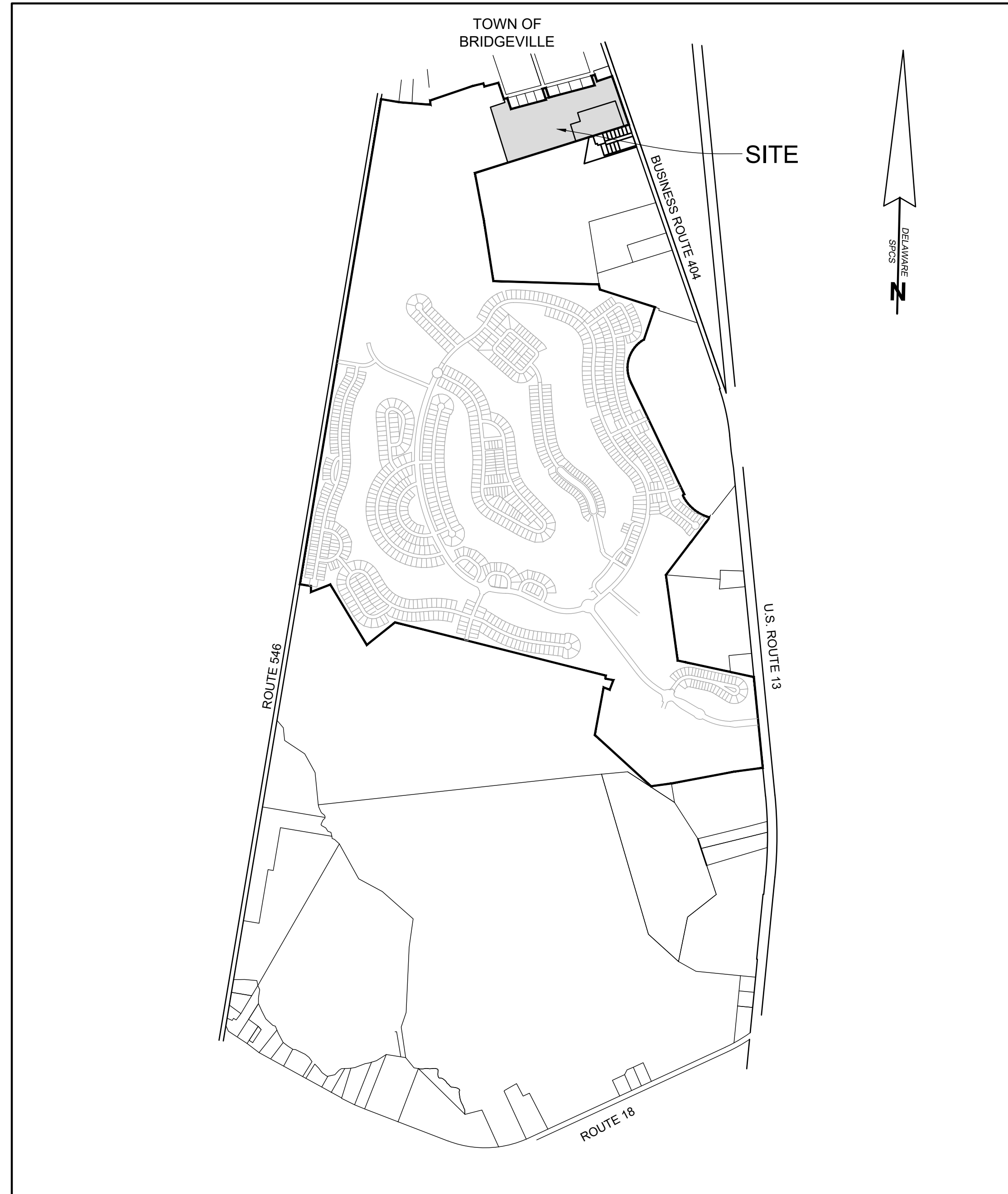


NOTES:

- 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

TABLE OF AREAS:

TOTAL AREA =	28.337 ACRES +/-
AREA OF PARCEL 1 =	22.475 ACRES +/-
AREA OF PARCEL 2 =	5.471 ACRES +/-
RIGHT OF WAY DEDICATION =	0.392 ACRES +/-
TOTAL NUMBER OF LOTS =	210
AREA OF LOTS =	10.389 ACRES +/-
LOTS IN PARCEL 1 =	162
AREA IN PARCEL 1 =	7.545 ACRES +/-
LOTS IN PARCEL 2 =	58
AREA IN PARCEL 2 =	2.844 ACRES +/-
AREA OF RIGHT OF WAY =	7.182 ACRES +/-
IN PARCEL 1=	5.796 ACRES +/-
IN PARCEL 2=	1.386 ACRES +/-
COMMUNITY LOT =	1.693 ACRES +/-
OPEN SPACE =	8.681 ACRES +/-
IN PARCEL 1 =	7.433 ACRES +/-
IN PARCEL 2 =	1.242 ACRES +/-



VICINITY MAP
1" = 1,200'


SITE DATA


PARCEL 1	PARCEL 2
TAX PARCEL 131-14-00-44.22	TAX PARCEL 131-14-00-44.23
CURRENT OWNER HERITAGE SHORES VILLAS LLC 1934 OLD GALLOWS ROAD, SUITE 500 VIENNA, VA 22182	CURRENT OWNER PASSWATERS FARM, LLC 3201 JERMANTOWN ROAD, SUITE 150 FAIRFAX, VA 22030
ADDRESS BRIDGEVILLE, DE	ADDRESS BRIDGEVILLE, DE
DEED REFERENCE 5706/88	DEED REFERENCE 5069/149

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

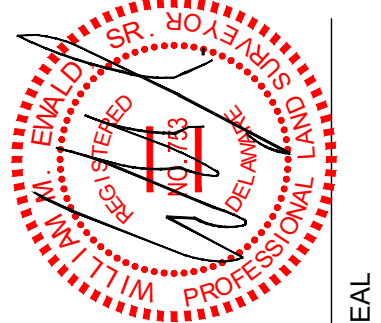
APPROVED BY:  11/10/2022
AUTHORIZED PERSON
HERITAGE SHORES VILLAS, LLC
(PARCEL 1)

APPROVED BY:  11/10/2022
AUTHORIZED PERSON
PASSWATERS FARM, LLC
(PARCEL 2)

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

SUBDIVISION
VILLAS AT BRIDGEVILLE
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

RAUCH LLC
engineering design &
development services
office: 410.770.9881 fax: 410.770.3867
www.rauchdesign.com
address: 110 N Washington St., Elkton, MD 21601

SEAL  DATE 11/10/2022

REV. #	DATE	DESCRIPTION

DATE: JULY 2022
JOB NUMBER:
SCALE:
DRAWN BY: T. COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 1 OF 6
FILE NO.: VILLA SUBDIV.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 157 line segments with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LEN, CHORD BEARING, CHD. LEN. Lists 3 curves (C101, C102, C103) with their geometric details.

STORMWATER MANAGEMENT AREA EASEMENT

Table with columns: LINE, BEARING, DISTANCE. Lists 5 easement lines (L200-L204) for stormwater management.

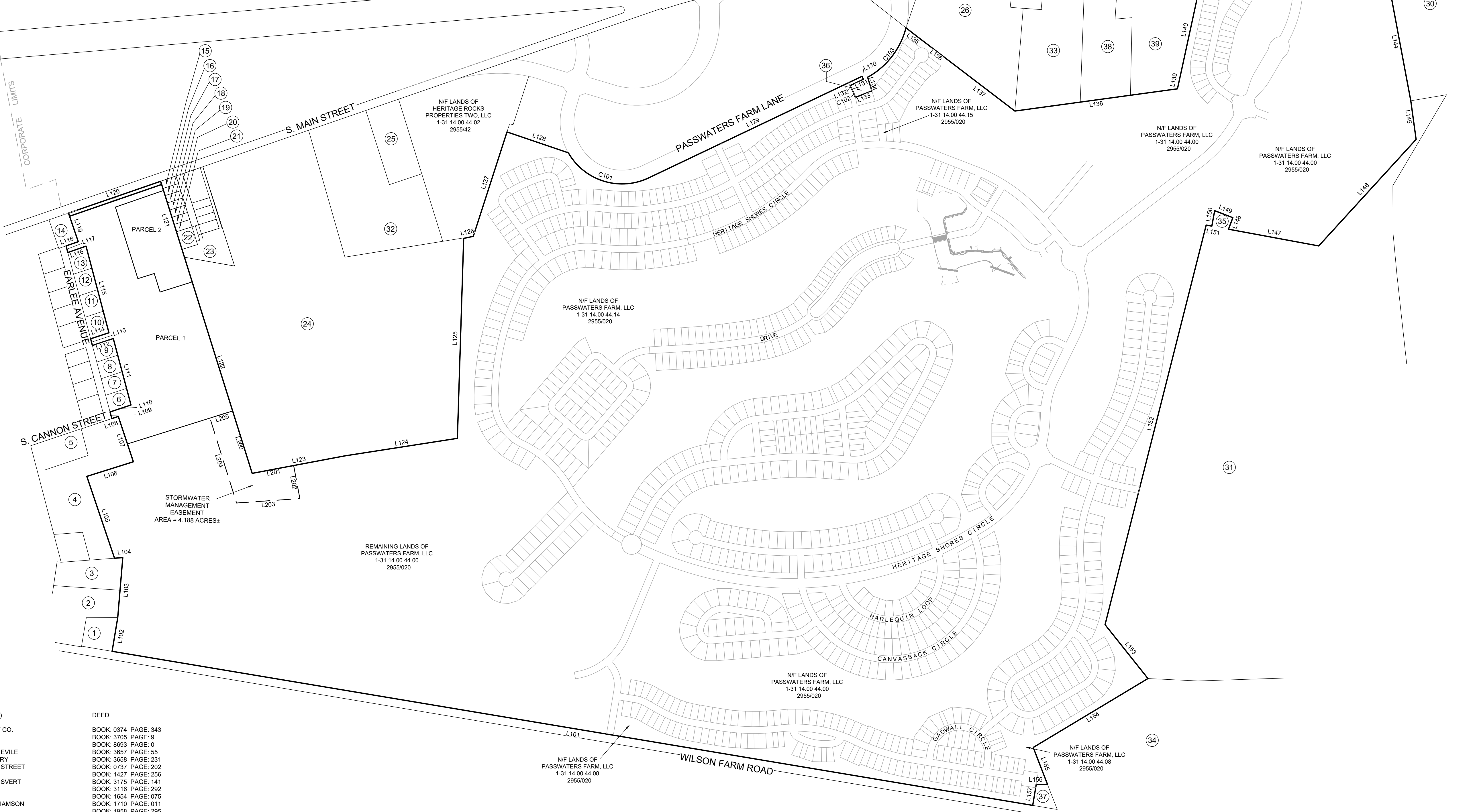
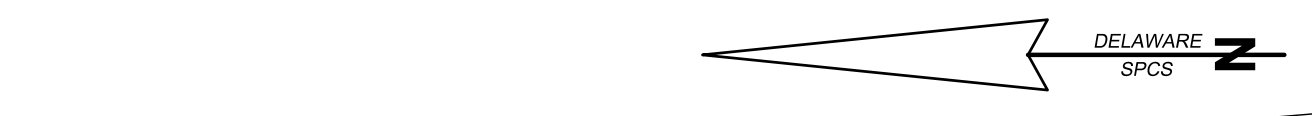
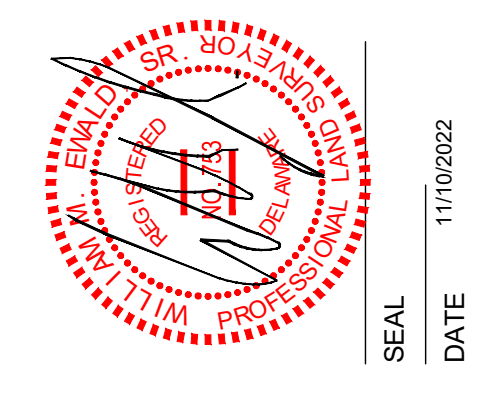


TABLE OF ADJOINERS

Table with columns: NUMBER, DISTRICT/MAP/PARCEL, OWNER (NOW OR FORMER), DEED. Lists 38 adjacent parcels with their owners and deed references.

VILLAS AT BRIDGEVILLE
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

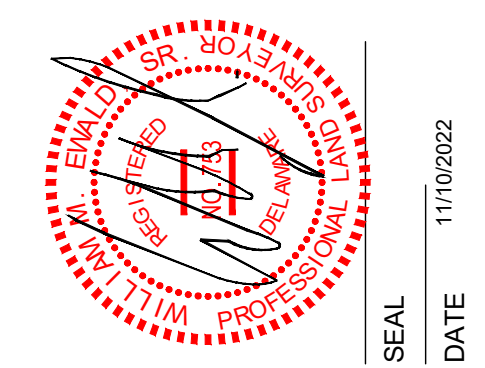
RAUCH INC.
engineering design & development services
office: 410.770.0881 fax: 410.770.3667
address: 110 N Washington St., Elkton, MD 21601



REVISIONS table with columns: REV. #, DATE, DESCRIPTION. Includes fields for JOB NUMBER, SCALE (1"=400'), DRAWN BY (T. COCHRUN), DESIGNED BY, APPROVED BY, FOLDER REF, SHEET NO. (2 OF 6), and FILE NO. (VILLA SUBDIV).

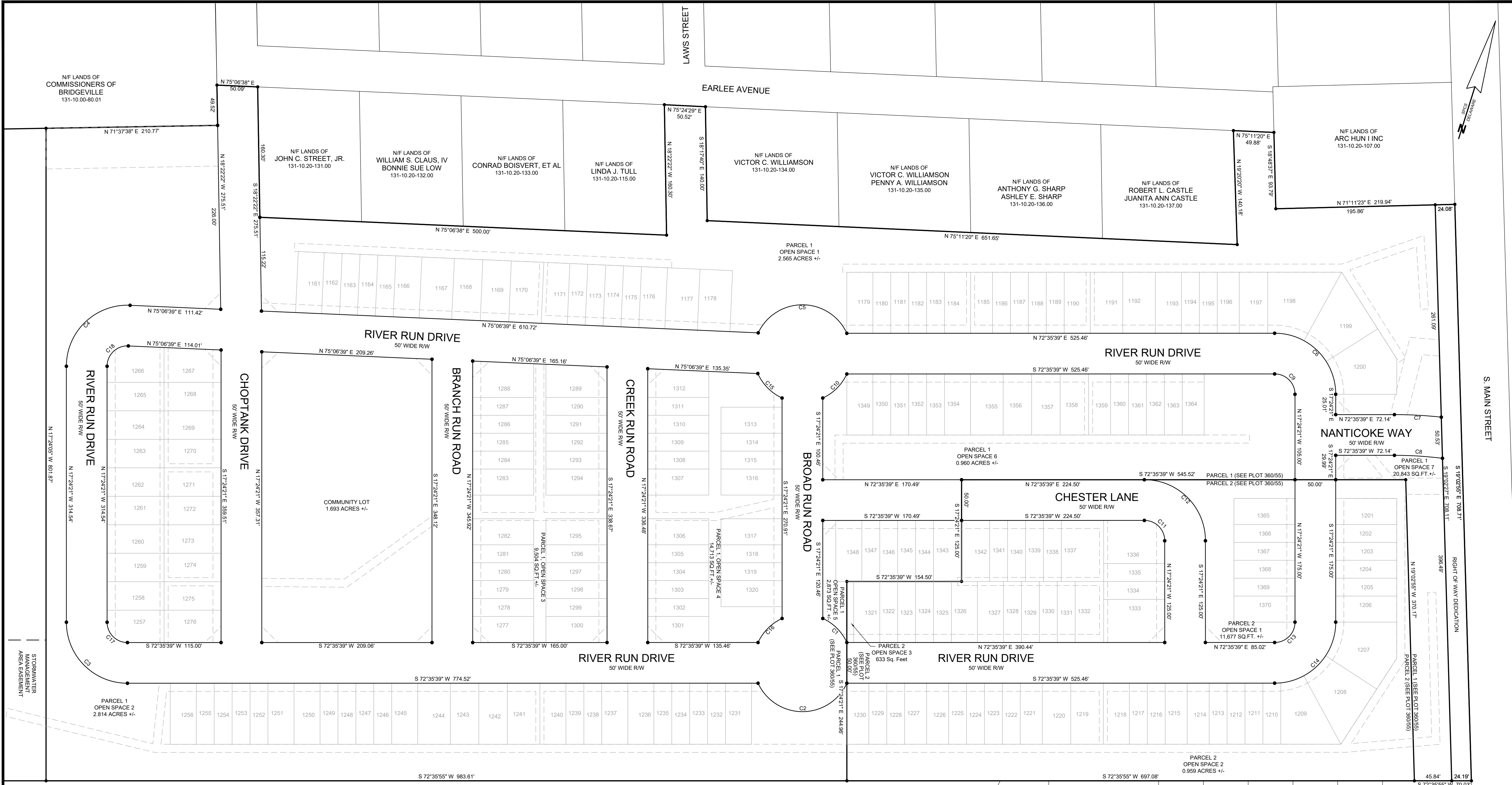
VILLAS AT BRIDGEVILLE
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
 engineering design &
 development services
 office: 410.770.0881 fax: 410.770.9667
 address: 110 N Washington St., Elkton, MD 21601



REV. #	DATE	DESCRIPTION

DATE:	JULY 2022
JOB NUMBER:	
SCALE:	1"=60'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	T. COCHRUN
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	3 OF 6
FILE NO.:	VILLA SUBDIV



RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	60.00'	42.67'	41.78'	S 62°24'21" E
C2	60.00'	136.92'	109.09'	S 72°35'39" W
C3	75.00'	117.81'	106.07'	N 62°24'21" W
C4	75.00'	121.10'	108.37'	N 28°51'09" E
C5	60.00'	136.31'	108.83'	N 72°53'17" E
C6	75.00'	117.81'	106.07'	S 62°24'21" E
C7	525.00'	57.68'	57.65'	N 75°44'30" E
C8	475.00'	59.16'	59.12'	S 76°09'44" W
C9	25.00'	39.27'	35.36'	N 62°24'21" W
C10	60.00'	42.67'	41.78'	S 27°35'39" W
C11	25.00'	39.27'	35.36'	N 62°24'21" W
C12	75.00'	117.81'	106.07'	S 62°24'21" E
C13	25.00'	39.27'	35.36'	N 27°35'39" E
C14	75.00'	117.81'	106.07'	S 27°35'39" W
C15	60.00'	43.36'	42.33'	S 62°07'37" E
C16	60.00'	42.67'	41.78'	S 27°35'39" W
C17	25.00'	39.27'	35.36'	N 62°24'21" W
C18	25.00'	40.37'	36.12'	N 28°51'09" E

LEGEND

- N/F DENOTES NOW OR FORMERLY
- DENOTES COMPUTED DEED POINT
- DENOTES LOT LINE HEREBY ESTABLISHED
- DENOTES RIGHT OF WAY LINE HEREBY ESTABLISHED
- - - DENOTES UTILITY AND STORMWATER EASEMENT HEREBY ESTABLISHED (SEE SHEET 6 OF 6 FOR DETAILS)

N/F LANDS OF KAREN L. WALLS 22971171 131-14.00-29.00

N/F LANDS OF FRANK FLEETWOOD MARGARET C. BREEDEN 131-14.00-30.01

N/F LANDS OF ROBERT L. BREEDEN MARGARET C. BREEDEN 131-14.00-30.00

N/F LANDS OF RICHARD L. SHORT BARBARA SHORT 131-14.00-30.00

N/F LANDS OF GEORGE E. KLINGER 131-14.00-32.00

N/F LANDS OF GILBERT C. KANDLER LORNE KANDLER 131-14.00-31.00

N/F LANDS OF DAVID W. KENTON JR LINDA SUE KENTON 131-14.00-31.00

N/F LANDS OF WILLIS G. DEWEY CLARA T. DEWEY 131-14.00-31.00

N/F LANDS OF DIANE L. GEORGE ET AL 131-14.00-30.00

N/F LANDS OF JENNIFER KEM 131-14.00-31.00

N/F LANDS OF COMMISSIONERS OF BRIDGEVILLE 131-10.00-80.01

N/F LANDS OF JOHN C. STREET, JR. 131-10.20-131.00

N/F LANDS OF WILLIAM S. CLAUS, IV BONNIE SUE LOW 131-10.20-132.00

N/F LANDS OF CONRAD BOISVERT, ET AL 131-10.20-133.00

N/F LANDS OF LINDA J. TULL 131-10.20-115.00

N/F LANDS OF VICTOR C. WILLIAMSON 131-10.20-134.00

N/F LANDS OF VICTOR C. WILLIAMSON PENNY A. WILLIAMSON 131-10.20-135.00

N/F LANDS OF ANTHONY G. SHARP ASHLEY E. SHARP 131-10.20-136.00

N/F LANDS OF ROBERT L. CASTLE JUANITA ANN CASTLE 131-10.20-137.00

N/F LANDS OF ARC HUN I INC 131-10.20-107.00

PARCEL 1 OPEN SPACE 1 2.565 ACRES +/-

PARCEL 1 OPEN SPACE 6 0.960 ACRES +/-

PARCEL 2 OPEN SPACE 1 11.677 SQ. FT. +/-

PARCEL 1 OPEN SPACE 2 2.814 ACRES +/-

COMMUNITY LOT 1.693 ACRES +/-

PARCEL 1 OPEN SPACE 3 9.900 SQ. FT. +/-

PARCEL 1 OPEN SPACE 4 14,713 SQ. FT. +/-

PARCEL 1 OPEN SPACE 5 2,072 SQ. FT. +/-

PARCEL 2 OPEN SPACE 3 633 SQ. Feet

PARCEL 2 OPEN SPACE 2 0.959 ACRES +/-

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

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PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

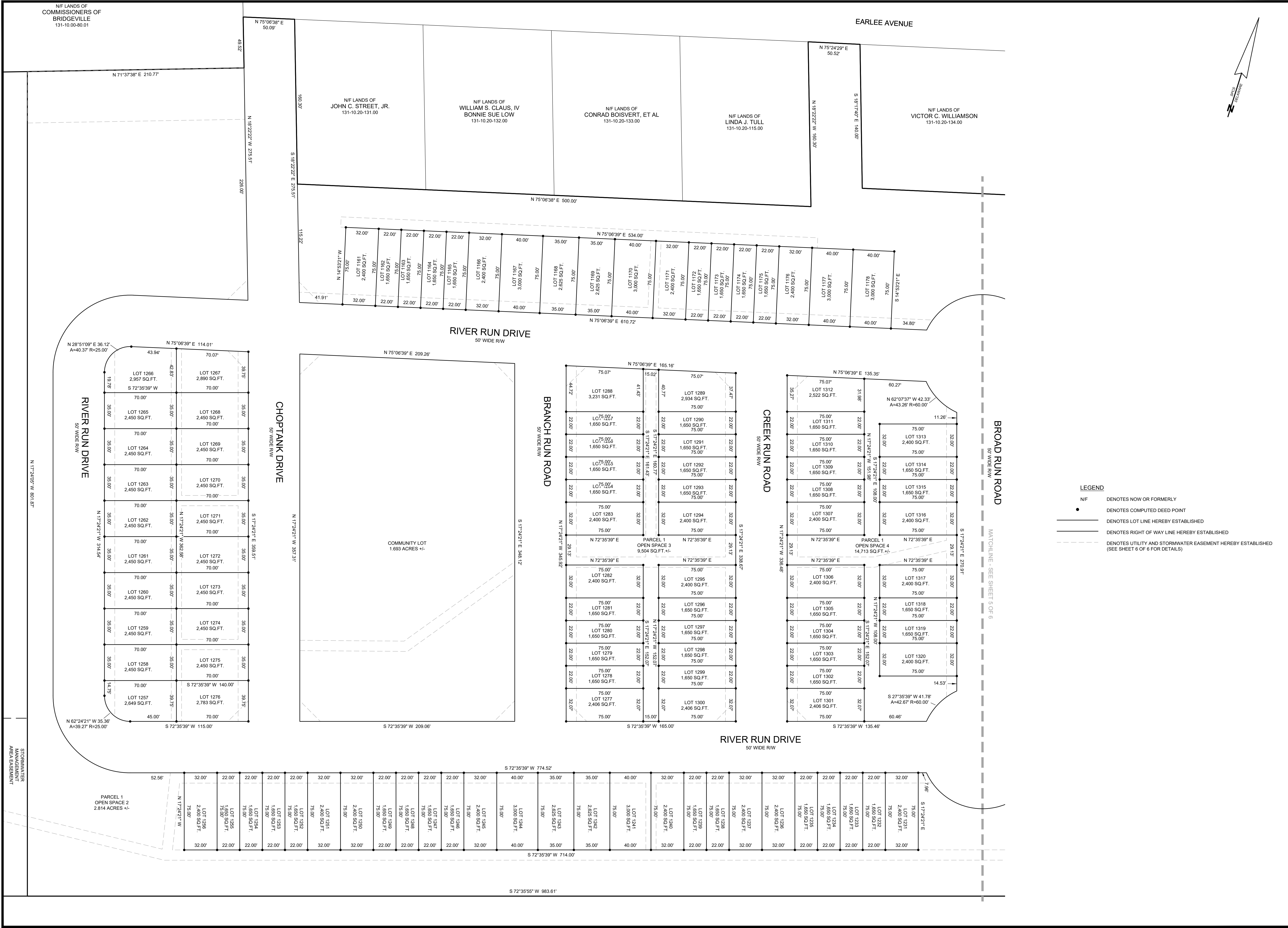
PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)

PARCEL 1 (SEE PLOT 360/55)

PARCEL 2 (SEE PLOT 360/55)



VILLAS AT BRIDGEVILLE
 IN THE TOWN OF BRIDGEVILLE
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
 PREPARED FOR: PASSWATERS FARM, LLC

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

PROFESSIONAL SEAL AND EXPIRATION DATE
 RAUCH INC.
 11/10/2022

REV. #	DATE	DESCRIPTION

DATE:	JULY 2022
JOB NUMBER:	
SCALE:	1"=40'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	4 OF 6
FILE NO.:	VILLA SUBDV

LEGEND

- N/F DENOTES NOW OR FORMERLY
- DENOTES COMPUTED DEED POINT
- DENOTES LOT LINE HEREBY ESTABLISHED
- DENOTES RIGHT OF WAY LINE HEREBY ESTABLISHED
- DENOTES UTILITY AND STORMWATER EASEMENT HEREBY ESTABLISHED (SEE SHEET 6 OF 6 FOR DETAILS)

BROAD RUN ROAD
 50' WIDE RW
 MATCHLINE - SEE SHEET 6 OF 6

CREEK RUN ROAD
 50' WIDE RW

BRANCH RUN ROAD
 50' WIDE RW

CHOPTANK DRIVE
 50' WIDE RW

RIVER RUN DRIVE
 50' WIDE RW

RIVER RUN DRIVE
 50' WIDE RW

RIVER RUN DRIVE
 50' WIDE RW

RIVER RUN DRIVE
 50' WIDE RW

N/F LANDS OF COMMISSIONERS OF BRIDGEVILLE 131-10.00-80.01

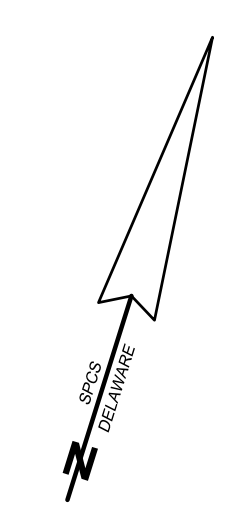
N/F LANDS OF JOHN C. STREET, JR. 131-10.20-131.00

N/F LANDS OF WILLIAM S. CLAUS, IV BONNIE SUE LOW 131-10.20-132.00

N/F LANDS OF CONRAD BOISVERT, ET AL 131-10.20-133.00

N/F LANDS OF LINDA J. TULL 131-10.20-115.00

N/F LANDS OF VICTOR C. WILLIAMSON 131-10.20-134.00



SUBDIVISION

N/F LANDS OF COMMISSIONERS OF BRIDGEVILLE 131-10-00-80.01

N/F LANDS OF JOHN C. STREET, JR. 131-10-20-131.00

N/F LANDS OF WILLIAM S. CLAUS, IV BONNIE SUE LOW 131-10-20-132.00

N/F LANDS OF CONRAD BOISVERT, ET AL 131-10-20-133.00

N/F LANDS OF LINDA J. TULL 131-10-20-115.00

N/F LANDS OF VICTOR C. WILLIAMSON 131-10-20-134.00

N/F LANDS OF VICTOR C. WILLIAMSON PENNY A. WILLIAMSON 131-10-20-135.00

N/F LANDS OF ANTHONY G. SHARP ASHLEY E. SHARP 131-10-20-136.00

N/F LANDS OF ROBERT L. CASTLE JUANITA ANN CASTLE 131-10-20-137.00

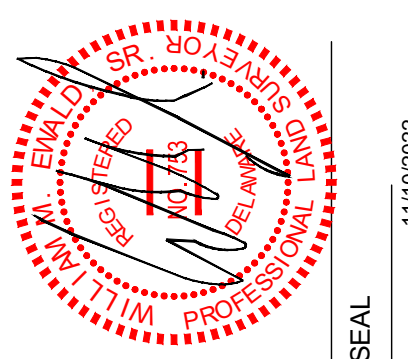
N/F LANDS OF ARC HUN I INC 131-10-20-107.00

VILLAS AT BRIDGEVILLE

IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
INC.
engineering design &
development services

office: 410.770.9881 fax: 410.770.9887
address: 110 N Washington St., Elkton, MD 21601



SEAL

DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE:

JULY 2022

JOB NUMBER:

SCALE:

1"=60'

DRAWN BY:

T. COCHRUN

DESIGNED BY:

APPROVED BY:

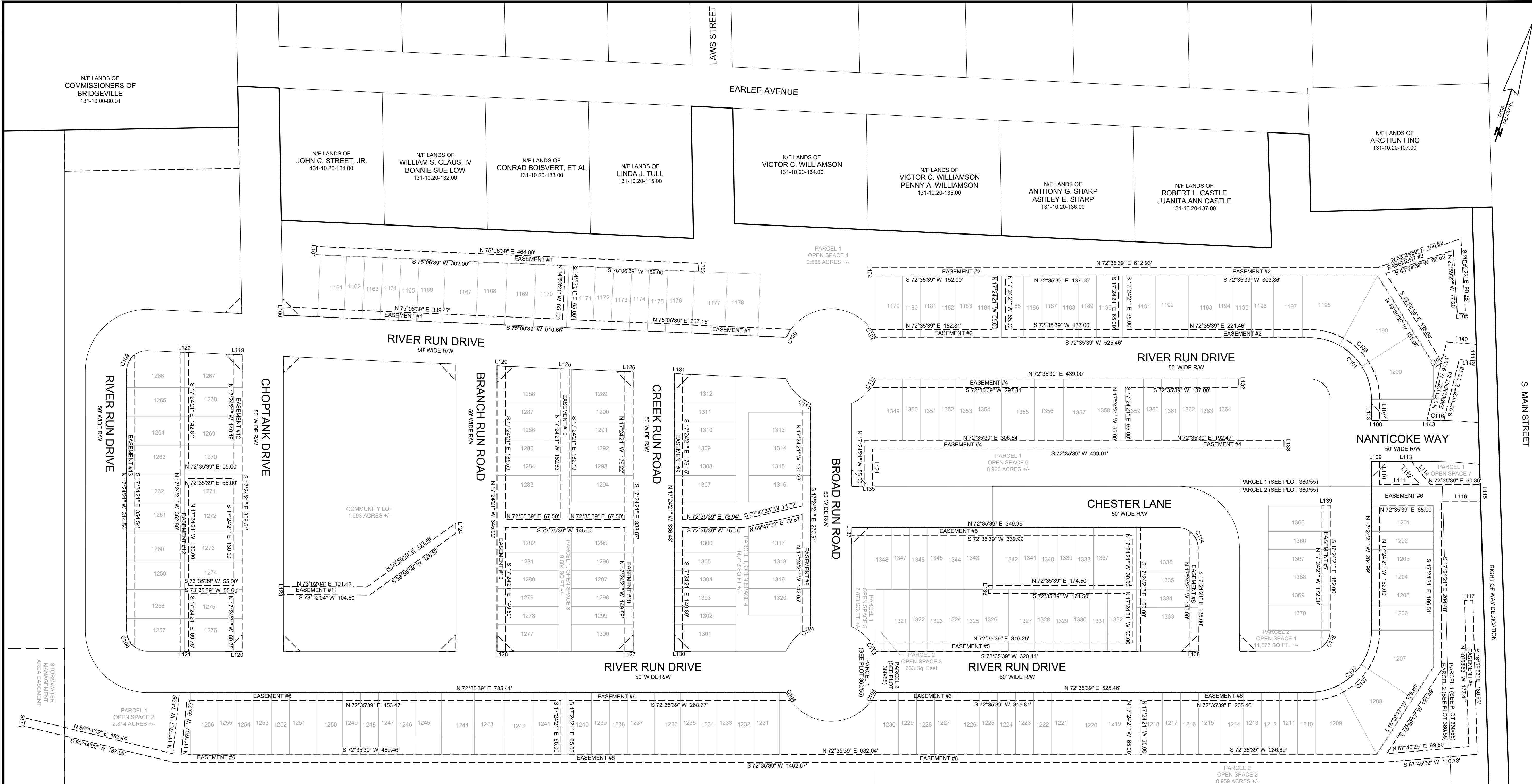
FOLDER REF:

SHEET NO.:

6 OF 6

FILE NO.:

VILLA SUBDV



EASEMENT BEARINGS AND DISTANCES

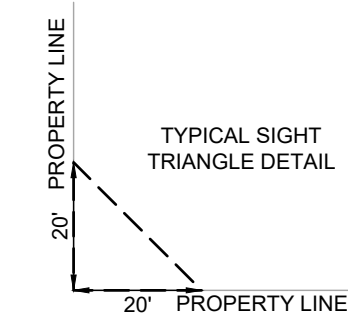
LINE	BEARING	DISTANCE
L100	N 12°30'00" W	10.00'
L101	N 14°53'21" W	10.00'
L102	S 14°53'21" E	10.00'
L103	N 17°24'21" W	25.01'
L104	N 17°24'21" W	10.00'
L105	S 69°00'38" W	10.00'
L106	S 39°38'01" W	10.00'
L107	S 17°24'21" E	25.01'
L108	S 72°35'39" W	10.00'
L109	N 72°35'39" E	10.00'
L110	S 17°24'21" E	27.99'
L111	N 72°35'39" E	48.65'
L112	N 56°57'53" W	38.31'
L113	N 72°35'39" E	12.97'
L114	S 69°00'38" E	38.31'
L115	S 18°13'25" E	20.00'
L116	S 72°35'39" W	47.26'
L117	N 71°01'07" E	10.00'
L118	N 03°45'58" W	10.00'
L119	N 75°06'39" E	10.01'
L120	S 72°35'39" W	10.00'
L121	S 72°35'39" W	10.00'
L122	N 75°06'39" E	10.01'
L123	N 17°24'21" W	10.00'

EASEMENT BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
L124	S 17°24'21" E	12.31'
L125	N 75°06'39" E	10.01'
L126	N 75°06'39" E	10.01'
L127	S 72°35'39" W	10.00'
L128	S 72°35'39" W	10.00'
L129	N 75°06'39" E	10.01'
L130	S 72°35'39" W	10.00'
L131	N 75°06'39" E	10.01'
L132	S 17°24'21" E	10.00'
L133	S 17°24'21" E	10.00'
L134	S 17°24'21" E	45.00'
L135	S 72°35'39" W	10.00'
L136	N 17°24'21" W	10.00'
L137	N 17°24'21" W	10.00'
L138	S 72°35'39" W	10.00'
L139	N 72°35'39" E	10.00'
L140	N 77°19'21" E	35.88'
L141	S 19°02'27" E	20.12'
L142	S 77°19'21" W	21.17'
L143	S 72°35'39" W	4.98'

EASEMENT CURVE CALCULATIONS

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING
C100	60.00'	11.36'	11.34'	S 13°19'44" W
C101	75.00'	117.81'	106.07'	N 62°24'21" W
C102	60.00'	11.58'	11.57'	N 47°33'38" W
C103	85.00'	133.52'	120.21'	S 62°24'21" E
C104	60.00'	11.58'	11.57'	S 47°33'38" E
C105	60.00'	11.58'	11.57'	N 12°44'56" E
C106	75.00'	117.81'	106.07'	N 27°35'39" E
C107	85.00'	133.52'	120.21'	N 27°35'39" E
C108	25.00'	23.18'	22.36'	N 43°58'15" W
C109	25.00'	23.18'	22.36'	N 09°09'33" E
C110	60.00'	11.58'	11.57'	S 42°26'22" W
C111	60.00'	11.58'	11.57'	S 77°15'04" E
C112	60.00'	11.58'	11.57'	N 12°44'56" E
C113	60.00'	11.58'	11.57'	N 47°33'38" W
C114	25.00'	23.18'	22.36'	S 43°58'15" E
C115	25.00'	23.18'	22.36'	S 09°09'33" W
C116	525.00'	15.62'	15.62'	S 73°26'47" W



- LEGEND
- N/F DENOTES NOW OR FORMERLY
 - DENOTES COMPUTED DEED POINT
 - DENOTES LOT LINE HEREBY ESTABLISHED
 - - - DENOTES RIGHT OF WAY LINE HEREBY ESTABLISHED
 - - - DENOTES UTILITY AND STORMWATER EASEMENT HEREBY ESTABLISHED

N/F LANDS OF KAREN L. WALLS 22971171 131-14-00-29.00

N/F LANDS OF FRANK FLEETWOOD PATRICIA FLEETWOOD 131-14-00-29.01

N/F LANDS OF ROBERT L. BREEDEN MARGARET C. BREEDEN 131-14-00-30.00

N/F LANDS OF GILBERT C. KANDLER LORENE KANDLER 131-14-00-31.00

N/F LANDS OF GEORGE E. KLINGER 131-14-00-32.00

N/F LANDS OF RICHARD L. SHORT BARBARA SHORT 131-14-00-33.00

N/F LANDS OF DAVID W. KENTON JR LINDA SUE KENTON 131-14-00-34.00

N/F LANDS OF WILLIS G. DREWY CLARA Y. DREWY 131-14-00-35.00

N/F LANDS OF DIANE L. GEORGE ET AL 131-14-00-36.00

N/F LANDS OF JENNIFER L. KEIM 131-14-00-37.00