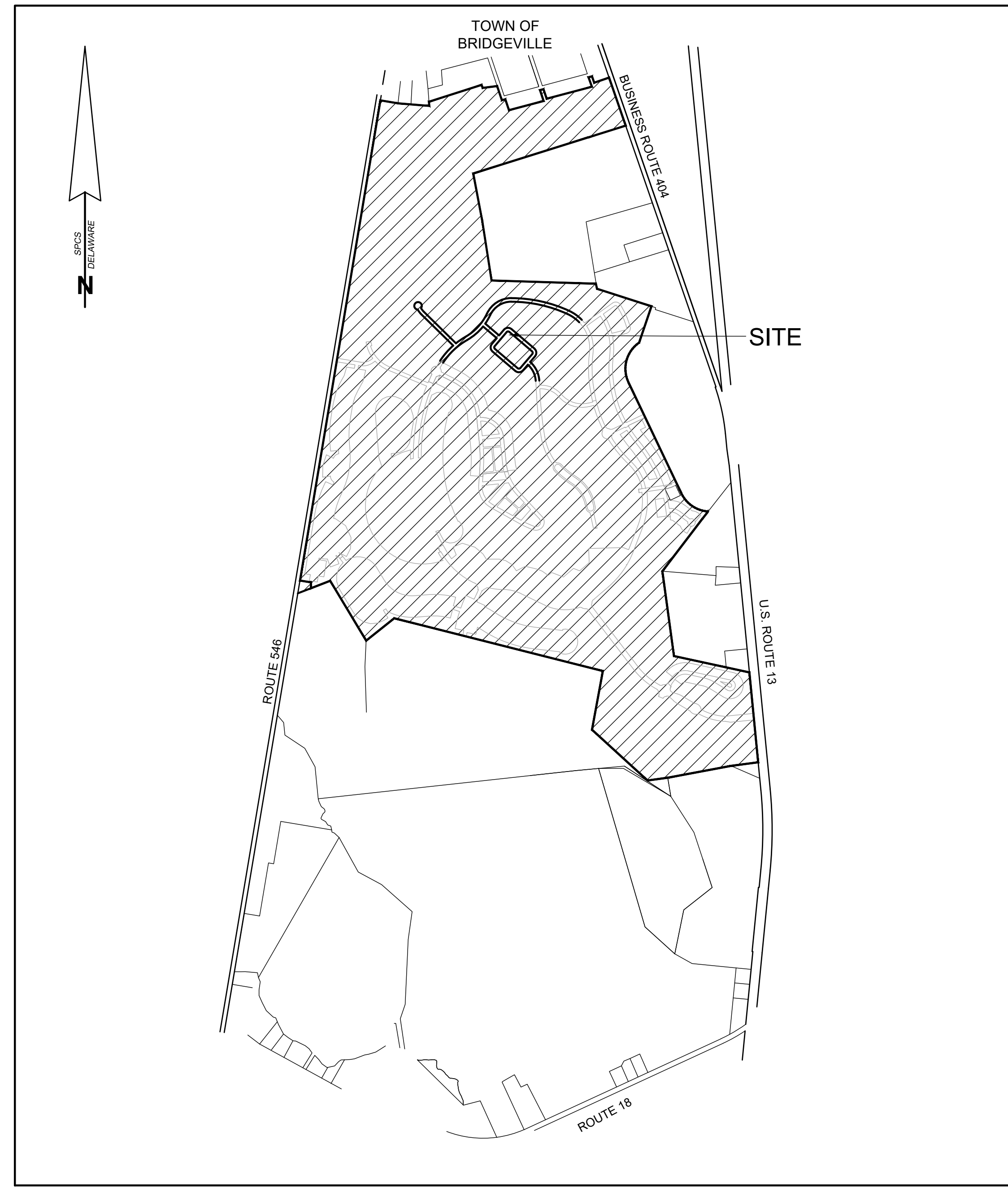


NOTES:

- 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 = 132  
 TOTAL AREA OF LOTS = 22.649 AC. +/-  
 TOTAL AREA IN RIGHT-OF-WAY = 6.245 AC. +/-  
 TOTAL AREA IN OPEN SPACE = 0.000 AC. +/-



VICINITY MAP  
 1" = 1,200'

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. \_\_\_\_\_ DATE \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PRESIDENT TOWN COUNCIL  
 TOWN OF BRIDGEVILLE

APPROVED BY: DATE 10/03/2022  
 AUTHORIZED PERSON  
 PASSWATERS FARM, LLC  
 BY BROOKFIELD WASHINGTON, LLC, MEMBER

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: 410.770.9881 fax: 410.770.3867  
 www.rauchdesign.com  
 address: 110 N Washington St., Elkton, MD 21801

REVISIONS

REV. #	DATE	DESCRIPTION
1	10/03/2022	REVISED LOTS

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

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INSOFAR AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments from L101 to L157 with their respective bearings and distances.

CURVE TABLE

Table with 5 columns: CURVE, RADIUS, ARC LEN, CHORD BEARING, CHD. LEN. Lists curve data for C101, C102, and C103.

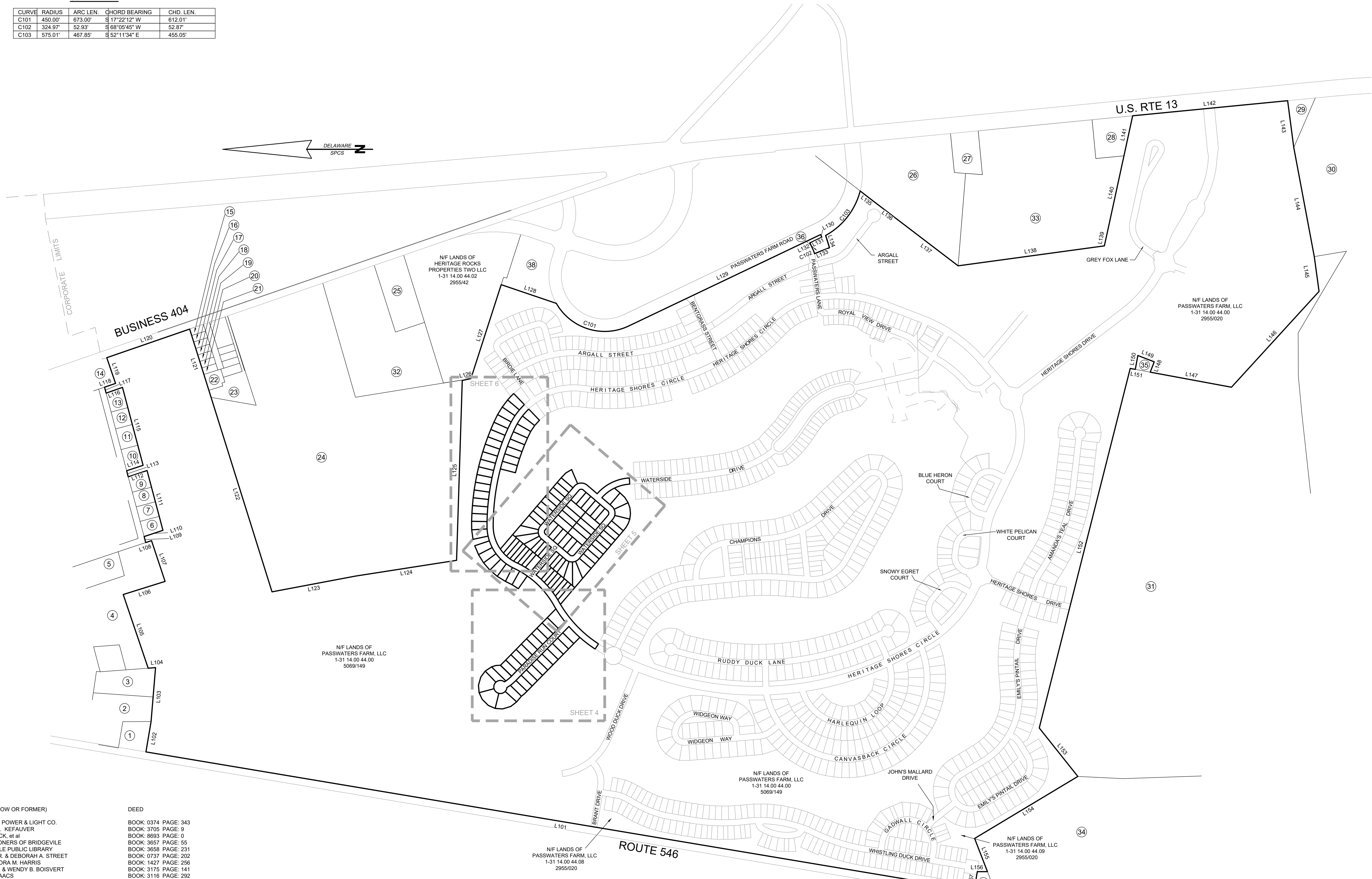


TABLE OF ADJOINERS

Table with 4 columns: NUMBER, DISTRICT/MAP/PARCEL, OWNER (NOW OR FORMER), DEED. Lists adjacent properties and their owners/deeds.

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 logo and contact information.

REVISIONS table with columns: REV. #, DATE, DESCRIPTION, REVISED LOTS.

Table with columns: DATE, JOB NUMBER, SCALE, DRAWN BY, DESIGNED BY, APPROVED BY, FOLDER REF.

Table with columns: SHEET NO., FILE NO., containing sheet and file information.

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

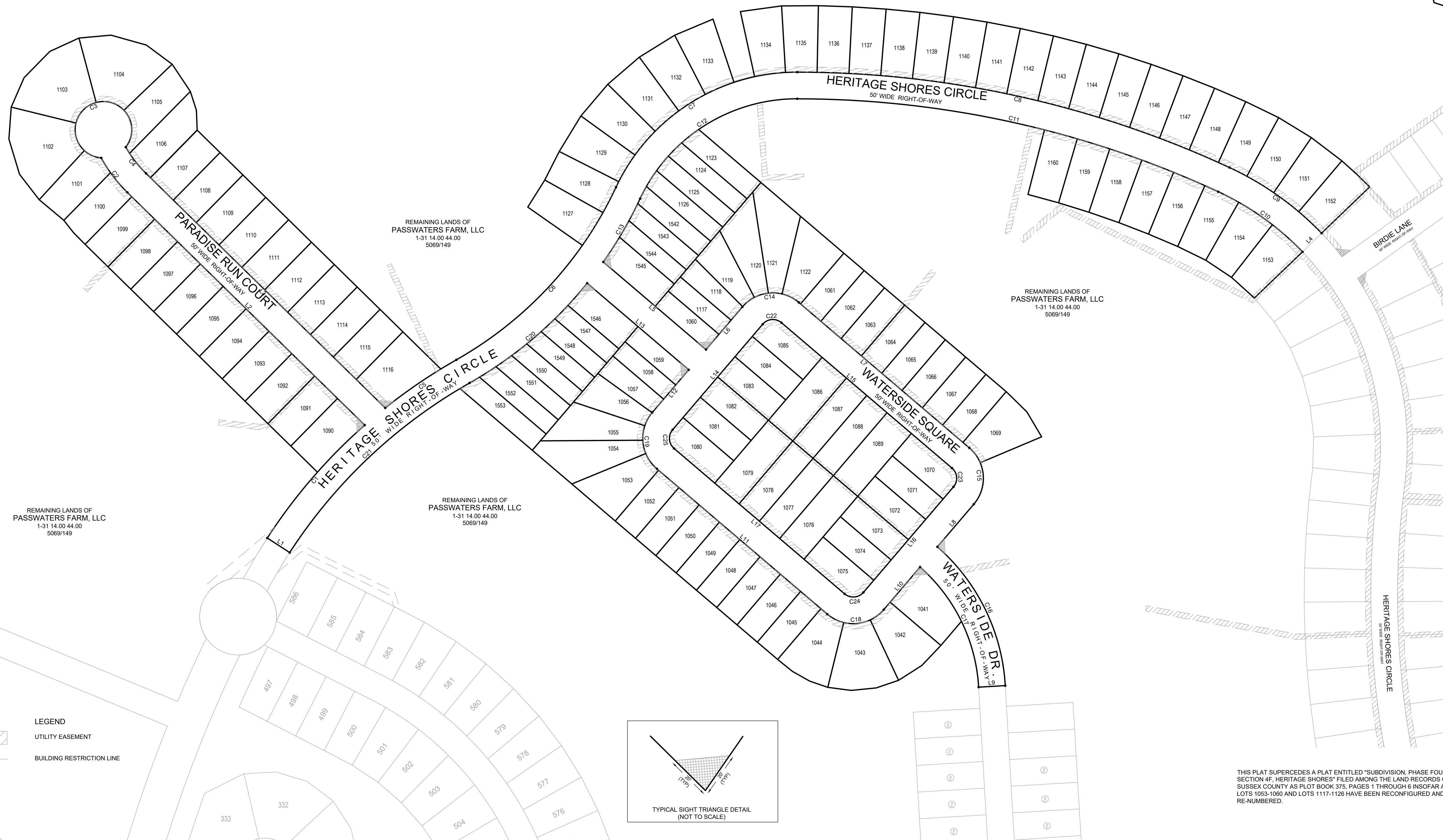
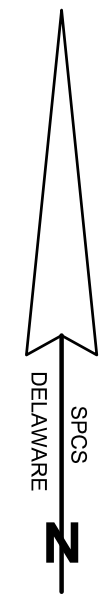
RIGHT OF WAY LINE TABLE

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	105.00'
L9	S 86°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	280.00'
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	275.94'	81.32'	81.02'	N 37°06'30" W
C3	53.00'	290.69'	50.22'	N 86°10'23" E
C4	225.94'	62.25'	62.05'	S 37°38'00" E
C5	1025.00'	161.28'	161.11'	N 65°55'26" E
C6	725.00'	447.33'	440.27'	N 42°45'20" E
C7	375.00'	424.94'	402.57'	N 67°32'35" E
C8	1925.00'	836.28'	829.72'	S 77°32'54" E
C9	575.00'	213.02'	211.81'	S 54°29'23" 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 67°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

NIF LANDS OF  
KAREN L. WALLS  
1-31-14.00-29.00  
2297/171



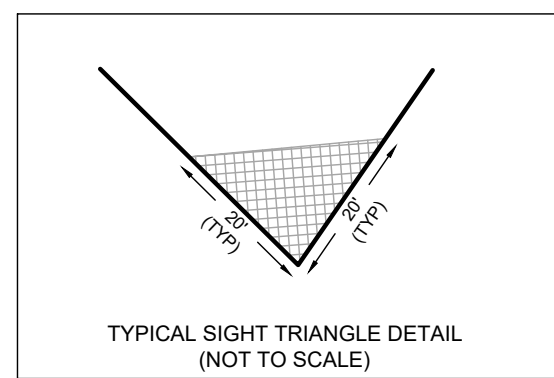
REMAINING LANDS OF  
PASSWATERS FARM, LLC  
1-31-14.00-44.00  
5069/149

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

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

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

**LEGEND**  
 UTILITY EASEMENT  
 BUILDING RESTRICTION LINE



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: 410.770.3867  
www.rauchinc.com  
address: 110 N Washington St., Elkton, MD 21601

REVISIONS

REV. #	DATE	DESCRIPTION
1	10/03/2022	REVISED LOTS

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

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.



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

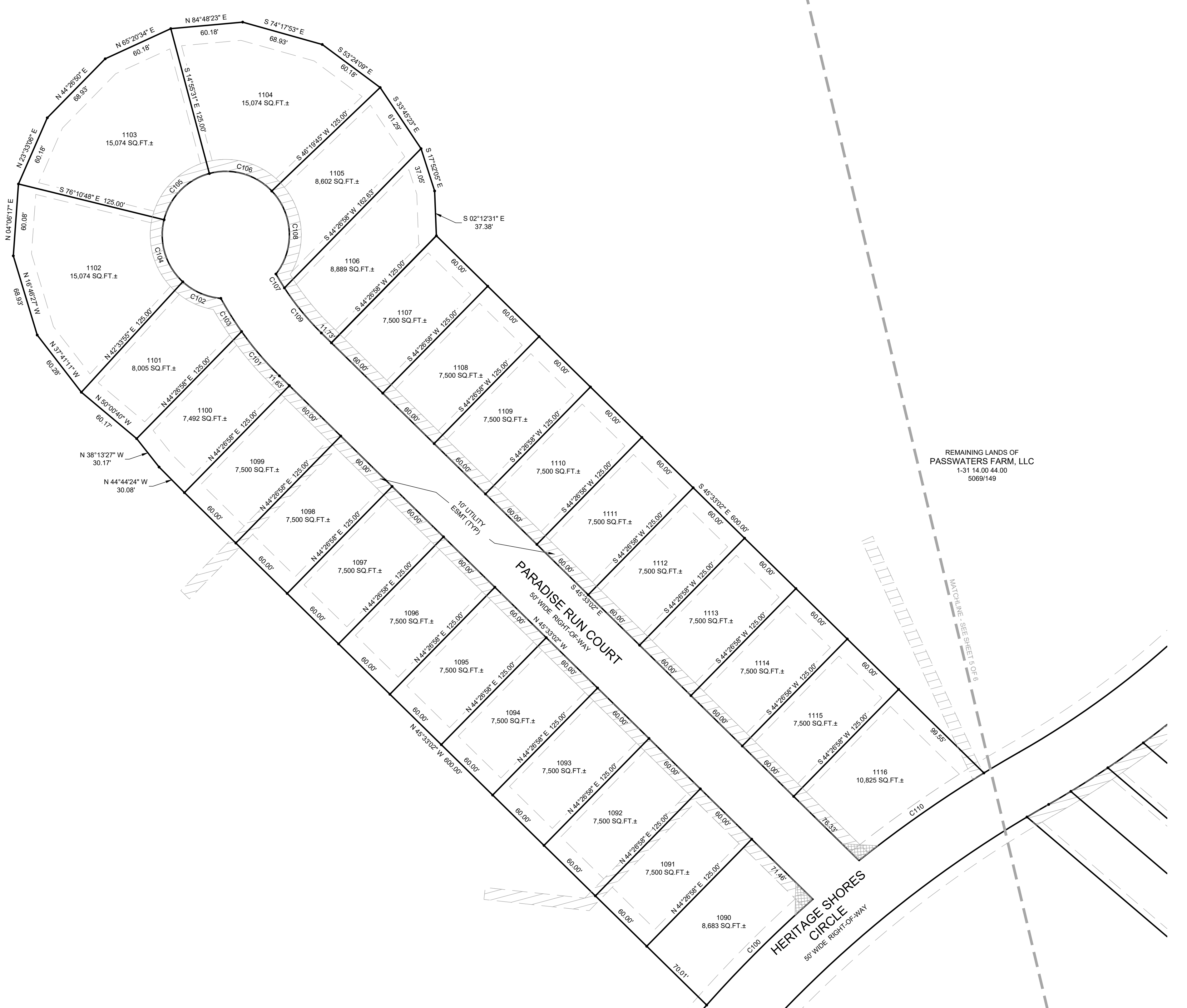
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SEAL \_\_\_\_\_  
DATE \_\_\_\_\_

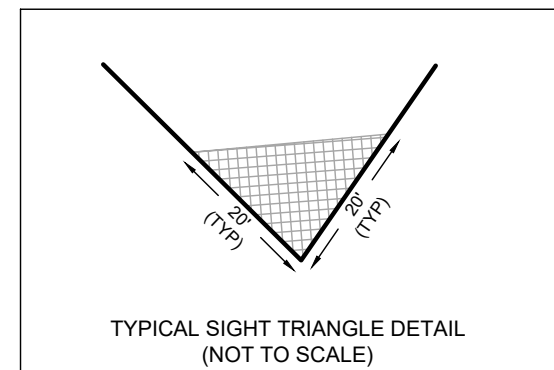
REVISIONS	
REV. #	DESCRIPTION
1	REVISED LOTS

DATE:	JULY 2022
JOB NUMBER:	1 HS 301
SCALE:	1"=50'
DRAWN BY:	CW/TJC
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'	36.26'	34.61'	S 66°29'29" E
C103	275.94'	32.89'	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°2'52" 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	1025.00'	127.22'	127.14'	S 54°58'19" W

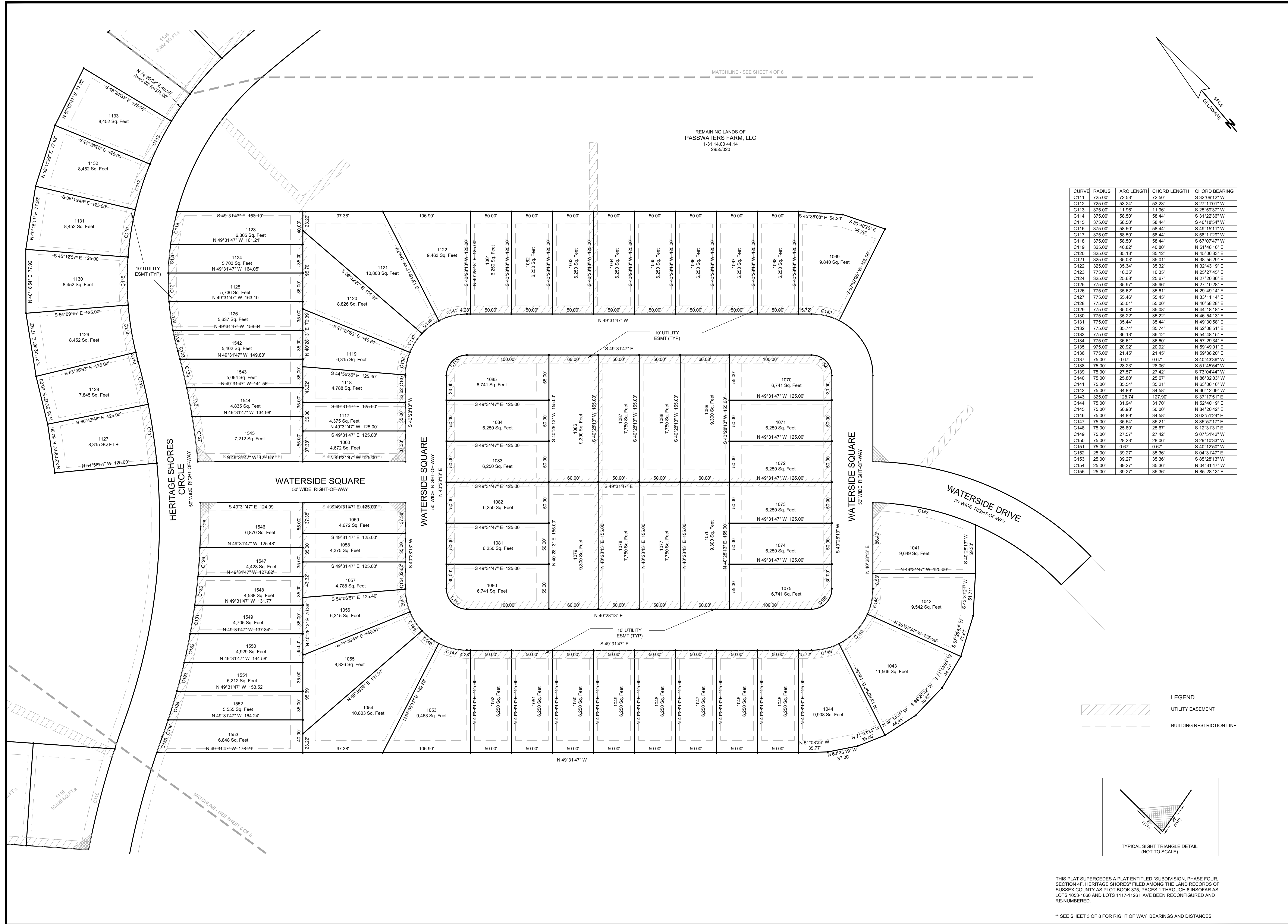
REMAINING LANDS OF  
PASSWATERS FARM, LLC  
1-31 14.00 44.00  
5069/149

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

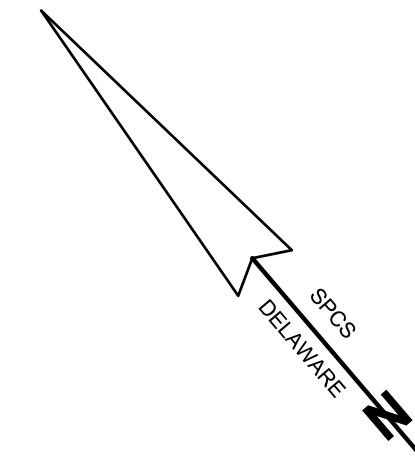
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\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES

MATCHLINE - SEE SHEET 7 OF 8

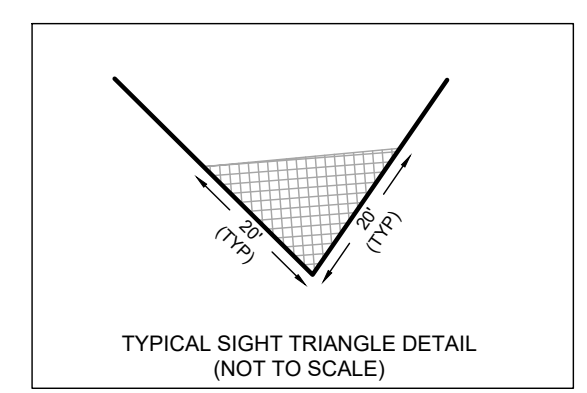


REMAINING LANDS OF  
PASSWATERS FARM, LLC  
1-31 14.00 44.14  
2955/020



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C111	725.00'	72.53'	72.50'	S 32°09'12" W
C112	725.00'	53.24'	53.23'	S 27°11'01" W
C113	375.00'	11.96'	11.96'	S 25°59'37" W
C114	375.00'	58.50'	58.44'	S 31°22'36" W
C115	375.00'	58.50'	58.44'	S 40°18'54" W
C116	375.00'	58.50'	58.44'	S 49°15'11" W
C117	375.00'	58.50'	58.44'	S 59°11'29" W
C118	375.00'	58.50'	58.44'	S 67°07'47" W
C119	325.00'	40.82'	40.80'	N 51°46'16" E
C120	325.00'	35.13'	35.12'	N 45°06'33" E
C121	325.00'	35.03'	35.01'	N 38°55'29" E
C122	325.00'	35.34'	35.32'	N 32°43'19" E
C123	775.00'	10.35'	10.35'	N 25°27'45" E
C124	325.00'	25.88'	25.87'	N 27°20'36" E
C125	775.00'	35.97'	35.96'	N 27°10'28" E
C126	775.00'	35.62'	35.61'	N 29°49'14" E
C127	775.00'	55.46'	55.45'	N 33°11'14" E
C128	775.00'	55.01'	55.00'	N 40°58'28" E
C129	775.00'	35.08'	35.08'	N 44°18'18" E
C130	775.00'	35.22'	35.22'	N 46°54'13" E
C131	775.00'	35.44'	35.44'	N 49°30'58" E
C132	775.00'	35.74'	35.74'	N 52°08'51" E
C133	775.00'	36.13'	36.12'	N 54°48'15" E
C134	775.00'	27.57'	27.42'	S 73°04'44" W
C135	975.00'	20.92'	20.92'	N 59°49'01" E
C136	775.00'	21.45'	21.45'	N 59°38'20" E
C137	75.00'	0.67'	0.67'	S 40°43'36" W
C138	75.00'	28.23'	28.06'	S 51°45'54" W
C139	75.00'	27.57'	27.42'	S 73°04'44" W
C140	75.00'	25.90'	25.87'	N 86°32'03" W
C141	75.00'	35.54'	35.21'	N 63°06'16" W
C142	75.00'	34.89'	34.58'	N 36°12'09" W
C143	325.00'	128.74'	127.90'	S 37°17'51" E
C144	75.00'	31.94'	31.70'	N 52°40'19" E
C145	75.00'	50.98'	50.00'	N 84°20'42" E
C146	75.00'	34.89'	34.58'	S 62°51'24" E
C147	75.00'	35.54'	35.21'	S 35°57'17" E
C148	75.00'	25.80'	25.67'	S 12°31'31" E
C149	75.00'	27.57'	27.42'	S 07°51'42" W
C150	75.00'	28.23'	28.06'	S 23°10'33" W
C151	75.00'	0.67'	0.67'	S 40°12'50" W
C152	25.00'	39.27'	35.36'	S 04°31'47" E
C153	25.00'	39.27'	35.36'	S 85°28'13" W
C154	25.00'	39.27'	35.36'	N 04°31'47" W
C155	25.00'	39.27'	35.36'	N 85°28'13" E

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**  
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 office: 410.770.9881 fax: 410.770.9887  
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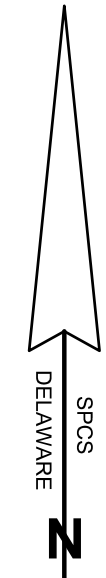
SEAL DATE

REV. #	DATE	DESCRIPTION
1	10/03/2022	REVISED LOTS

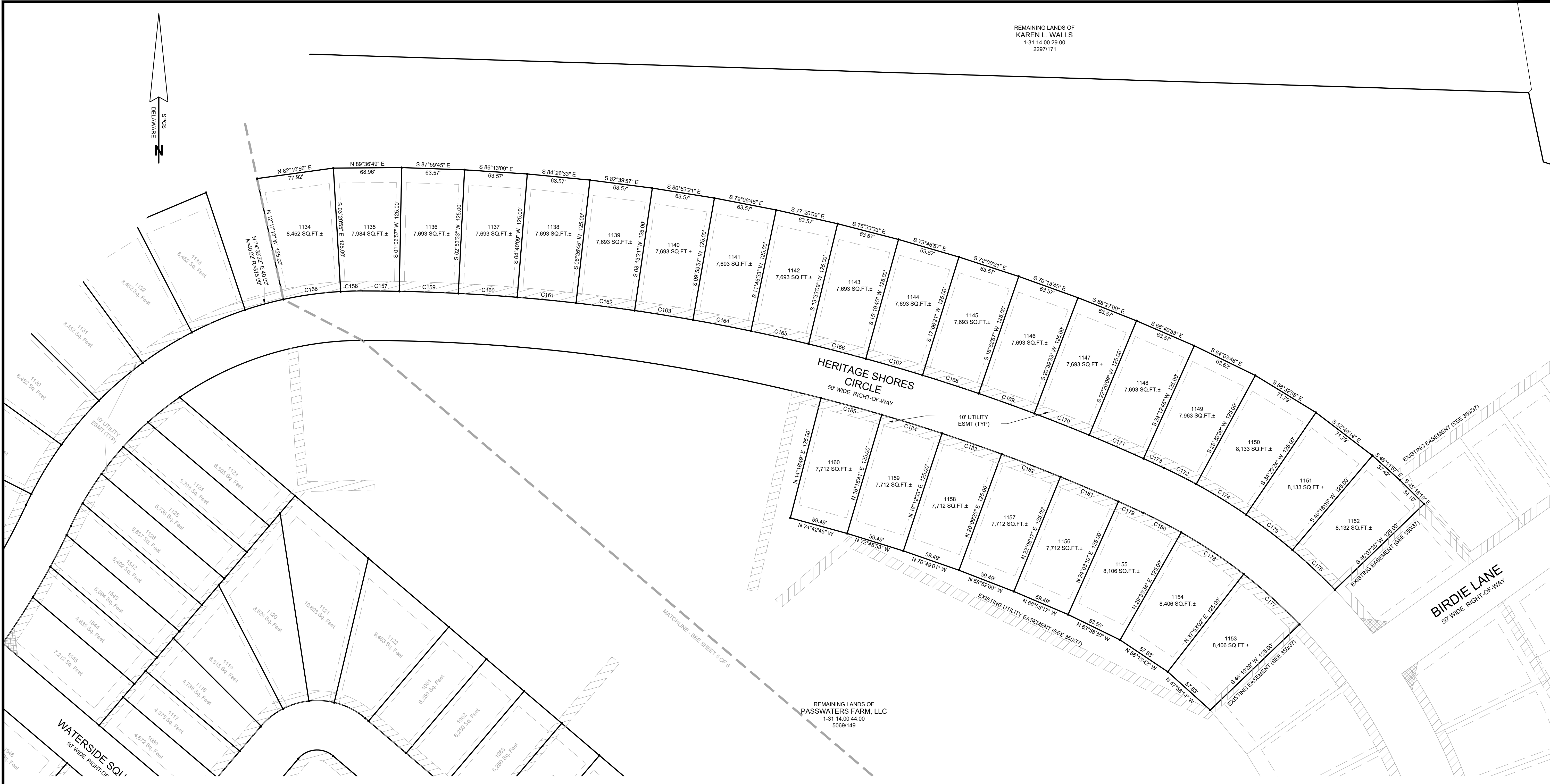
DATE:	JULY 2022
JOB NUMBER:	1 HS 301
SCALE:	1"=50'
DRAWN BY:	CW/TJC
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	5 OF 8
FILE NO.:	PHASE 4F

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

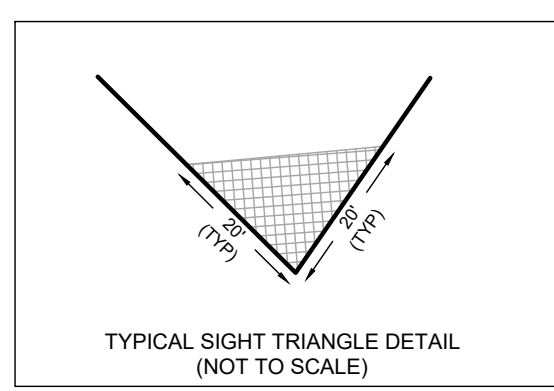
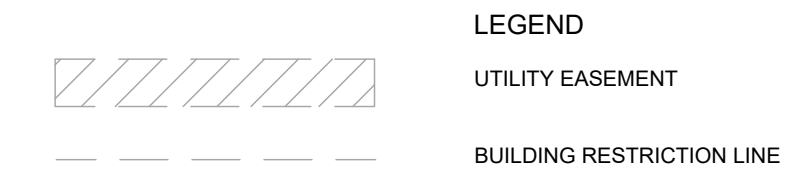
\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES



REMAINING LANDS OF  
KAREN L. WALLS  
1-31 14.00 29.00  
22971171



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C156	375.00'	58.50'	58.44'	S 82°10'56" W
C157	1925.00'	37.28'	37.28'	N 89°26'21" W
C158	375.00'	21.96'	21.95'	S 89°19'44" W
C159	1925.00'	59.69'	59.69'	N 87°59'45" W
C160	1925.00'	59.69'	59.69'	N 86°13'09" W
C161	1925.00'	59.69'	59.69'	N 84°26'33" W
C162	1925.00'	59.69'	59.69'	N 82°39'57" W
C163	1925.00'	59.69'	59.69'	N 80°53'21" E
C164	1925.00'	59.69'	59.69'	N 79°06'45" E
C165	1925.00'	59.69'	59.69'	N 77°20'09" E
C166	1925.00'	59.69'	59.69'	N 75°33'33" E
C167	1925.00'	59.69'	59.69'	N 73°46'57" E
C168	1925.00'	59.69'	59.69'	N 72°00'21" E
C169	1925.00'	59.69'	59.69'	N 70°13'45" E
C170	1925.00'	59.69'	59.69'	N 68°27'09" E
C171	1925.00'	59.69'	59.69'	N 66°40'33" E
C172	575.00'	36.27'	36.26'	N 63°17'46" W
C173	1925.00'	23.00'	23.00'	N 65°26'42" W
C174	575.00'	59.00'	59.00'	N 59°32'58" W
C175	575.00'	59.00'	59.97'	N 52°40'14" W
C176	575.00'	58.76'	58.73'	N 46°48'13" W
C177	525.00'	75.97'	75.90'	S 47°58'14" E
C178	525.00'	75.97'	75.90'	S 56°15'42" E
C179	1875.00'	27.64'	27.64'	S 65°31'30" E
C180	525.00'	43.03'	43.02'	S 62°45'18" E
C181	1875.00'	63.74'	63.74'	S 66°55'17" E
C182	1875.00'	63.74'	63.74'	S 68°52'09" E
C183	1875.00'	63.74'	63.74'	S 70°49'01" E
C184	1875.00'	63.74'	63.74'	S 72°45'53" E
C185	1875.00'	63.74'	63.74'	S 74°42'45" 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**  
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office: 410.770.9881 fax: 410.770.3867  
address: 110 N Washington St., Elkton, MD 21801

REVISIONS

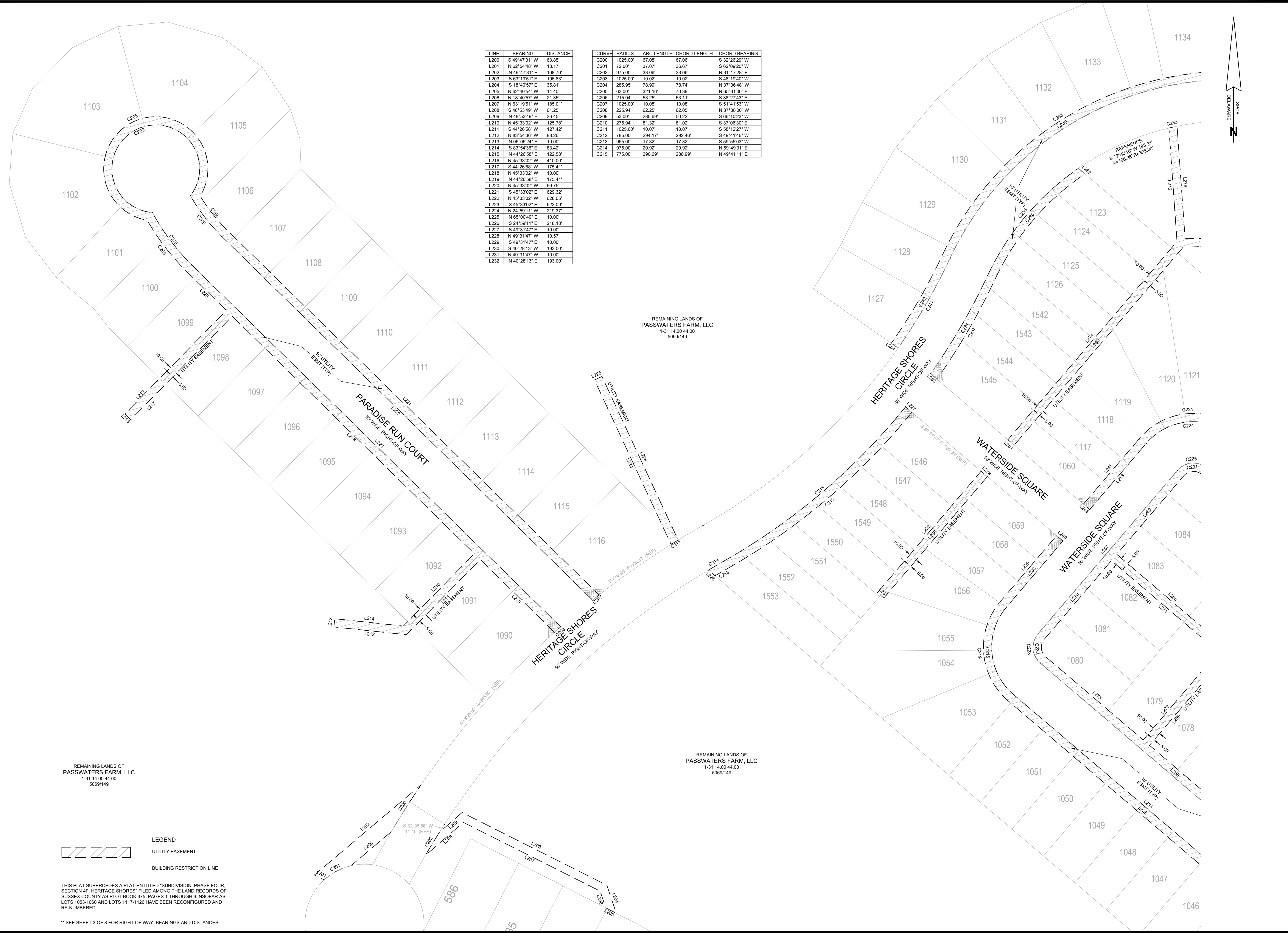
REV. #	DATE	DESCRIPTION
1	10/03/2022	REVISED LOTS

DATE: JULY 2022  
JOB NUMBER: 1HS 301  
SCALE: 1"=50'  
DRAWN BY: CIW/TJC  
DESIGNED BY:  
APPROVED BY:  
FOLDER REF:

SHEET NO.: 6 OF 8  
FILE NO.: PHASE 4F

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES



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	185.83'
L204	S 18°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 48°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'	67.08'	67.06'	S 32°26'29" W
C201	72.00'	37.07'	36.67'	S 62°09'20" W
C202	875.00'	33.06'	33.06'	N 31°17'28" E
C203	1025.00'	10.02'	10.02'	S 48°19'40" W
C204	285.85'	78.99'	78.74'	N 37°36'48" W
C205	63.00'	321.16'	70.39'	N 65°1'00" 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	53.00'	280.69'	50.22'	S 66°10'23" E
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'	20.82'	20.82'	N 59°49'01" E
C215	775.00'	290.69'	288.99'	N 49°41'11" E

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

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

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

**LEGEND**  
 UTILITY EASEMENT  
 BUILDING RESTRICTION LINE

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES

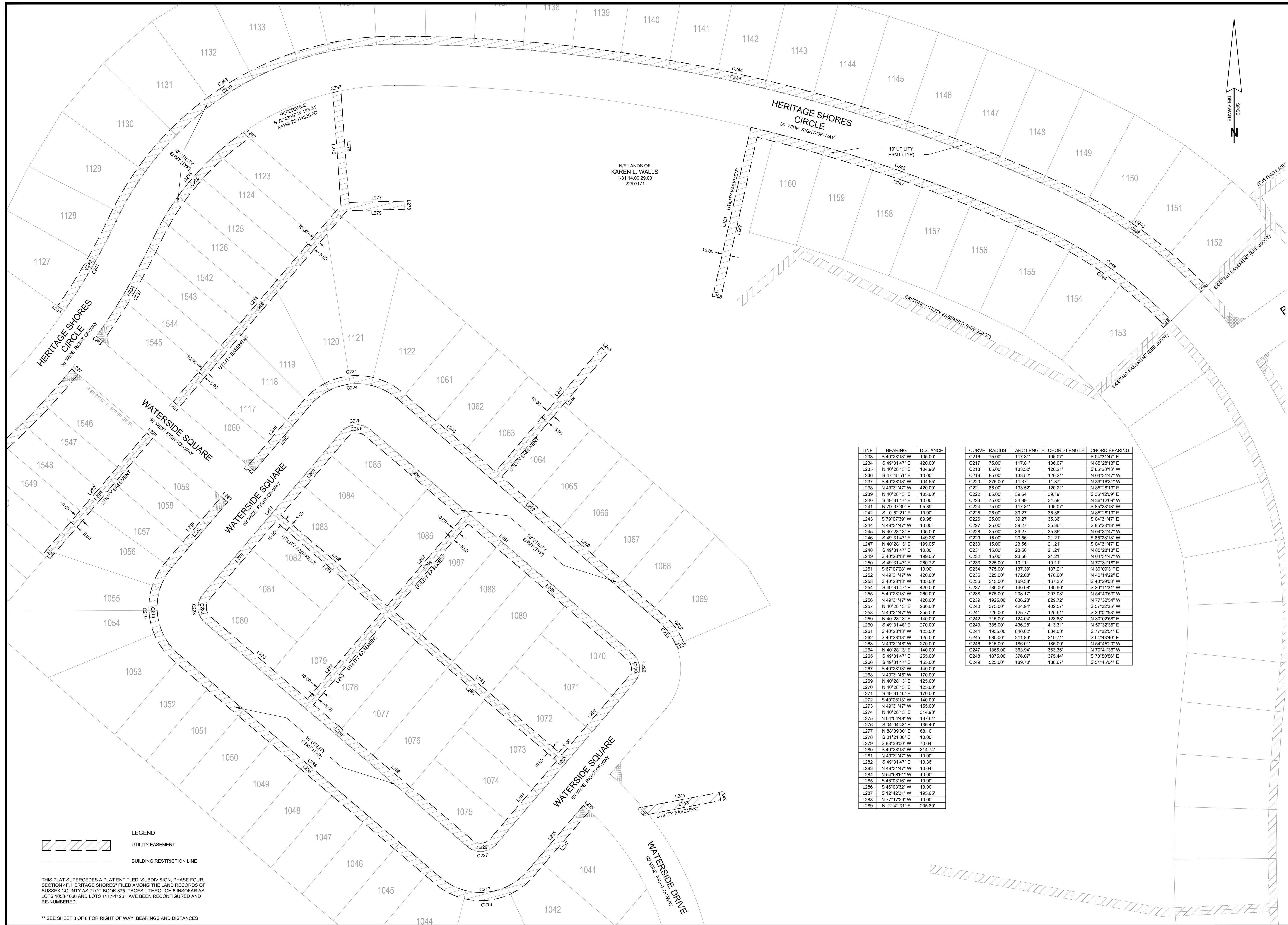
SUBDIVISION  
PHASE FOUR, SECTION 4F  
**HERITAGE SHORES**  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
PREPARED FOR: PASSWATERS FARM, LLC

**RAUCH** INC.  
engineering design &  
development services  
office: 410.770.0881 fax: 410.770.3867  
address: 110 N Washington St., Elkton, MD 21601

SEAL \_\_\_\_\_  
DATE \_\_\_\_\_

REVISIONS	
REV. #	DESCRIPTION
1	REVISED LOTS

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



N/F LANDS OF  
KAREN L WALLS  
1-31 14.00 29.00  
2297/171

REFERENCE  
S 72°42'16" W 403.31'  
A=109.28° R=325.00'

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	69.98'
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	199.05'
L248	S 49°31'47" E	10.00'
L249	S 40°28'13" W	199.05'
L250	S 49°31'47" E	260.72'
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	260.00'
L256	N 49°31'47" W	420.00'
L257	N 40°28'13" E	260.00'
L258	N 49°31'47" W	255.00'
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°31'46" 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	314.93'
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	70.64'
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°03'16" 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'	11.37'	11.37'	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'	140.98'	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°45'20" W
C247	1865.00'	363.94'	363.36'	N 70°41'36" W
C248	1875.00'	376.07'	375.44'	S 70°50'51" W
C249	525.00'	189.70'	188.67'	S 54°45'04" E

**LEGEND**  
 UTILITY EASEMENT  
 BUILDING RESTRICTION LINE

THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1080 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.

\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES

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

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 engineering design &  
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 office: 410.770.9881 fax: 410.770.9867  
 address: 110 N Washington St., Elkton, MD 21601

SEAL DATE

**REVISIONS**

REV. #	DATE	DESCRIPTION
1	10/03/2022	REVISED LOTS

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