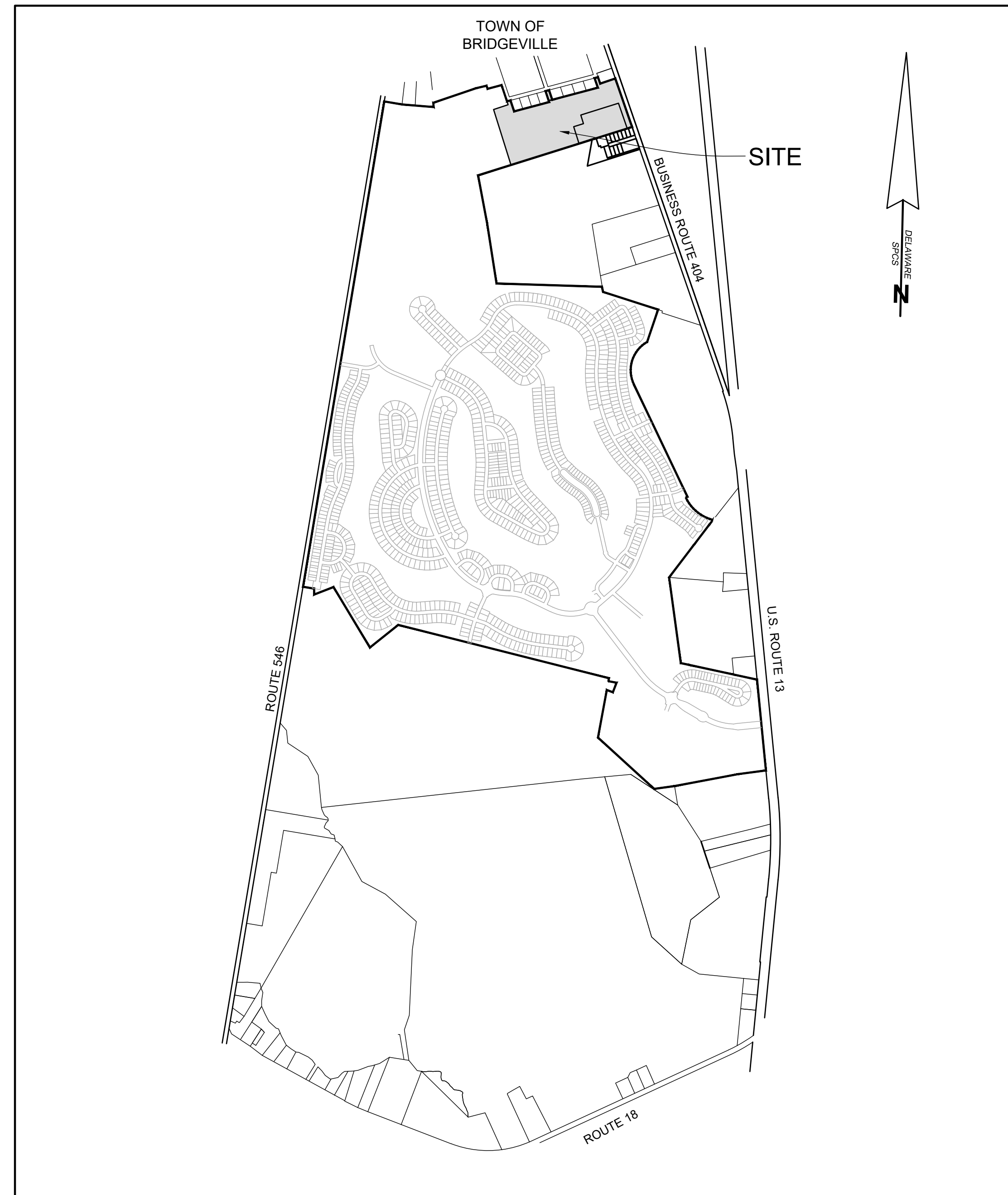


NOTES:

- 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


<b>PARCEL 1</b>	<b>PARCEL 2</b>
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 57069/88	DEED REFERENCE 50689/149

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.  
PROFESSIONAL LAND SURVEYOR, DE. NO. 753

12/05/2022  
DATE

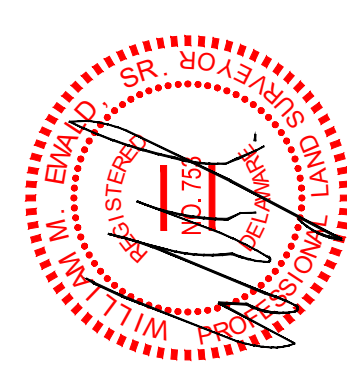
APPROVED BY:  11/10/2022  
AUTHORIZED PERSON  
HERITAGE SHORES VILLAS, LLC  
(PARCEL 1) DATE

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

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

  
SEAL 12/05/2022  
DATE

REVISIONS	
REV. #	DESCRIPTION

DATE: JULY 2022

JOB NUMBER: \_\_\_\_\_

SCALE: \_\_\_\_\_

DRAWN BY: T.COCHRAN

DESIGNED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

FOLDER REF: \_\_\_\_\_

SHEET NO.: 1 OF 6

FILE NO.: VILLA SUBDIV.







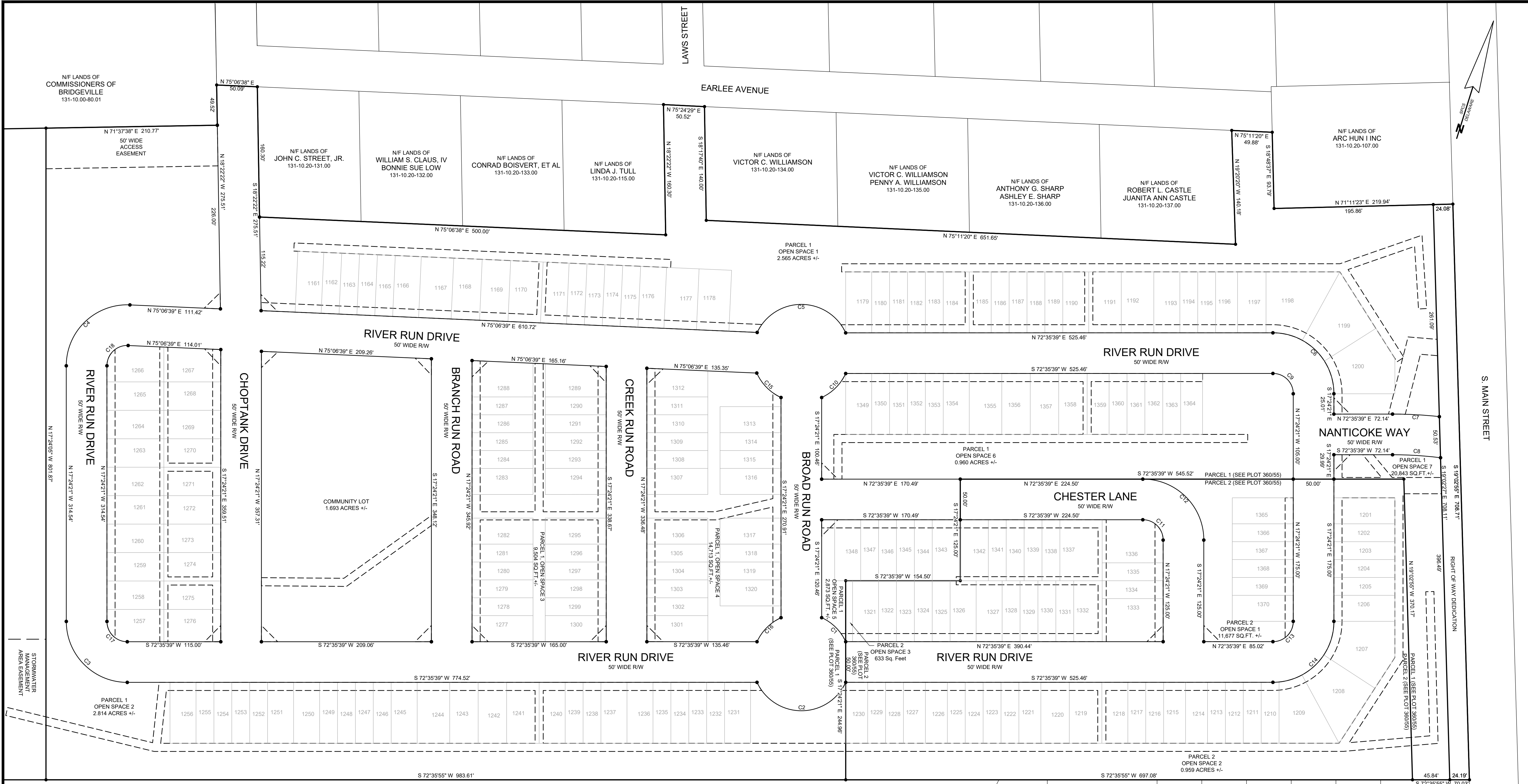
**VILLAS AT BRIDGEVILLE**  
 IN THE TOWN OF BRIDGEVILLE  
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
 PREPARED FOR: PASSWATERS FARM, LLC

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



REV. #	DATE	DESCRIPTION

DATE:	JULY 2022
JOB NUMBER:	
SCALE:	1"=60'
DRAWN BY:	T. COCHRAN
DESIGNED BY:	
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'	57.88'	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'	43.98'	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 COMMISSIONERS OF BRIDGEVILLE  
131-10.00-80.01

N 71°37'38" E 210.77'

50' WIDE ACCESS EASEMENT

N 18°22'22" W 279.51'

228.00'

N 18°22'22" E 279.51'

115.22'

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

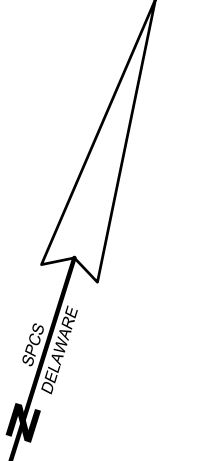
N/F LANDS OF WILLIAM S. CLAUS, IV  
131-10.20-132.00

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

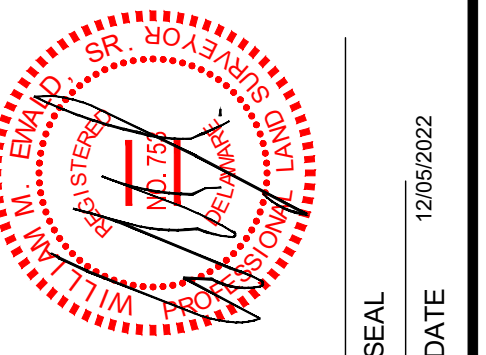
N/F LANDS OF VICTOR C. WILLIAMSON  
131-10.20-134.00

EARLEE AVENUE



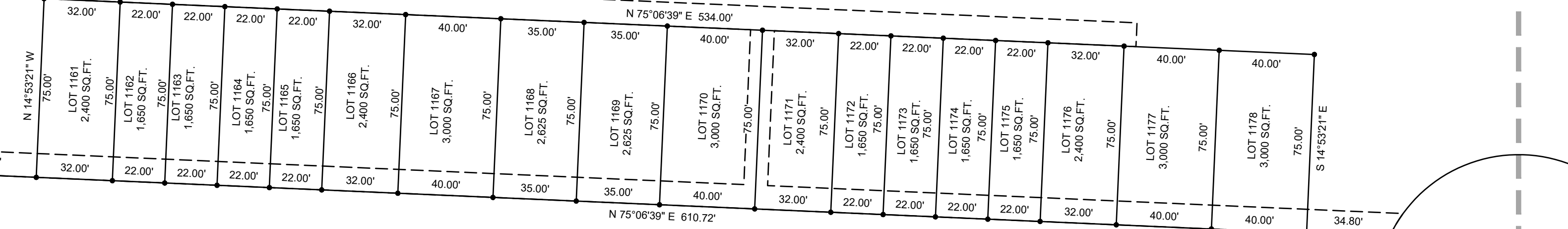
VILLAS AT BRIDGEVILLE  
IN THE TOWN OF BRIDGEVILLE  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE  
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REV. #	DATE	DESCRIPTION

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



RIVER RUN DRIVE  
50' WIDE RW

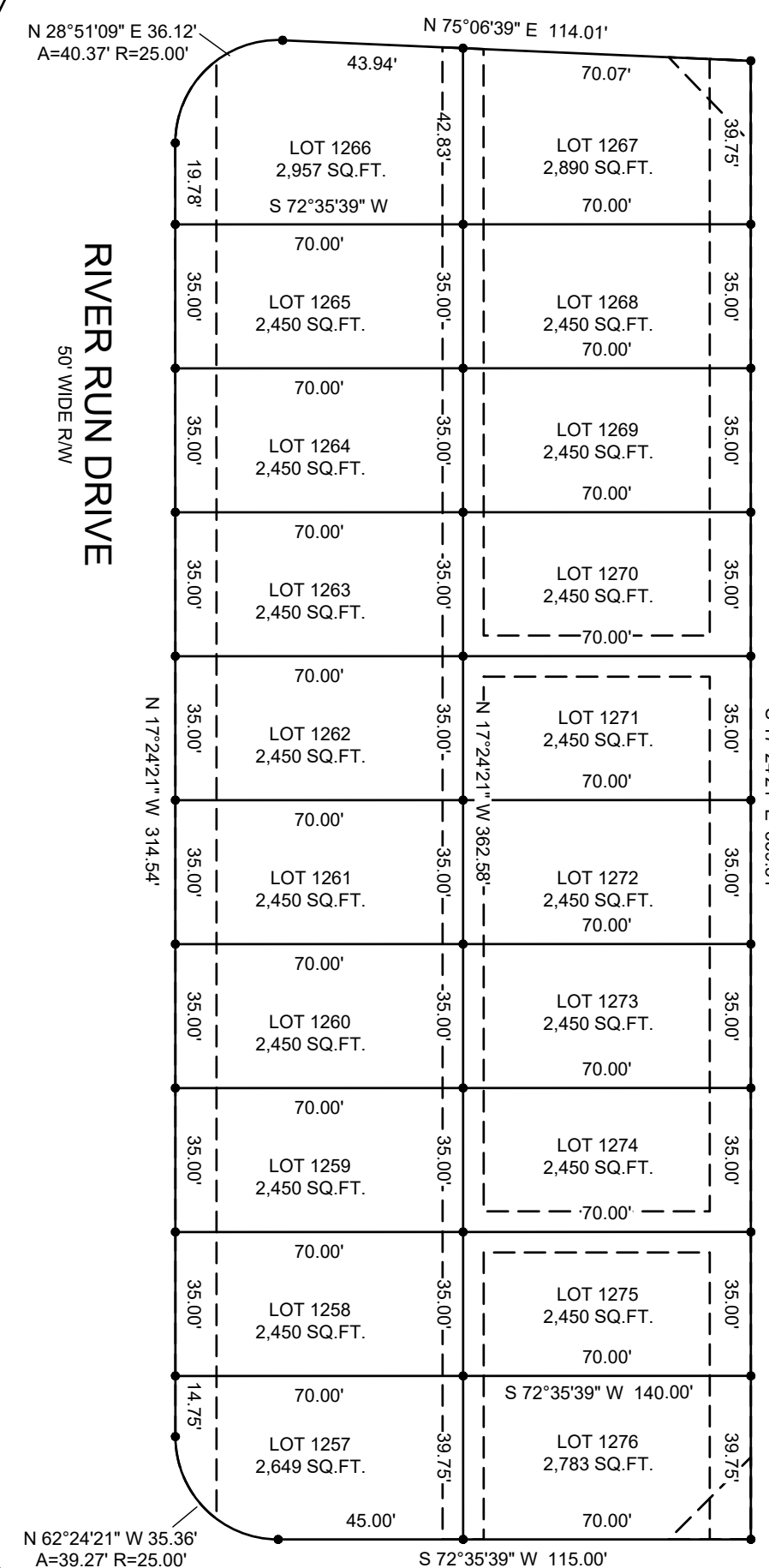
CHOPTANK DRIVE  
50' WIDE RW

BRANCH RUN ROAD  
50' WIDE RW

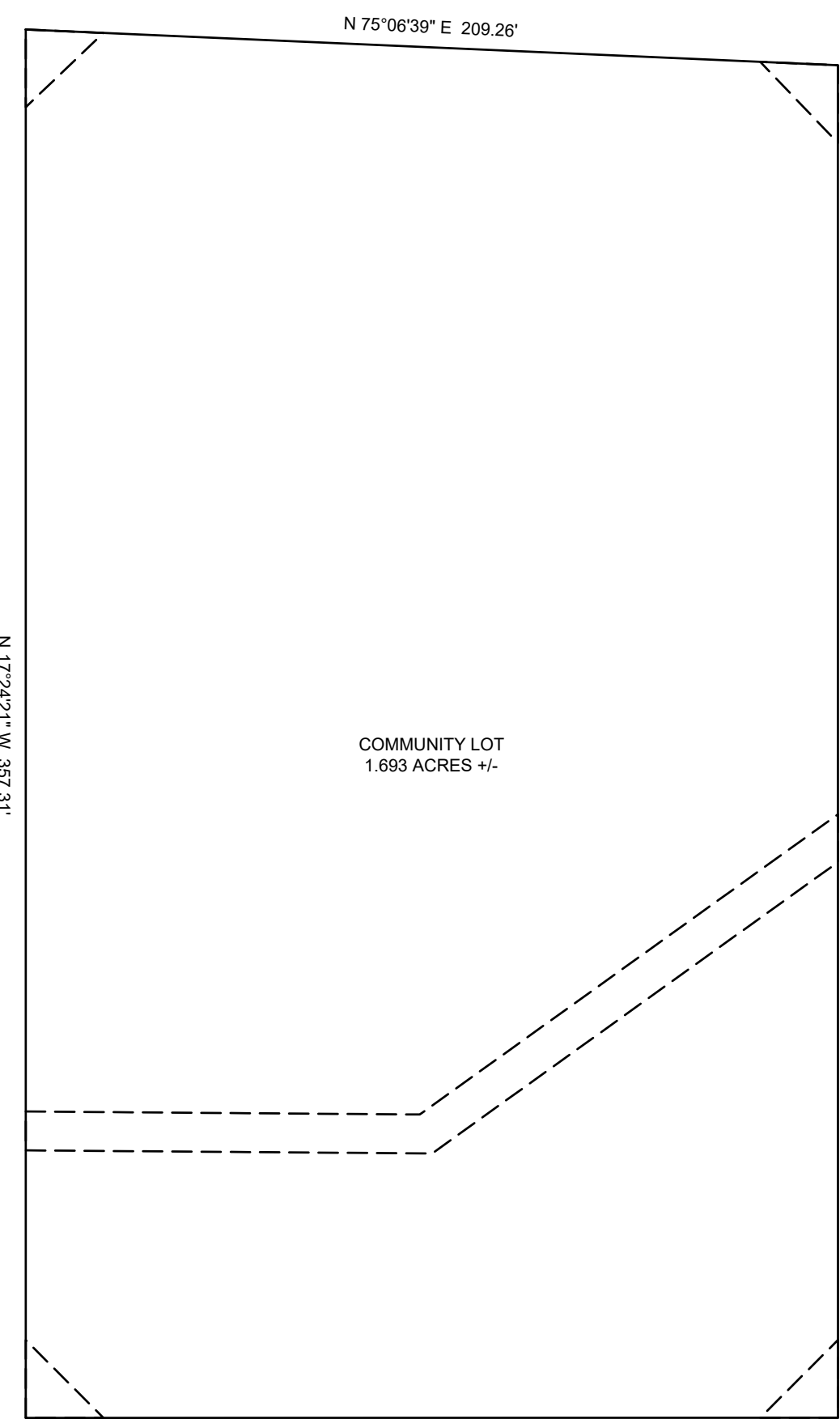
CREEK RUN ROAD  
50' WIDE RW

BROAD RUN ROAD  
50' WIDE RW

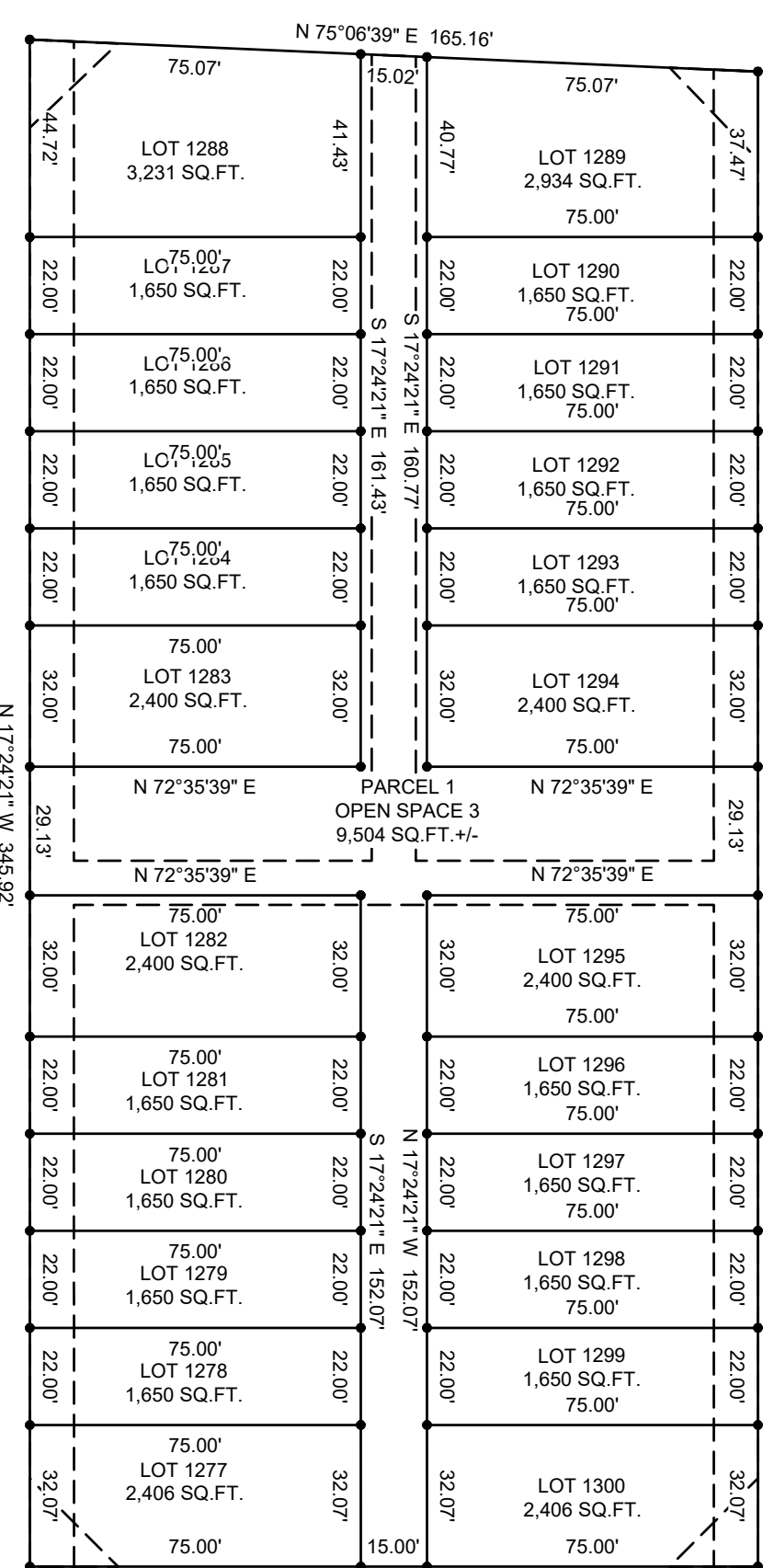
MATCHLINE - SEE SHEET 5 OF 6



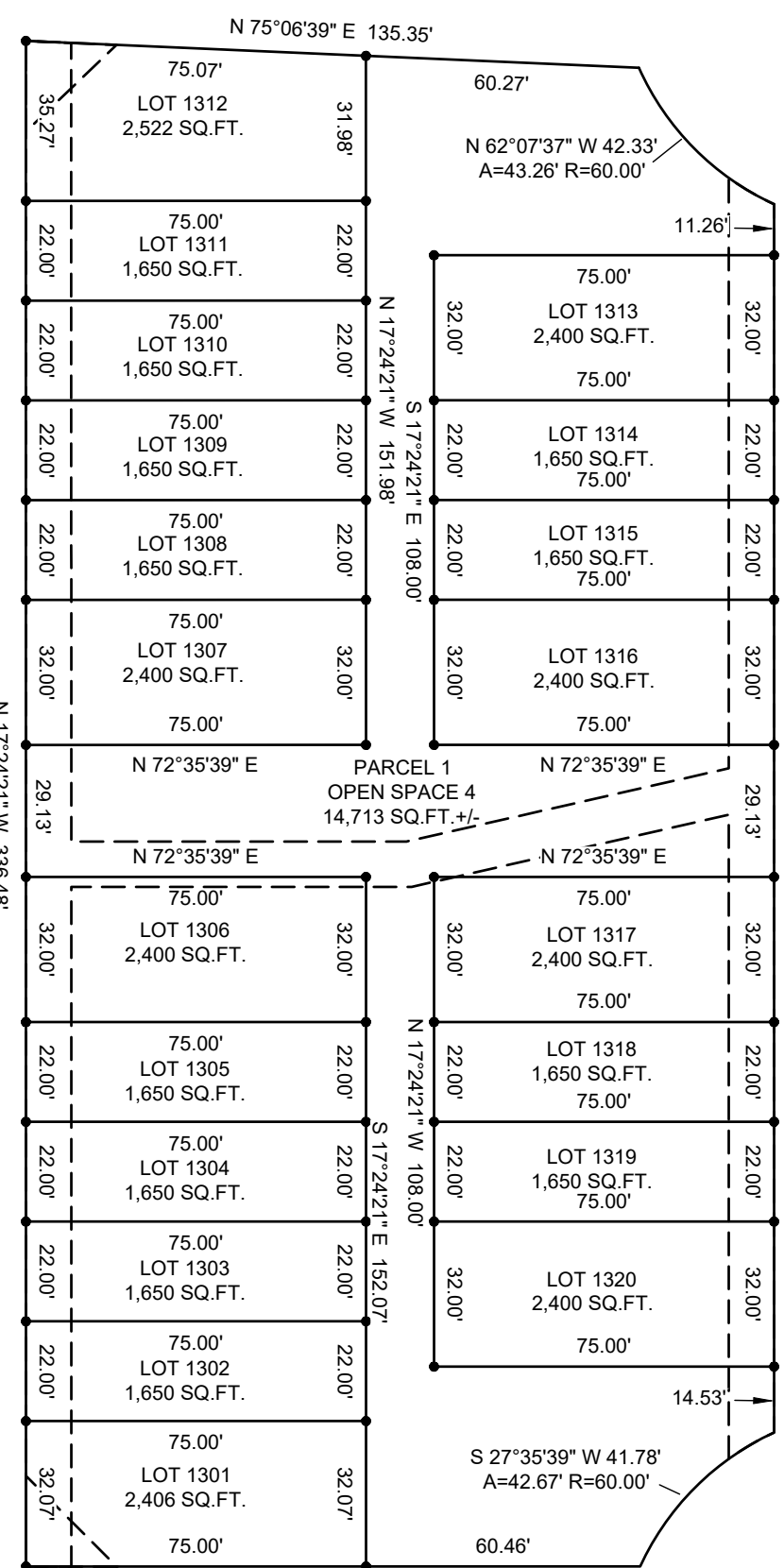
RIVER RUN DRIVE  
50' WIDE RW



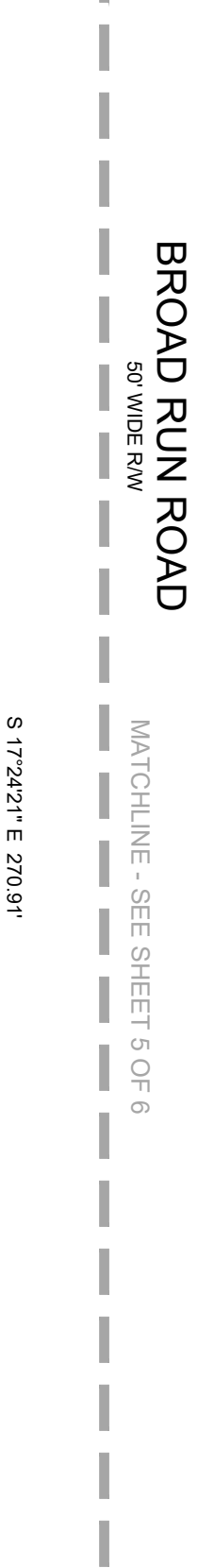
CHOPTANK DRIVE  
50' WIDE RW



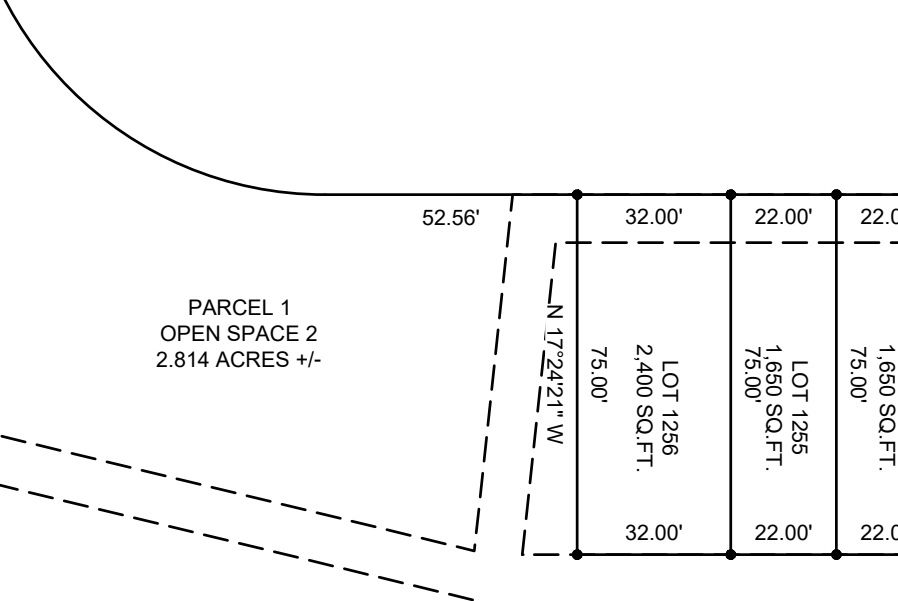
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50' WIDE RW



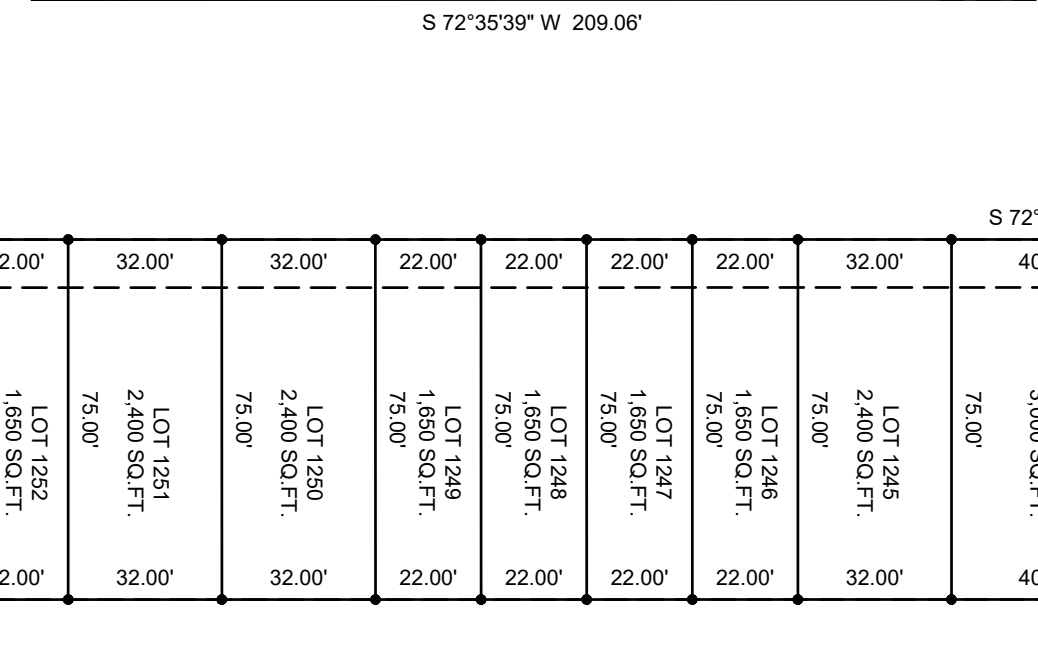
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50' WIDE RW



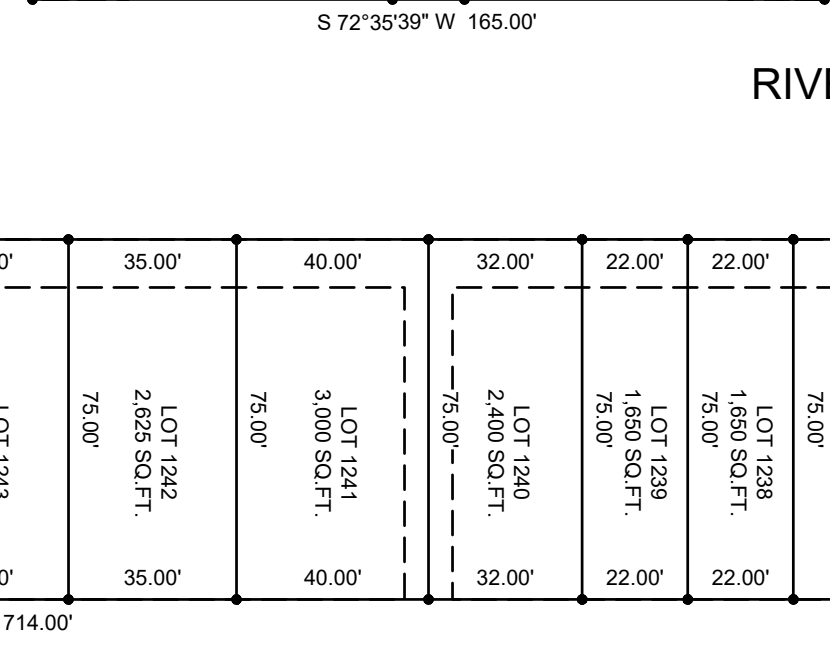
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50' WIDE RW



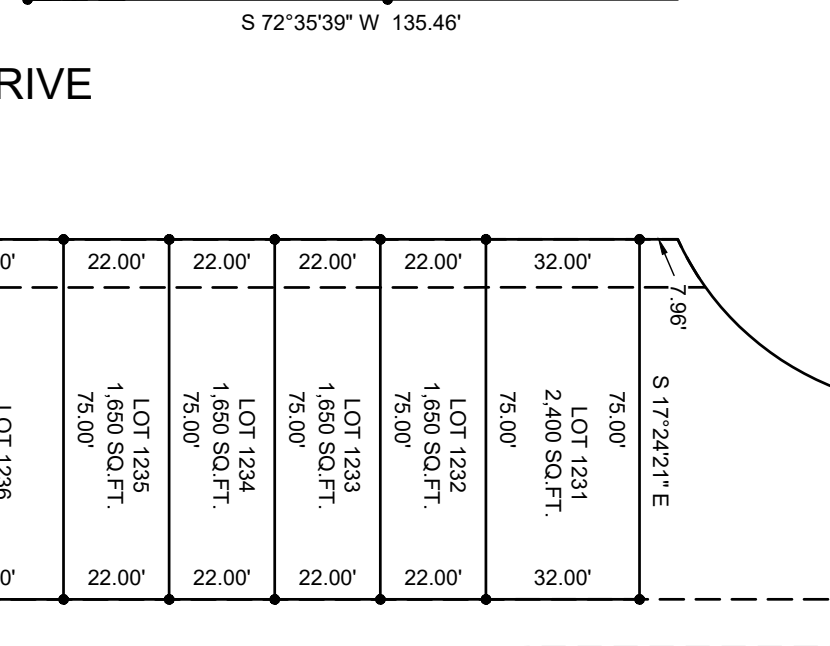
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50' WIDE RW



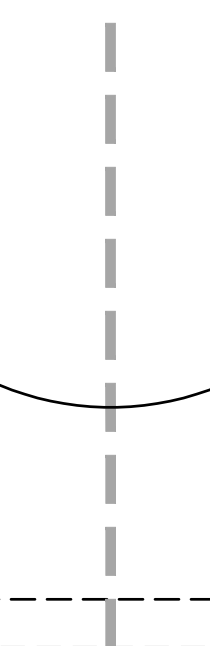
CHOPTANK DRIVE  
50' WIDE RW



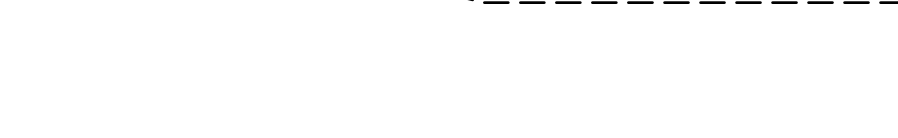
BRANCH RUN ROAD  
50' WIDE RW



CREEK RUN ROAD  
50' WIDE RW



BROAD RUN ROAD  
50' WIDE RW



RIVER RUN DRIVE  
50' WIDE RW



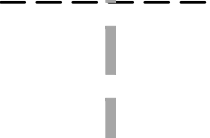
CHOPTANK DRIVE  
50' WIDE RW



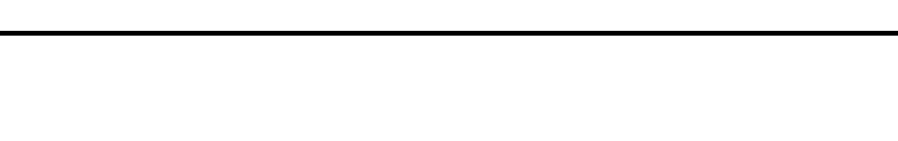
BRANCH RUN ROAD  
50' WIDE RW



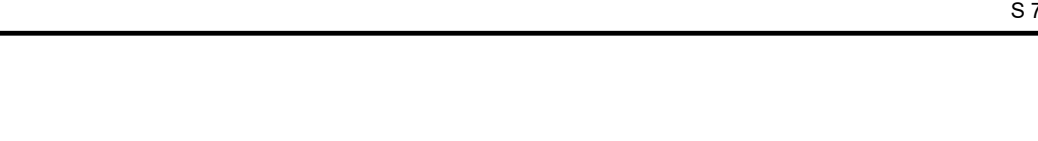
CREEK RUN ROAD  
50' WIDE RW



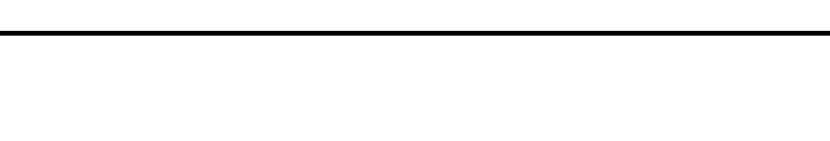
BROAD RUN ROAD  
50' WIDE RW



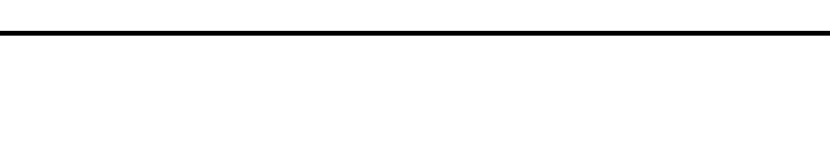
RIVER RUN DRIVE  
50' WIDE RW



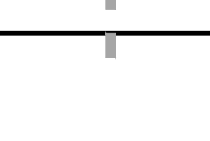
CHOPTANK DRIVE  
50' WIDE RW



BRANCH RUN ROAD  
50' WIDE RW



CREEK RUN ROAD  
50' WIDE RW



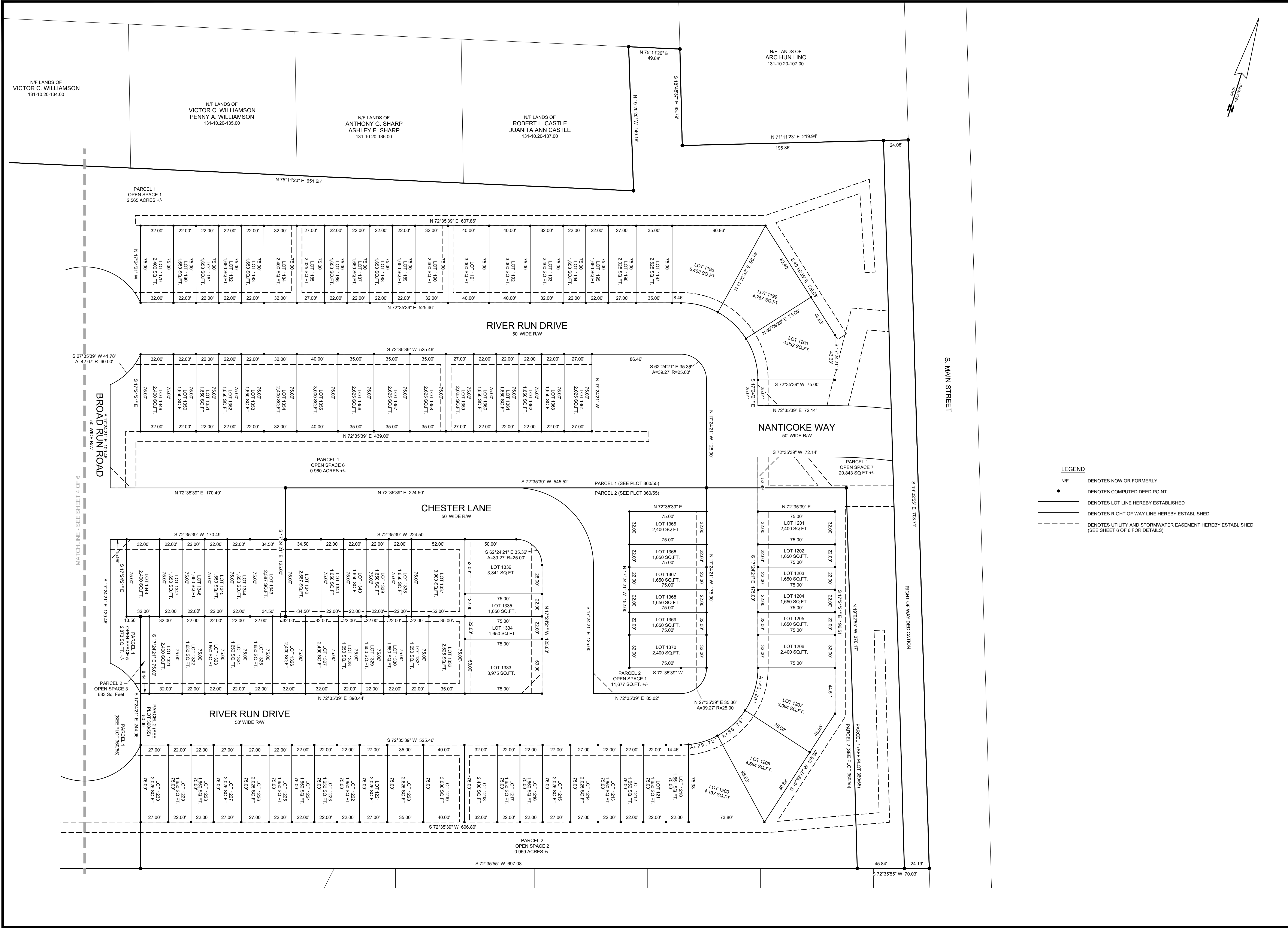
BROAD RUN ROAD  
50' WIDE RW

- 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 5 OF 6 FOR DETAILS)

STORMWATER MANAGEMENT AGENCY EASEMENT

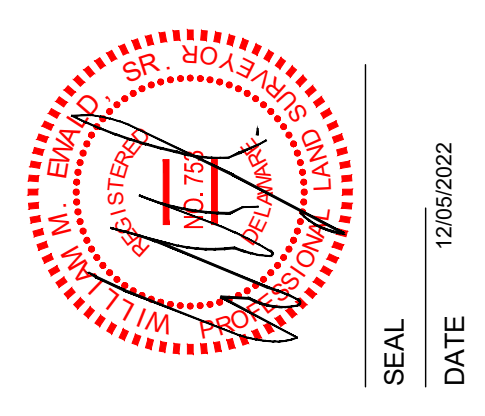
S 72°35'39" W 983.61'





SUBDIVISION  
**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: 410.770.3867  
 address: 110 N Washington St., Elkton, MD 21601



- LEGEND**
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  - 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)

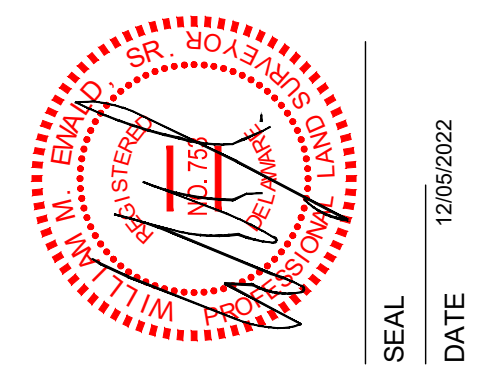
REVISIONS	
REV. #	DESCRIPTION

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



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

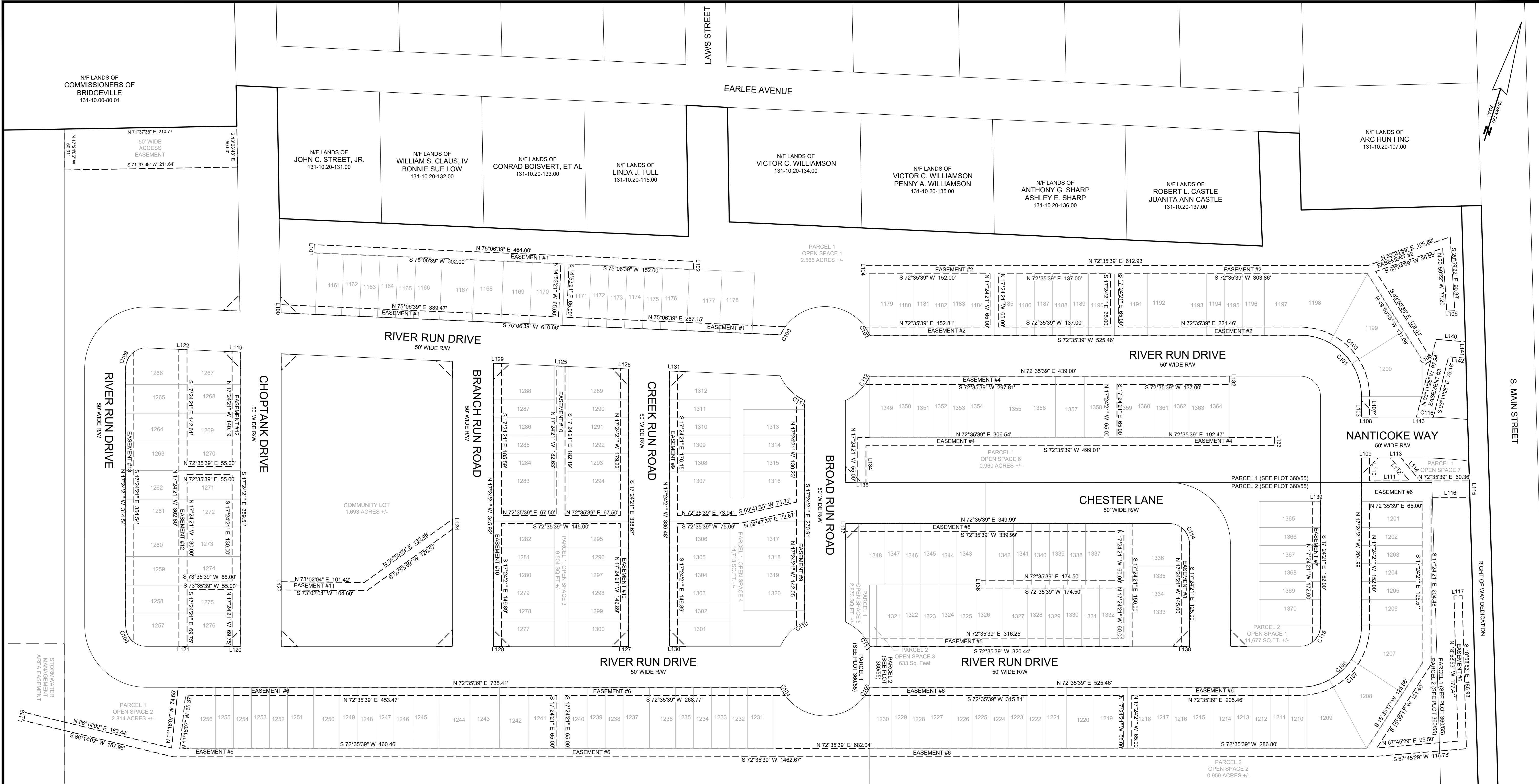
**RAUCH**  
 engineering design &  
 development services  
 office: 410.770.9881 fax: 410.770.9887  
 address: 110 N Washington St., Elkton, MD 21601



REVISIONS	DESCRIPTION	DATE

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 SUBDIV



**EASEMENT BEARINGS AND DISTANCES**

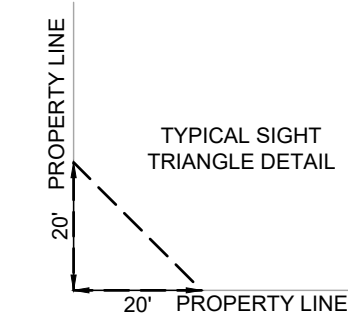
LINE	BEARING	DISTANCE
L100	N 12°30'00" W	10.00'
L101	N 14°52'21" W	10.00'
L102	S 14°53'21" E	10.00'
L103	N 17°24'21" W	25.01'
L104	N 17°24'21" W	10.00'
L105	S 69°00'38" W	10.00'
L106	S 39°38'01" W	10.00'
L107	S 17°24'21" E	25.01'
L108	S 72°35'39" W	10.00'
L109	N 72°35'39" E	10.00'
L110	S 17°24'21" E	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 86°57'53" 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**

- 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. KUNGER**  
 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