

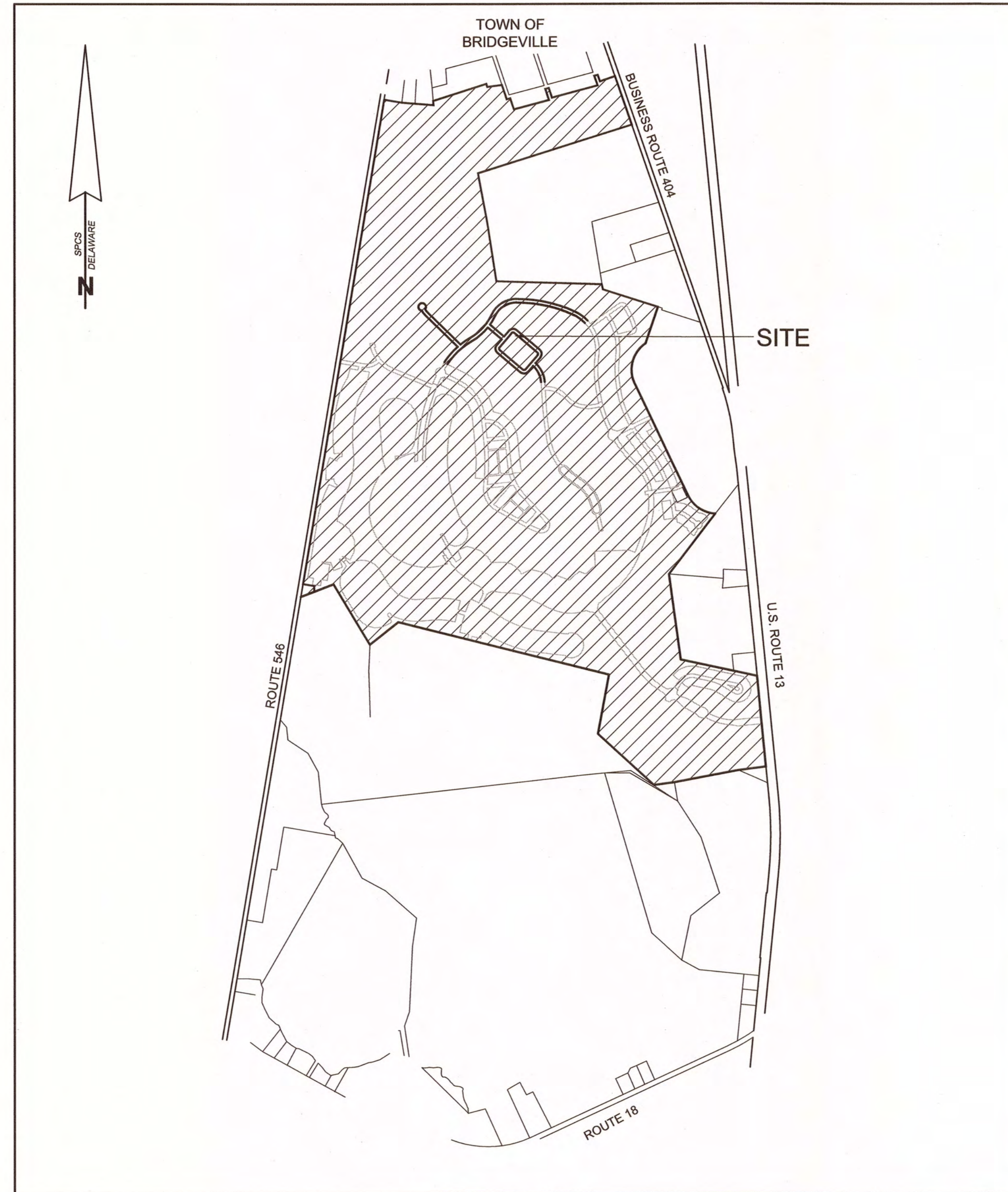
NOTES:

- 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. +/-

CONFIRMED COPY  
 Document # 2023000002370 BK: 389 PG: 87  
 On 1/23/2023 at 3:17:32 PM  
 RECORDER OF DEEDS Alexandra Reed Baker  
 Sussex County  
 Consideration: \$0.00



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.  
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

01/18/2023  
 DATE

APPROVED FOR RECORDATION  
 COMMISSIONERS OF BRIDGEVILLE

APPROVED BY: *[Signature]* 1/18/23  
 PRESIDENT TOWN COUNCIL TOWN OF BRIDGEVILLE DATE

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

THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION 1-23-2023 BH 8 pages -

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 1063-1060 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

**RAUCH** inc.  
 engineering design & development services  
 office: 410.770.9261 | fax: 410.770.9262 | www.rauchinc.com  
 email: design@rauchinc.com | tech: www.rauchinc.com  
 address: 110 N Washington St., Easton, MD 21801



REVISIONS

DESCRIPTION

DATE

REV. #

1

10/03/2022

REVISED LOTS

1 HS 301

SCALE:

DRAWN BY: CWITJC

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.:

1 OF 8

FILE NO.:

PHASE 4F

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.

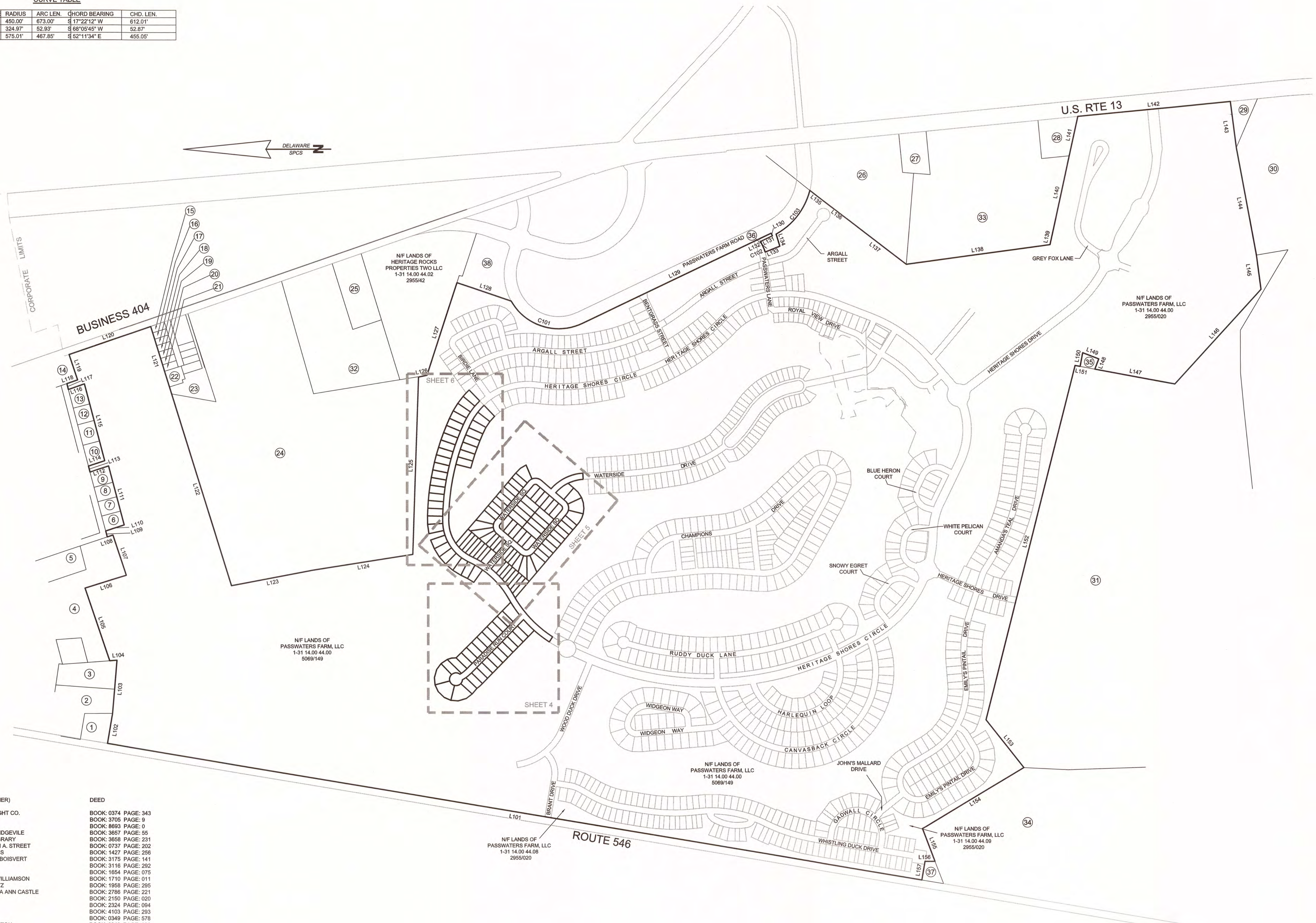


TABLE OF ADJOINERS

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

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: 410.770.0011 fax: 410.770.9087  
email: design@rauchinc.com web: www.rauchinc.com  
address: 110 N Washington St - Easton, MD 21001



Table with columns: REVISIONS, DATE, DESCRIPTION, REVISED LOTS. Includes a 'REVISIONS' table and a 'DATE' table. Also contains project details like JOB NUMBER (1 HS 301), SCALE (1"=400'), and SHEET NO. (2 OF 8).

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	252.99'
L6	N 40°28'13" E	105.00'
L7	S 49°31'47" E	420.00'
L8	S 40°28'13" W	105.03'
L9	S 88°40'28" W	50.00'
L10	S 40°28'13" W	104.98'
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	280.00'
L17	N 49°31'47" W	420.00'

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1025.00'	280.36'	279.50'	N 40°46'18" E
C2	275.94'	81.32'	81.02'	N 37°06'30" E
C3	53.00'	280.69'	50.22'	N 66°10'23" E
C4	225.94'	62.29'	62.05'	S 37°38'00" E
C5	1025.00'	161.28'	161.11'	N 85°56'28" E
C6	725.00'	447.33'	440.27'	N 42°45'20" E
C7	375.00'	424.94'	402.57'	N 57°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°52'54" W
C12	325.00'	368.29'	348.89'	S 57°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'	289.86'	S 28°02'41" E
C17	325.00'	257.07'	250.42'	N 25°59'08" 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" E
C21	375.00'	467.50'	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



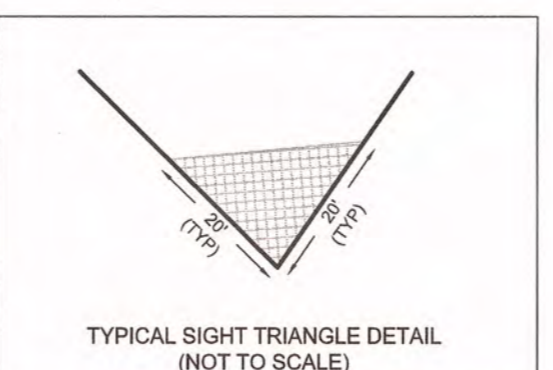
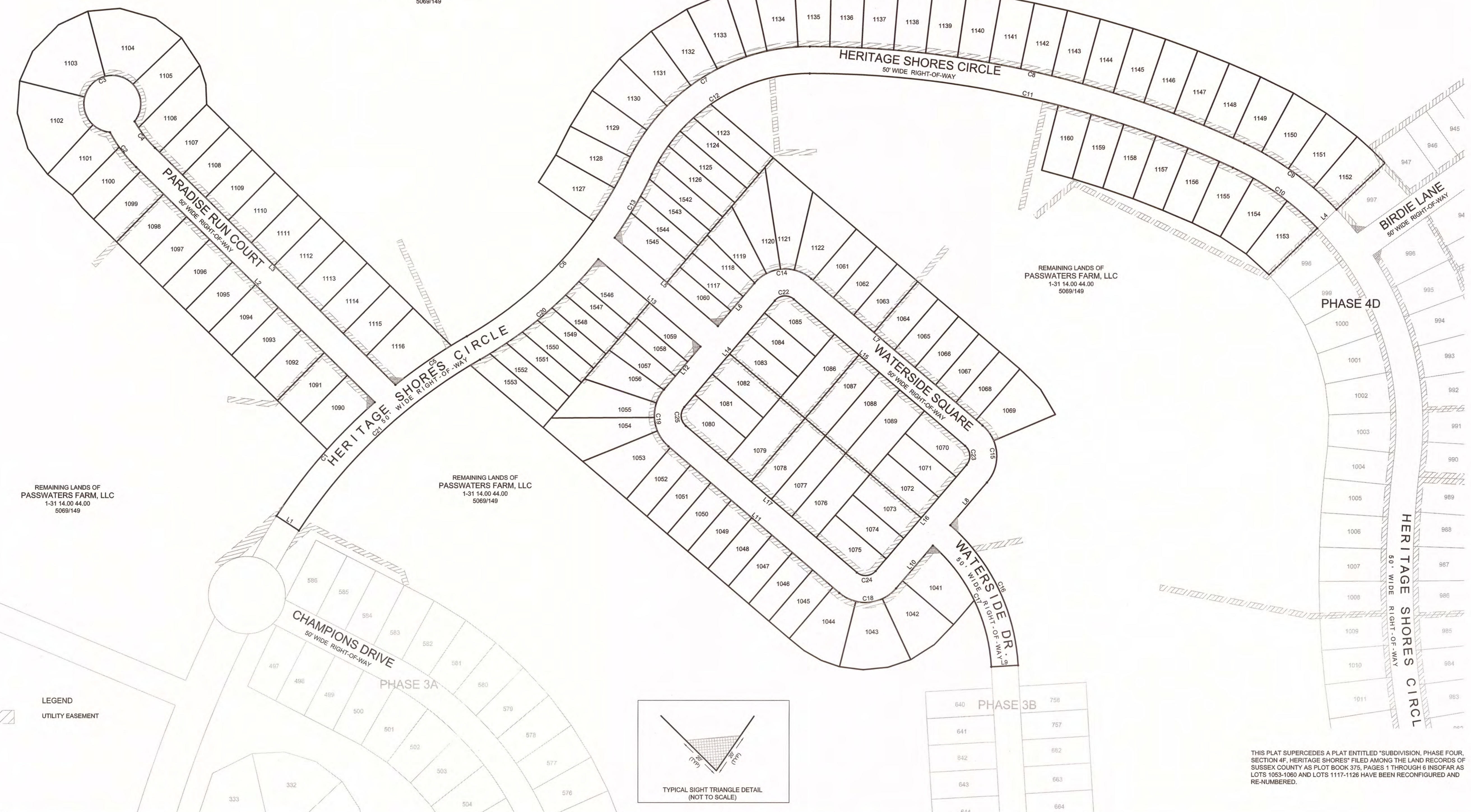
N/E LANDS OF  
KAREN L. WALLS  
1-31 14.00 29.00  
2297/171

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

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

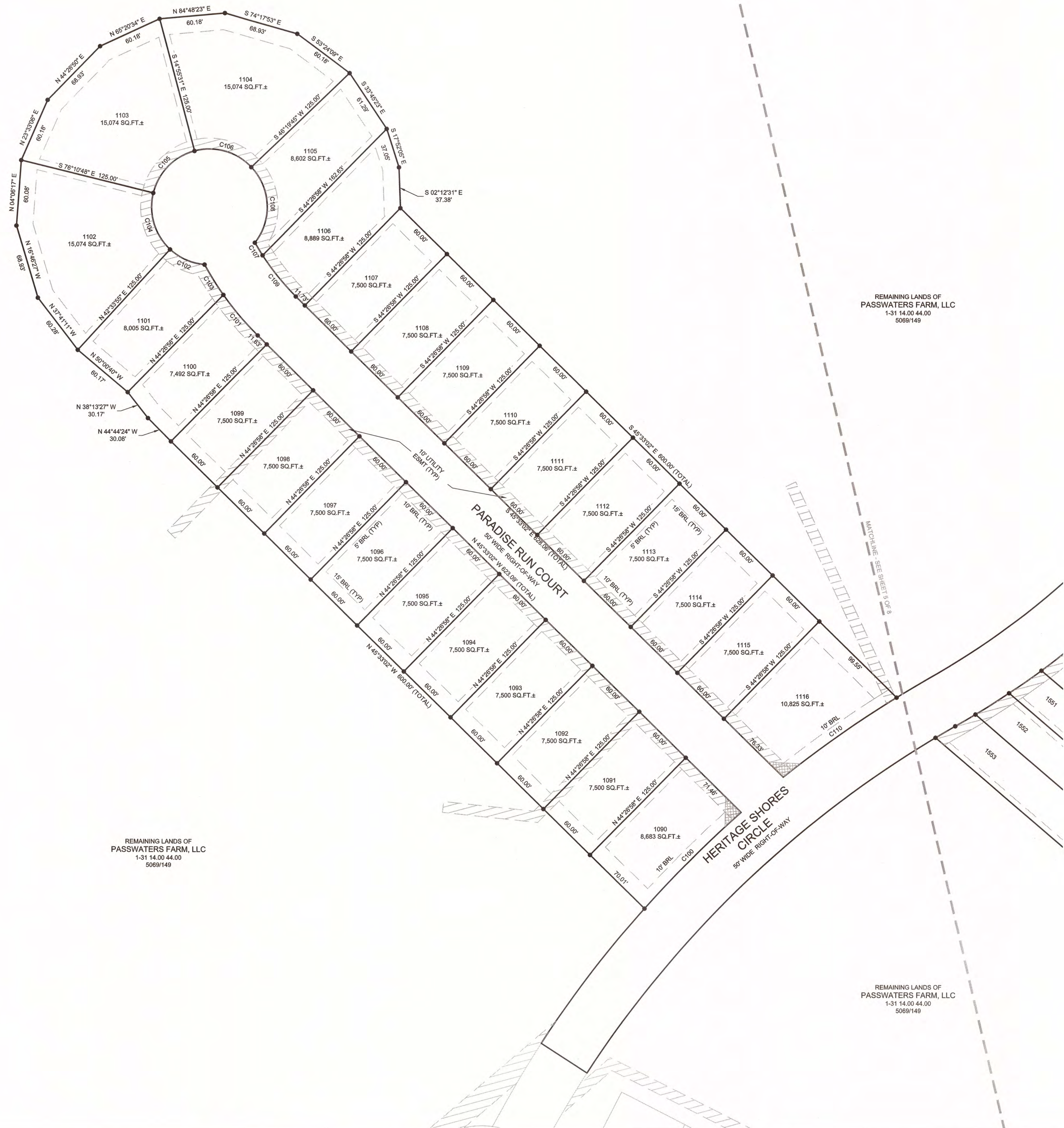
**RAUCH** Inc.  
engineering design &  
development services  
Office: 410.770.8681 | Fax: 410.770.3927  
email: design@rauchinc.com | web: www.rauchinc.com  
address: 110 N Washington St - Easton, MD 21601

SEAL  
DATE  
01/18/2023

REVISONS	
REV. #	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

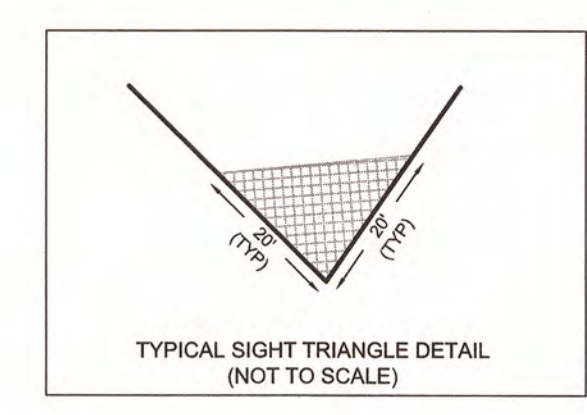
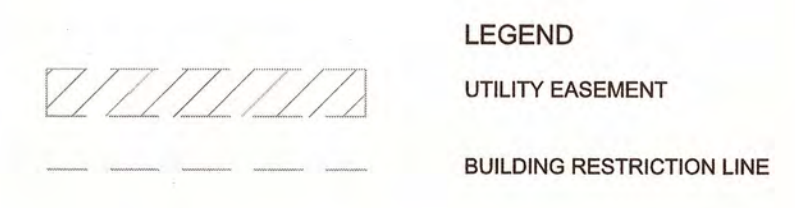
THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1063-1060 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.



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



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C100	1025.00'	125.09'	125.01'	S 45°06'43" W
C101	275.94'	48.02'	48.56'	S 40°30'10" W
C102	53.00'	35.26'	34.61'	S 60°29'29" E
C103	275.94'	32.69'	32.67'	S 32°03'38" E
C104	53.00'	56.86'	54.00'	S 16°48'27" E
C105	53.00'	56.86'	54.00'	S 44°26'50" W
C106	53.00'	56.86'	54.00'	N 74°17'53" W
C107	225.94'	13.80'	13.59'	N 31°22'52" W
C108	53.00'	75.45'	69.24'	N 02°53'18" W
C109	225.94'	48.65'	48.56'	N 38°21'27" W
C110	1025.00'	127.22'	127.14'	S 54°58'19" W

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

**RAUCH** LLC  
engineering design &  
development services  
Office: 110 N. Washington St., Suite 110, P.O. Box 2607  
Dover, Delaware 19901-2607  
www.raucheng.com  
Phone: 302.338.1100  
Fax: 302.338.1101  
Address: 110 N. Washington St. - Easton, 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: CIW/TJC  
DESIGNED BY:  
APPROVED BY:  
FOLDER REF:  
SHEET NO.: 4 OF 8  
FILE NO.: PHASE 4F

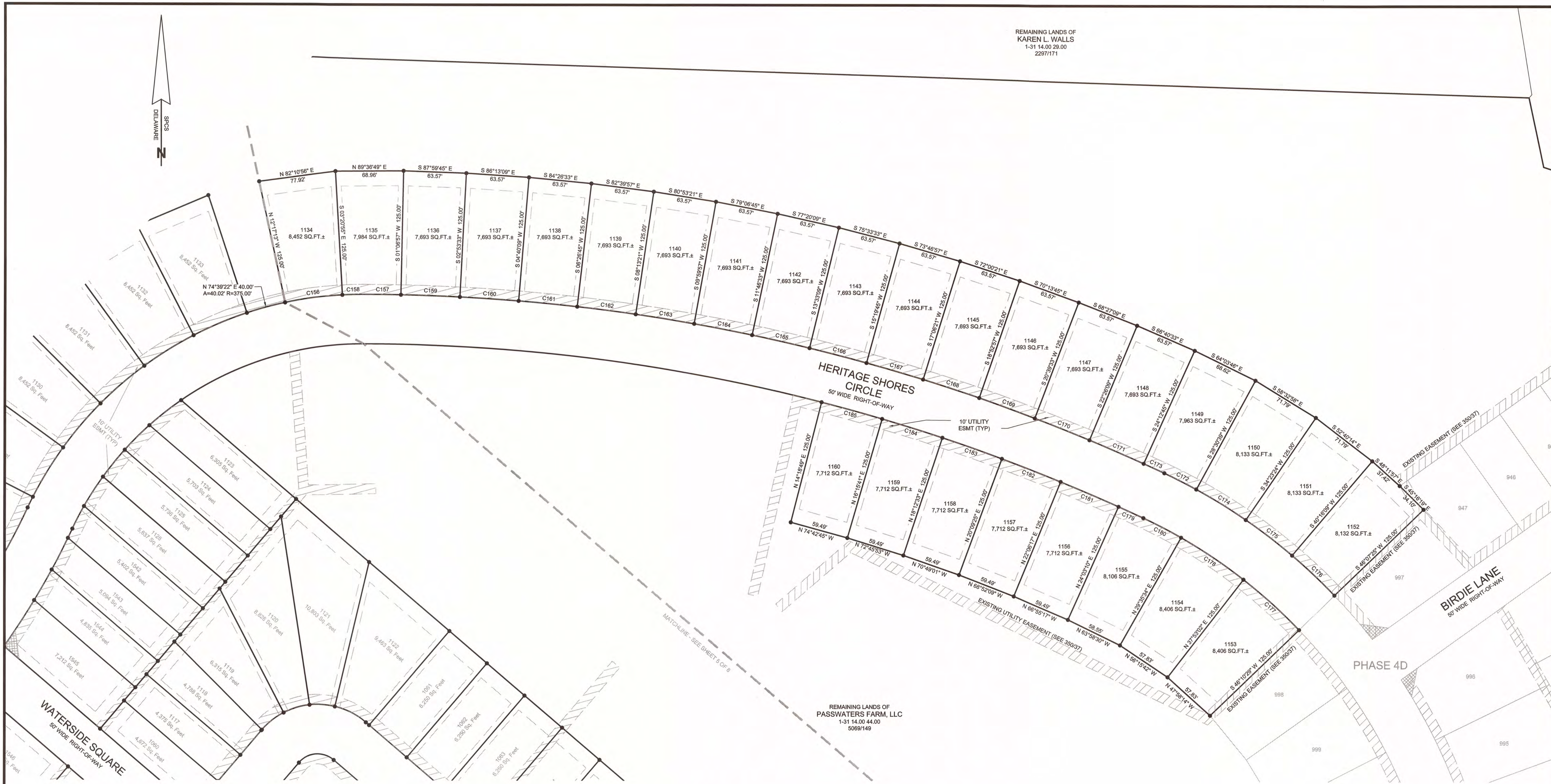
THIS PLAT SUPERCEDES A PLAT ENTITLED "SUBDIVISION, PHASE FOUR, SECTION 4F, HERITAGE SHORES" FILED AMONG THE LAND RECORDS OF SUSSEX COUNTY AS PLOT BOOK 375, PAGES 1 THROUGH 6 INsofar AS LOTS 1053-1080 AND LOTS 1117-1126 HAVE BEEN RECONFIGURED AND RE-NUMBERED.  
\*\* SEE SHEET 3 OF 8 FOR RIGHT OF WAY BEARINGS AND DISTANCES





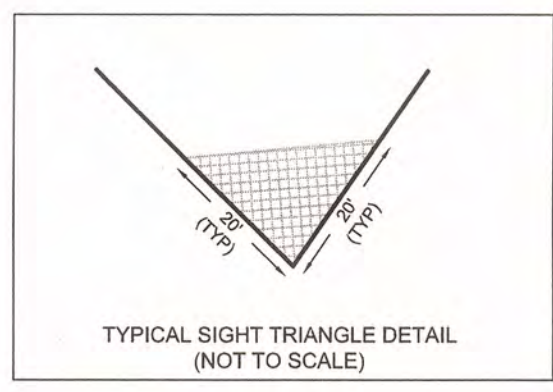


REMAINING LANDS OF  
KAREN L. WALLS  
1-31 14.00 29.00  
2297/171



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C156	375.00'	58.50'	58.44'	S 82°10'56" W
C157	1925.00'	37.26'	37.28'	N 89°26'21" W
C158	375.00'	21.96'	21.95'	S 88°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°28'33" W
C162	1925.00'	59.69'	59.69'	N 82°39'57" W
C163	1925.00'	59.69'	59.69'	N 80°53'21" W
C164	1925.00'	59.69'	59.69'	N 79°06'45" W
C165	1925.00'	59.69'	59.69'	N 77°20'09" W
C166	1925.00'	59.69'	59.69'	N 75°33'33" W
C167	1925.00'	59.69'	59.69'	N 73°46'57" W
C168	1925.00'	59.69'	59.69'	N 72°00'21" W
C169	1925.00'	59.69'	59.69'	N 70°13'45" W
C170	1925.00'	59.69'	59.69'	N 68°27'09" W
C171	1925.00'	59.69'	59.69'	N 66°40'33" W
C172	575.00'	36.27'	36.26'	N 65°17'48" W
C173	1925.00'	23.00'	23.00'	N 65°26'42" W
C174	575.00'	59.00'	58.97'	N 58°32'58" W
C175	575.00'	59.00'	58.97'	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°59'17" E
C182	1875.00'	63.74'	63.74'	S 69°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



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 1093-1090 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

**RAUCH** LLC  
 engineering design &  
 development services  
 office: 410.770.0881 | fax: 410.770.3687 | rauch@raucheng.com  
 address: 110 N Washington St., Easton, 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.:	6 OF 8
FILE NO.:	PHASE 4F

