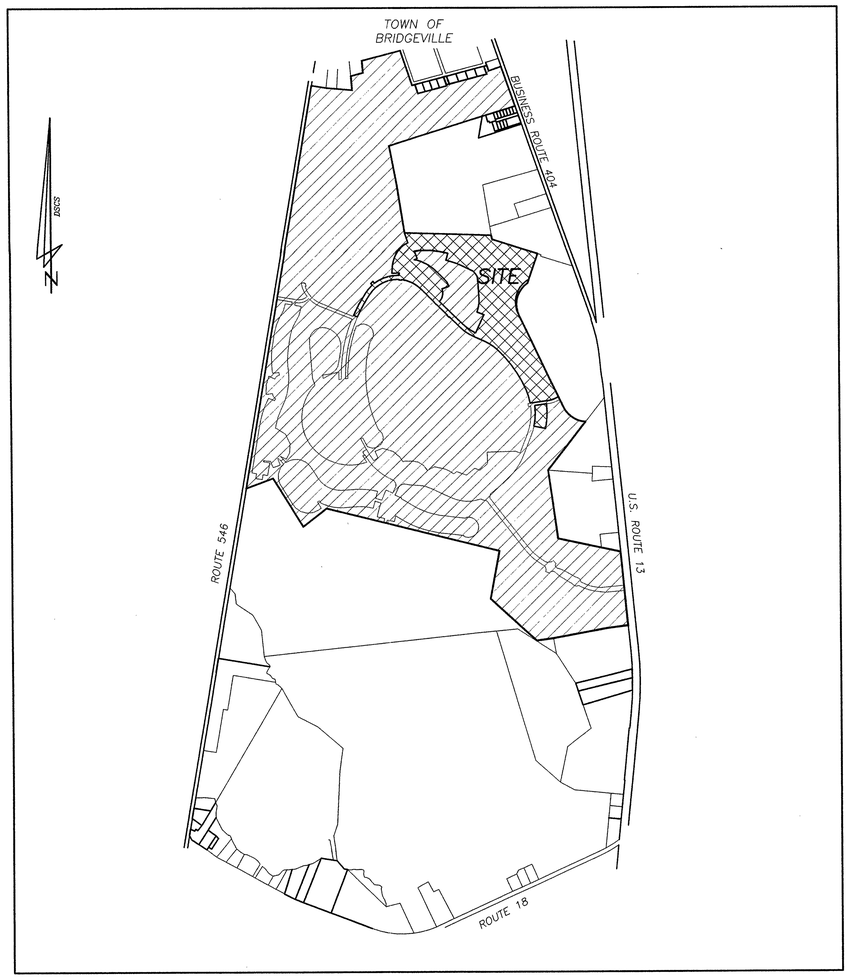
1. THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
2. N/F DENOTES NOW OR FORMERLY
3. THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
4. ——+—— DENOTES CAPPED IRON PIN TO BE SET
   THE OWNER/DEVELOPER IS REQUIRED TO OBTAIN A LETTER OF NO OBJECTION FROM THE DEPARTMENT OF TRANSPORTATION FOR THE ADDITIONAL PHASES CONSTRUCTED UNDER THIS DEVELOPMENT.

TABLE OF AREAS

TOTAL AREA BEFORE PHASE THREE = 588.041 Acres± (SEE SHEET 2)
AREA OF PARCEL 1 OF PHASE THREE = 67.483 Ac.±
AREA OF PARCEL 2 OF PHASE THREE = 1.778 Ac.±
TOTAL AREA OF PARCEL 1 & 2 OF PHASE THREE = 69.261 Ac.±
TOTAL AREA REMAINING = 518.780 Acres±

4478

BK: 128 PG: 14



VICINITY MAP
1" = 1,200'

APPROVED_____ BY_____
DATE AUTHORIZED PERSON
PASSWATERS FARM, LLC

APPROVED_____ BY_____
DATE PRESIDENT
TOWN COUNCIL
TOWN OF BRIDGEVILLE

"THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION 2/11/09."
KRP 3pages

INDEX

SHEET 1 SUBDIVISION PLAT–COVER
SHEET 2 SUBDIVISION PLAT–OVERALL BOUNDARY
SHEET 3 SUBDIVISION PLAT–PARCEL 1 & 2

CERTIFICATION OF ACCURACY

I, ROBERT E. RIGDON JR., 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.

Robert E. Rigdon, Jr. 1/30/09
ROBERT E. RIGDON JR., DATE
PROFESSIONAL LAND SURVEYOR, DE. NO. 676

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207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS–CENTREVILLE–ELKTON–SALISBURY–DOVER

SEAL DATE 1/30/09

DATE	REVISION

SCALE AS SHOWN
DATE JANUARY 2009
DRAWN BY EWALD
JOB NO. G1020030
DESIGNED BY: RER
FOLDER REF.
APPROVED BY:

SUBDIVISION PLAT–COVER SHEET

PHASE THREE

HERITAGE SHORES

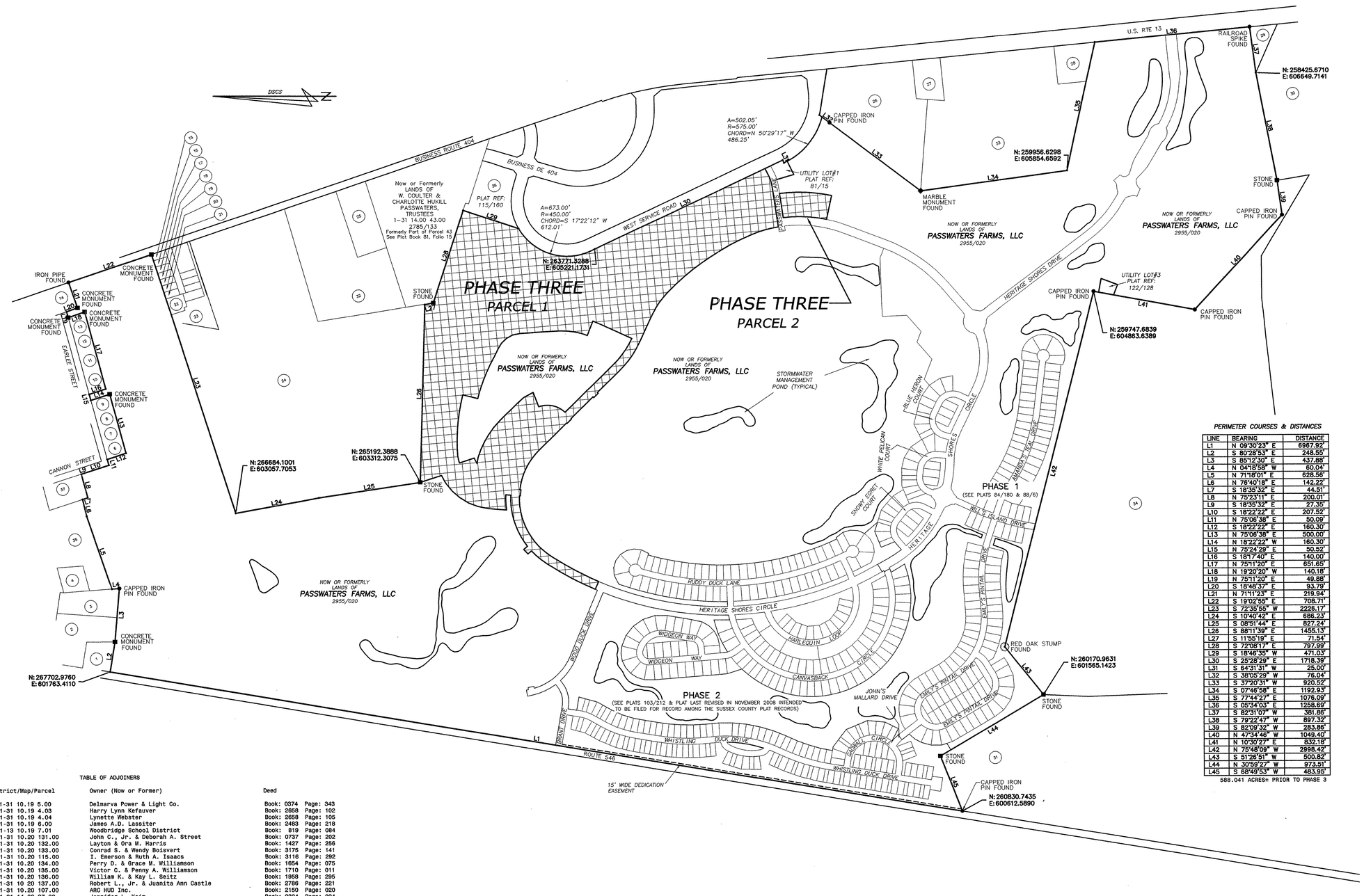
THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED
SUSSEX CO. DELAWARE
PREPARED FOR ROBERT D. RAUCH AND ASSOCIATES

SHEET NO. — 1 OF 3

CADD FILE — 02030PH3–SU1

TI KS

BK: 128 PG: 15



PERIMETER COURSES & DISTANCES

LINE	BEARING	DISTANCE
L1	N 09°30'23" E	6967.92'
L2	S 80°26'53" E	248.55'
L3	S 85°12'30" E	437.86'
L4	N 04°18'58" W	60.04'
L5	N 71°18'01" E	628.56'
L6	N 76°40'18" E	142.22'
L7	S 18°35'32" E	44.51'
L8	N 75°23'11" E	200.01'
L9	S 18°35'32" E	27.35'
L10	S 18°22'22" E	207.52'
L11	N 75°06'38" E	50.09'
L12	S 18°22'22" E	160.30'
L13	N 75°06'38" E	500.00'
L14	N 18°22'22" W	160.30'
L15	N 75°24'29" E	50.52'
L16	S 18°17'40" E	140.00'
L17	N 75°11'20" E	651.65'
L18	N 19°20'20" W	140.18'
L19	N 75°11'20" E	49.88'
L20	S 18°48'37" E	93.79'
L21	N 71°11'23" E	219.94'
L22	S 19°02'55" E	706.71'
L23	S 72°35'55" W	2226.17'
L24	S 10°40'42" E	686.23'
L25	S 08°51'44" E	827.24'
L26	S 88°11'39" E	1455.13'
L27	S 11°55'19" E	71.54'
L28	S 72°08'17" E	797.99'
L29	S 18°46'35" W	471.03'
L30	S 25°28'29" E	1718.39'
L31	S 84°31'31" W	25.00'
L32	S 38°05'29" W	76.04'
L33	S 37°20'31" W	920.52'
L34	S 07°46'58" E	1192.93'
L35	S 77°44'27" E	1076.09'
L36	S 05°34'03" E	1258.69'
L37	S 82°31'07" W	381.86'
L38	S 79°22'47" W	897.32'
L39	S 82°09'32" W	283.86'
L40	N 47°34'46" W	1049.40'
L41	N 10°30'27" E	832.18'
L42	N 75°48'09" W	2998.42'
L43	S 51°26'51" W	500.82'
L44	N 30°59'27" W	973.51'
L45	S 68°49'53" W	483.95'

588.041 ACRES± PRIOR TO PHASE 3

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	Harry Lynn Kefauver	Book: 2658 Page: 102
3	1-31 10.19 4.04	Lynette Webster	Book: 2658 Page: 105
4	1-31 10.19 6.00	James A.D. Lassiter	Book: 2483 Page: 218
5	1-13 10.19 7.01	Woodbridge School District	Book: 819 Page: 084
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 Boisvert	Book: 3175 Page: 141
9	1-31 10.20 115.00	I. Emerson & Ruth A. Isaacs	Book: 3116 Page: 292
10	1-31 10.20 134.00	Perry D. & Grace M. 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 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	Maxine J. & Robert H. Powers	Book: 0393 Page: 247 (Will Records)
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	Steve C. & Rita 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 36.00	Kenneth W. & Bernice M. Wilson	Book: 2150 Page: 043
32	1-31 14.00 43.00	W. Coulter & Charlotte H. Passwaters, Trustees	Book: 1557 Page: 026
33	1-31 15.00 17.00	Helen E. Passwaters	Book: 484 Page: 568
34	1-31 18.00 36.01	Wilson Farm LLC	Book: 2952 Page: 132
35	1-31 10.00 80.02	Commissioners of Bridgeville	BooK: 3080 Page: 346
36	1-31 14.00 44.01	Heritage Rocks Properties Two, LLC	BooK: 3538 Page: 347
37	1-31 10.00 80.01	Commissioners of Bridgeville	BooK: 3488 Page: 221

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

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SUITE 100
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(410) 758-2237
ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-DOVER

SCALE	1" = 400'
DRAWN BY:	WWE
DESIGNED BY:	
APPROVED BY:	RER
DATE	JANUARY 2009
JOB NO.	G12020030
FOLDER REF	

DATE	REVISION

SUBDIVISION PLAT-OVERALL BOUNDARY

PHASE THREE

HERITAGE SHORES

THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED
SUSSEX CO. DELAWARE

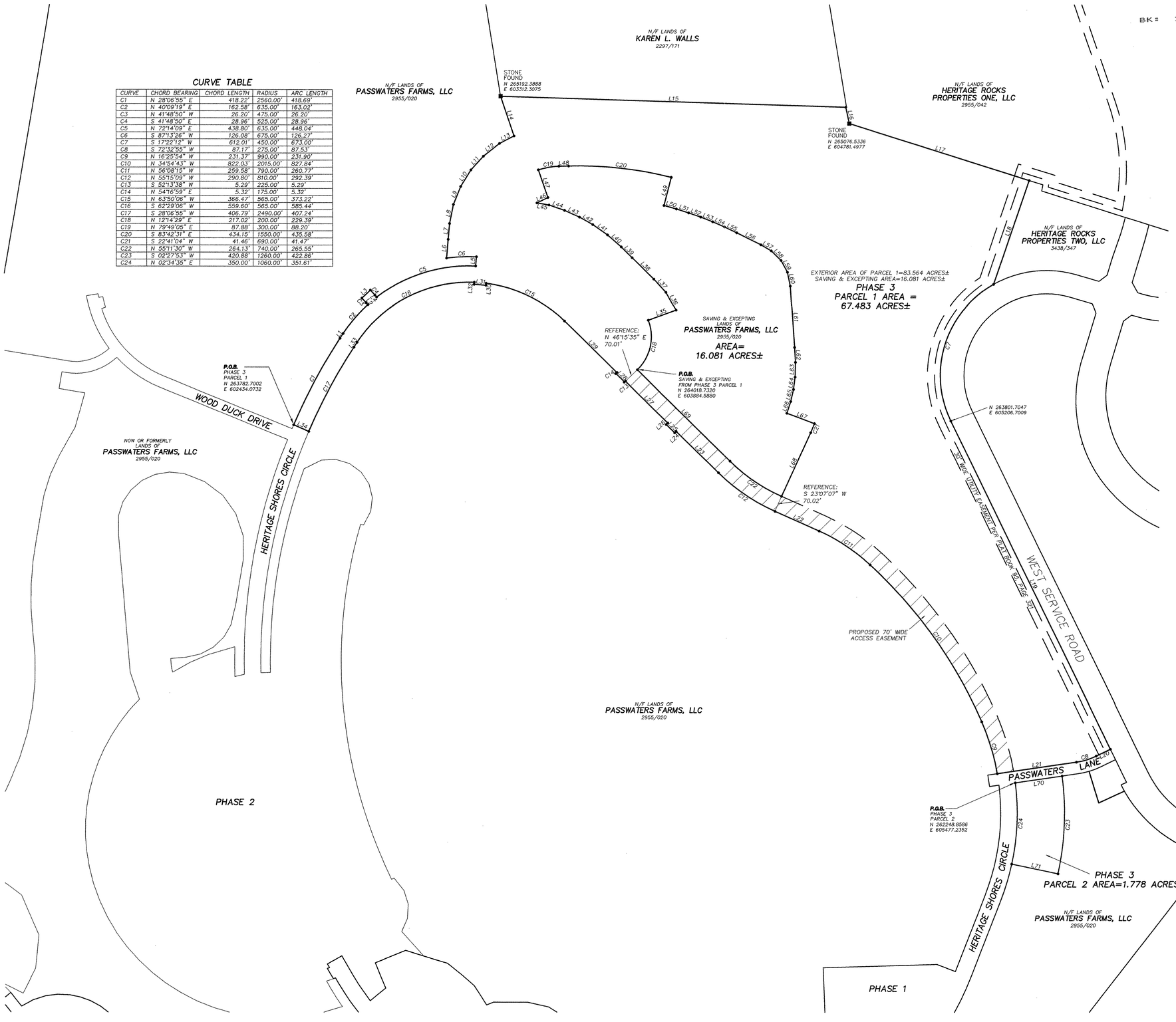
PREPARED FOR ROBERT D. RAUCH AND ASSOCIATES

SHEET NO. — 2 OF 3

CADD FILE — 02030PH3-SU2

BK: 128 PG: 16

Recorder of Deeds
John F. Brady
Feb 11,2009 01:16P
Sussex County
Doc. Surcharge Paid



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 28°06'55" E	418.22'	2560.00'	418.69'
C2	N 40°09'19" E	162.58'	635.00'	163.02'
C3	N 41°48'50" W	26.20'	475.00'	26.20'
C4	S 41°48'50" E	28.96'	525.00'	28.96'
C5	N 72°14'09" E	438.80'	635.00'	448.04'
C6	S 87°13'26" W	126.08'	675.00'	126.27'
C7	S 17°22'12" W	612.01'	450.00'	673.00'
C8	S 72°32'55" W	87.17'	275.00'	87.53'
C9	N 16°25'54" W	231.37'	990.00'	231.90'
C10	N 34°54'43" W	822.03'	2015.00'	827.84'
C11	N 56°08'15" W	259.58'	790.00'	260.77'
C12	N 55°15'09" W	290.80'	810.00'	292.39'
C13	S 52°13'38" W	5.29'	225.00'	5.29'
C14	N 54°16'59" E	5.32'	175.00'	5.32'
C15	N 63°50'06" W	366.47'	565.00'	373.22'
C16	S 62°29'06" W	559.60'	565.00'	585.44'
C17	S 28°06'55" W	406.79'	2490.00'	407.24'
C18	N 12°14'29" E	217.02'	200.00'	229.39'
C19	N 79°49'05" E	87.88'	300.00'	88.20'
C20	S 83°42'31" E	434.15'	1550.00'	435.58'
C21	S 22°41'04" W	41.46'	690.00'	41.47'
C22	N 55°11'30" W	264.13'	740.00'	265.55'
C23	S 02°27'53" W	420.88'	1260.00'	422.86'
C24	N 02°34'35" E	350.00'	1060.00'	351.61'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°48'02" E	24.30'
L2	N 40°14'01" W	11.08'
L3	N 46°36'21" E	50.00'
L4	S 40°14'01" E	11.08'
L5	N 04°42'19" E	40.03'
L6	N 04°42'49" E	80.36'
L7	N 04°53'44" E	68.26'
L8	N 11°30'51" E	83.44'
L9	N 21°35'31" E	83.44'
L10	N 31°40'11" E	83.44'
L11	N 41°28'32" E	78.95'
L12	N 51°33'12" E	87.93'
L13	N 61°54'13" E	69.35'
L14	N 18°10'01" W	180.21'
L15	S 88°11'39" E	1455.13'
L16	S 11°55'19" E	71.54'
L17	S 72°08'17" E	797.99'
L18	S 18°46'35" W	471.03'
L19	S 25°28'29" E	1560.43'
L20	S 63°25'47" W	66.26'
L21	S 81°40'03" W	338.27'
L22	N 65°35'38" W	204.69'
L23	N 44°54'41" W	250.93'
L24	S 45°05'19" W	8.90'
L25	N 44°54'41" W	50.00'
L26	N 45°05'19" E	8.90'
L27	N 44°54'41" W	251.40'
L28	N 44°54'41" W	50.60'
L29	N 44°54'41" W	311.89'
L30	S 04°42'19" W	8.84'
L31	N 85°18'22" W	50.00'
L32	N 04°42'19" E	8.85'
L33	S 32°48'02" W	24.30'
L34	N 66°34'12" W	70.00'
L35	N 69°23'03" E	125.00'
L36	N 28°15'17" W	86.40'
L37	N 41°51'59" W	75.52'
L38	N 44°55'25" W	130.00'
L39	N 44°56'27" W	65.00'
L40	N 48°22'54" W	76.90'
L41	N 54°25'34" W	76.01'
L42	N 59°58'23" W	64.31'
L43	N 65°14'33" W	68.99'
L44	N 70°40'58" W	68.99'
L45	N 80°16'51" W	51.39'
L46	N 62°54'51" E	51.62'
L47	N 18°36'16" W	125.00'
L48	N 88°14'26" E	40.82'
L49	S 14°20'31" W	125.00'
L50	S 74°34'17" E	54.05'
L51	S 72°23'52" E	54.05'
L52	S 70°13'28" E	54.05'
L53	S 68°03'04" E	54.05'
L54	S 65°52'39" E	54.05'
L55	S 63°49'03" E	58.40'
L56	S 63°24'48" E	114.00'
L57	S 59°47'12" E	50.53'
L58	S 44°51'03" E	57.78'
L59	S 28°14'26" E	57.78'
L60	S 11°09'24" E	61.40'
L61	S 03°36'35" E	263.50'
L62	S 03°13'39" E	64.03'
L63	S 01°46'33" W	62.25'
L64	S 07°36'18" W	52.67'
L65	S 12°56'53" W	52.67'
L66	S 18°17'28" W	52.67'
L67	S 69°02'14" E	125.00'
L68	S 24°24'22" W	300.99'
L69	N 44°54'41" W	550.90'
L70	N 81°40'03" E	200.05'
L71	N 77°55'15" W	200.00'

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SEAL

1/30/09
DATE

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JOB NO.	G1020030
DESIGNED BY:	
FOLDER REF	
APPROVED BY:	RER
REVISION	
DATE	

SUBDIVISION PLAT–PARCELS 1 & 2

PHASE THREE

HERITAGE SHORES

THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED
SUSSEX CO. DELAWARE
PREPARED FOR ROBERT D. RAUCH AND ASSOCIATES

SHEET NO. — 3 OF 3

CADD FILE — 02030PH3–SU3