

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

**REVISIONS**

REV. #	DATE	DESCRIPTION

DATE:		JULY 2022
JOB NUMBER:		
SCALE:		1"=40'
DRAWN BY:		T. COCHRUN
DESIGNED BY:		
APPROVED BY:		
FOLDER REF:		
SHEET NO.:		5 OF 6
FILE NO.:		VILLA SUBDIV

**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)

SUBDIVISION

REVISIONS

DATE:

JOB NUMBER:

SCALE:

DRAWN BY:

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.:

FILE NO.:

SEAL

DATE

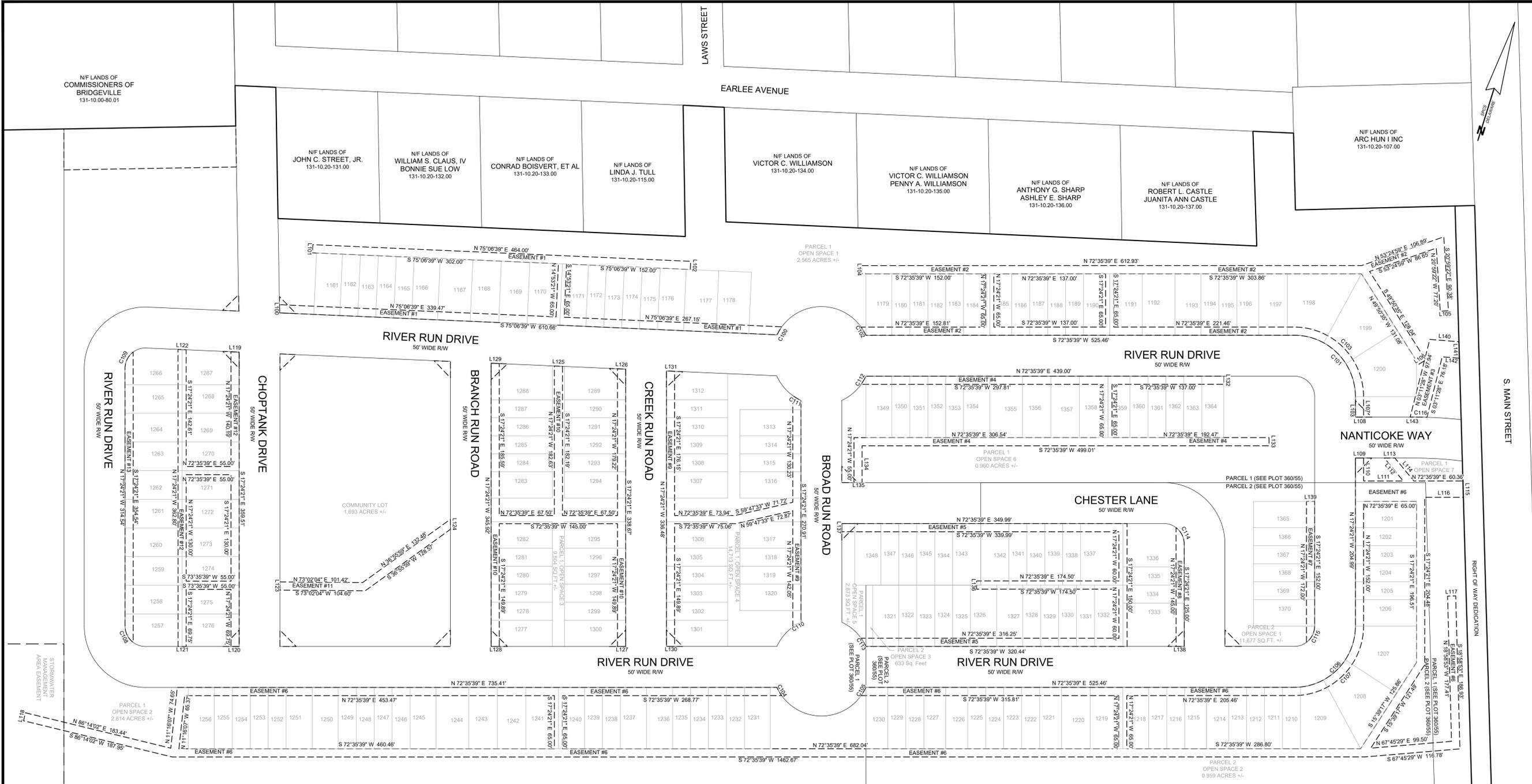
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REV. #	DATE	DESCRIPTION

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**

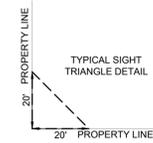
LINE	BEARING	DISTANCE
L100	N 12°23'06" W	10.00'
L101	N 14°53'21" W	10.00'
L102	S 14°53'21" E	10.00'
L103	N 17°24'21" W	25.01'
L104	N 17°24'21" W	10.00'
L105	S 69°00'38" W	10.00'
L106	S 39°38'01" W	10.00'
L107	S 17°24'21" E	25.01'
L108	S 72°35'39" W	10.00'
L109	N 72°35'39" E	10.00'
L110	S 17°24'21" E	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	4.96'

**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**

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- - - DENOTES UTILITY AND STORMWATER EASEMENT HEREBY ESTABLISHED

NIF LANDS OF  
**KAREN L. WALLS**  
 22971171  
 131-14.00-29.00

NIF LANDS OF  
**FRANK FLEETWOOD**  
 PATRICIA FLEETWOOD  
 131-14.00-29.01

NIF LANDS OF  
**ROBERT L. BREEDEN**  
 MARGARET C. BREEDEN  
 131-14.00-30.00

NIF LANDS OF  
**GILBERT C. KANDLER**  
 LORENE KANDLER  
 131-14.00-31.00

NIF LANDS OF  
**GEORGE E. KLINGER**  
 131-14.00-32.00

NIF LANDS OF  
**RICHARD L. SHORT**  
 BARBARA SHORT  
 131-14.00-33.00

NIF LANDS OF  
**DAVID W. KENTON, JR**  
 LINDA SUE KENTON  
 131-14.00-34.00

NIF LANDS OF  
**WILLIS G. DREWY**  
 CLARA Y. DREWY  
 131-14.00-35.00

NIF LANDS OF  
**DIANE L. GEORGE ET AL**  
 131-14.00-36.00

NIF LANDS OF  
**JENNIFER L. KEM**  
 131-14.00-37.00

NIF LANDS OF  
 COMMISSIONERS OF  
 BRIDGEVILLE  
 131-10.00-80.01

NIF LANDS OF  
**JOHN C. STREET, JR.**  
 131-10.20-131.00

NIF LANDS OF  
**WILLIAM S. CLAUS, IV**  
 BONNIE SUE LOW  
 131-10.20-132.00

NIF LANDS OF  
**CONRAD BOISVERT, ET AL**  
 131-10.20-133.00

NIF LANDS OF  
**LINDA J. TULL**  
 131-10.20-115.00

NIF LANDS OF  
**VICTOR C. WILLIAMSON**  
 131-10.20-134.00

NIF LANDS OF  
**VICTOR C. WILLIAMSON**  
 PENNY A. WILLIAMSON  
 131-10.20-135.00

NIF LANDS OF  
**ANTHONY G. SHARP**  
 ASHLEY E. SHARP  
 131-10.20-136.00

NIF LANDS OF  
**ROBERT L. CASTLE**  
 JUANITA ANN CASTLE  
 131-10.20-137.00

NIF LANDS OF  
**ARC HUN I INC**  
 131-10.20-107.00