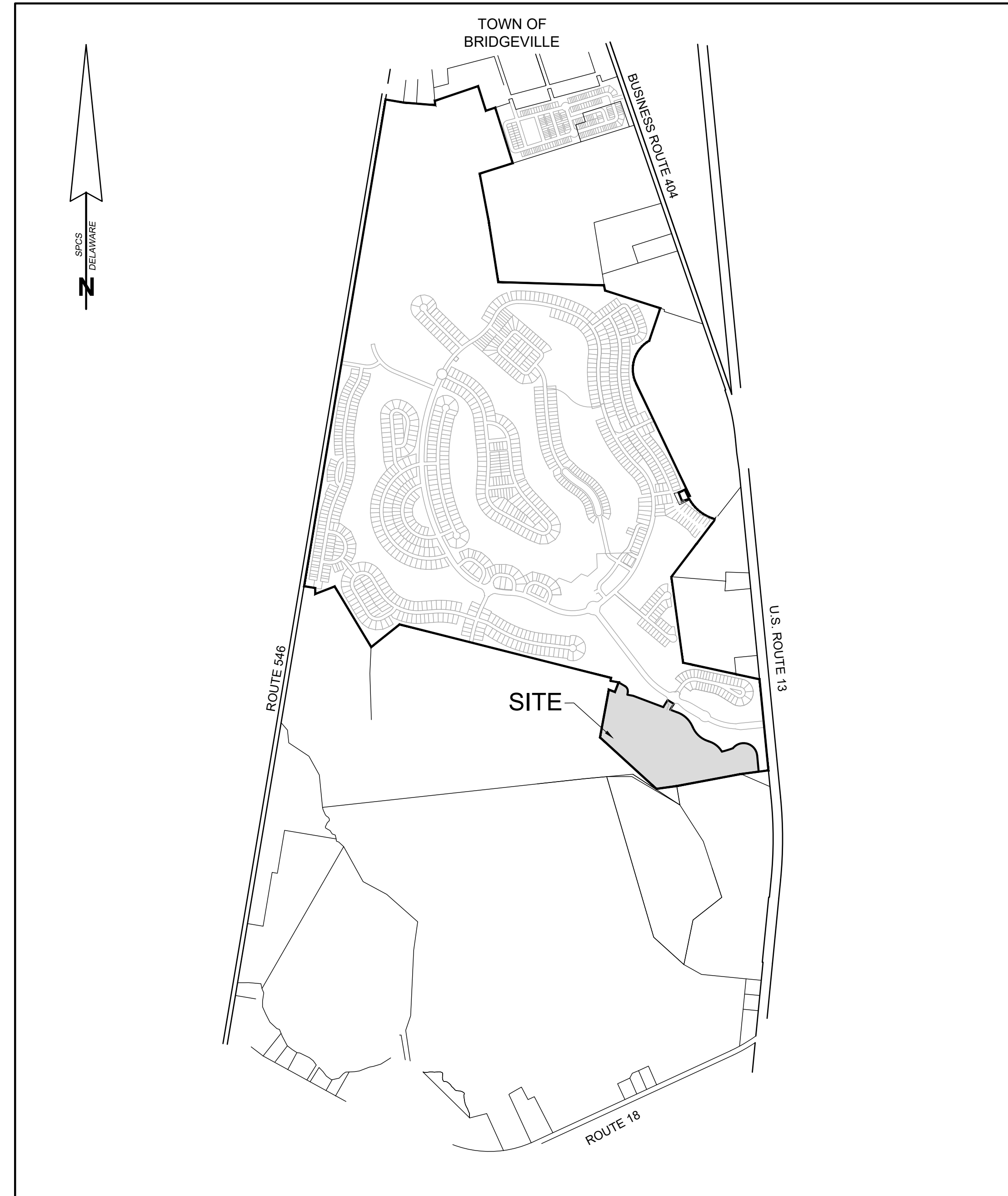


NOTES:

- 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

TABLE OF AREAS:  
 TOTAL # OF PARCELS = 1  
 TOTAL AREA = 37.232 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. PROFESSIONAL LAND SURVEYOR, DE. NO. 753      08/29/2024      DATE

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

APPROVED BY: \_\_\_\_\_ DATE 08/29/2024  
 AUTHORIZED PERSON  
 PASSWATERS FARM, LLC  
 BY BROOKFIELD WASHINGTON, LLC, MEMBER

SUBDIVISION  
 PHASE 6

**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.rauchdesign.com  
 address: 110 N Washington St., Elkton, MD 21801

SEAL      DATE

REVISIONS	
REV. #	DESCRIPTION

DATE:	AUGUST 2024
JOB NUMBER:	1 HS 301
SCALE:	
DRAWN BY:	T. COCHRAN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	1 OF 3
FILE NO.:	PHASE 7 LLR

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 09°30'23" E	6786.99'
L102	S 80°28'53" E	248.55'
L103	S 85°12'30" E	437.88'
L104	N 04°18'58" W	60.04'
L105	N 71°18'01" E	628.56'
L106	S 17°24'05" E	354.56'
L107	N 71°37'38" E	136.77'
L108	S 17°24'05" E	801.87'
L109	S 72°35'55" W	475.45'
L110	S 10°40'42" E	686.23'
L111	S 08°51'44" E	927.24'
L112	S 88°11'39" E	1455.13'
L113	S 11°55'19" E	71.54'
L114	S 72°08'17" E	797.99'
L115	S 18°46'35" W	471.03'
L116	S 25°28'29" E	1718.39'
L117	S 64°31'31" W	24.00'
L118	N 25°28'29" W	107.49'
L119	S 63°25'57" W	41.29'
L120	S 21°38'33" E	129.73'
L121	N 72°41'21" E	103.79'
L122	S 38°05'11" W	76.04'
L123	S 37°20'31" W	350.10'
L124	S 37°20'31" W	570.42'
L125	S 07°46'58" E	1192.93'
L126	S 77°44'27" E	114.92'
L127	S 77°44'27" E	830.06'
L128	S 77°44'27" E	331.09'
L129	S 05°34'03" E	1258.69'
L130	S 82°31'07" W	381.86'
L131	S 79°22'47" W	897.32'
L132	S 82°09'32" W	283.86'
L133	N 47°34'46" W	1049.40'
L134	N 10°30'27" E	667.65'
L135	S 68°53'19" E	89.54'
L136	N 21°05'07" E	141.89'
L137	N 79°29'33" W	114.06'
L138	N 10°30'27" E	41.52'
L139	N 75°48'09" W	2998.42'
L140	S 51°26'51" W	500.82'
L141	N 30°59'27" W	973.51'
L142	S 68°49'53" W	287.78'
L143	N 00°06'38" E	81.96'
L144	N 80°29'37" W	155.33'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C101	450.00'	673.00'	612.01'	S 17°22'12" W
C102	324.97'	52.93'	52.87'	S 68°05'45" E
C103	575.01'	467.85'	455.05'	S 52°11'34" E

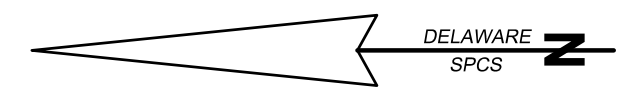
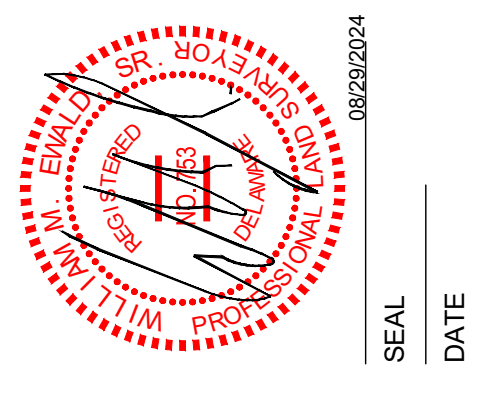


TABLE OF ADJOINERS

NUMBER	DISTRICT/MAP/PARCEL	OWNER (NOW OR FORMER)	DEED
1	1-31 10.19 5.00	DELMARVA POWER & LIGHT CO.	BOOK: 0374 PAGE: 343
2	1-31 10.19 4.03	VIRGINIA H. KEFAUVER	BOOK: 3705 PAGE: 9
3	1-31 10.19 4.04	ERINBROOKS, LLC	BOOK: 5783 PAGE: 171
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
5	1-13 10.00 80.02	BRIDGEVILLE PUBLIC LIBRARY	BOOK: 3658 PAGE: 231
6	1-31 10.20 131.00	JOHN C., JR. & DEBORAH A. STREET	BOOK: 0737 PAGE: 202
7	1-31 10.20 132.00	LAYTON & ORA M. HARRIS	BOOK: 1427 PAGE: 256
8	1-31 10.20 133.00	CONRAD S. & WENDY B. BOISVERT	BOOK: 3175 PAGE: 141
9	1-31 10.20 115.00	RUTH A. ISAACS	BOOK: 3116 PAGE: 292
10	1-31 10.20 134.00	VICTOR C. WILLIAMSON	BOOK: 1654 PAGE: 075
11	1-31 10.20 135.00	VICTOR C. & PENNY A. WILLIAMSON	BOOK: 1710 PAGE: 011
12	1-31 10.20 136.00	WILLIAM K. & KAY L. SEITZ	BOOK: 1958 PAGE: 295
13	1-31 10.20 137.00	ROBERT L., JR. & JUANITA ANN CASTLE	BOOK: 2786 PAGE: 221
14	1-31 10.20 107.00	ARC HUD I INC.	BOOK: 2150 PAGE: 020
15	1-31 14.00 37.00	JENNIFER L. KEM	BOOK: 2324 PAGE: 094
16	1-31 14.00 36.00	ROBERT H. GEORGE	BOOK: 4163 PAGE: 293
17	1-31 14.00 35.00	LILIAS MYER RICHARDS	BOOK: 0349 PAGE: 078
18	1-31 14.00 34.00	DAVID W. & LINDA S. KENTON	BOOK: 2943 PAGE: 020
19	1-31 14.00 33.00	RICHARD L. & BARBARA SHORT	BOOK: 0858 PAGE: 192
20	1-31 14.00 32.00	GEORGE E. KLINGER	BOOK: 2200 PAGE: 210
21	1-31 14.00 31.00	GILBERT C. & LORENE KANDLER	BOOK: 0653 PAGE: 344
22	1-31 14.00 30.00	ROBERT L. & MARGARET C. BREEDEN	BOOK: 3096 PAGE: 194
23	1-31 14.00 29.01	GEORGE A. & EMMA J. FLEETWOOD	BOOK: 1643 PAGE: 291
24	1-31 14.00 29.00	KAREN L. WALLS	BOOK: 2287 PAGE: 171
25	1-31 14.00 43.01	TIMOTHY G.S. CURRY	BOOK: 2013 PAGE: 016
26	1-31 15.00 15.00	STEVEN C. CANNON	BOOK: 3628 PAGE: 135
27	1-31 15.00 16.00	BARBARA M. SYLVIA, TRUSTEE	BOOK: 2718 PAGE: 213
28	1-31 15.00 18.00	LYNN M. CARTER & MILDRED L. GRAVES	BOOK: 2332 PAGE: 209
29	1-31 19.00 2.00	ALBERT C., JR. & TWILA M. ANDERSON	BOOK: 2223 PAGE: 352
30	1-31 19.00 3.00	NEW DEVELOPMENT CORP.	BOOK: 2035 PAGE: 194
31	1-31 18.00 36.01	KENNETH W. & BERNICE M. WILSON	BOOK: 5019 PAGE: 151
32	1-31 14.00 43.00	W. COULTER & CHARLOTTE H. PASSWATERS, TRUSTEES	BOOK: 2785 PAGE: 133
33	1-31 15.00 17.00	W. COULTER & CHARLOTTE H. PASSWATERS	BOOK: 2984 PAGE: 29
34	1-31 18.00 36.00	KENNETH W. & BERNICE M. WILSON	BOOK: 3816 PAGE: 180
35	1-31 14.00 44.12	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
36	1-31 14.00 44.10	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
37	1-31 14.00 44.11	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
38	1-31 14.00 44.01	HERITAGE ROCKS PROPERTIES TWO, LLC	BOOK: 3438 PAGE: 347

SUBDIVISION  
PHASE 6  
**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: 410.770.3667  
www.rauchinc.com  
address: 110 N Washington St., Elkton, MD 21601



REVISIONS

REV. #	DATE	DESCRIPTION

DATE: AUGUST 2024

JOB NUMBER: 1 HS 301

SCALE: 1"=400'

DRAWN BY: T.COCHRUN

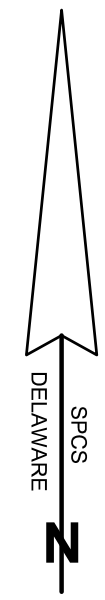
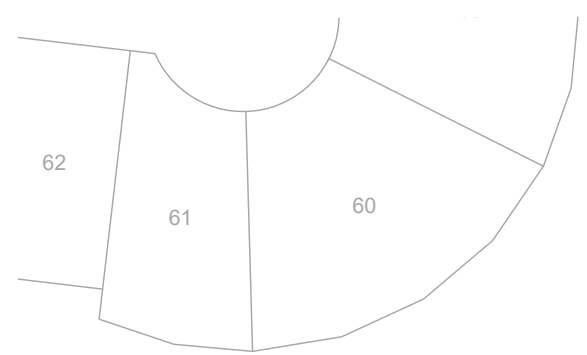
DESIGNED BY: T.COCHRUN

APPROVED BY: T.COCHRUN

FOLDER REF: T.COCHRUN

SHEET NO.: 2 OF 3

FILE NO.: PHASE 7 LLR

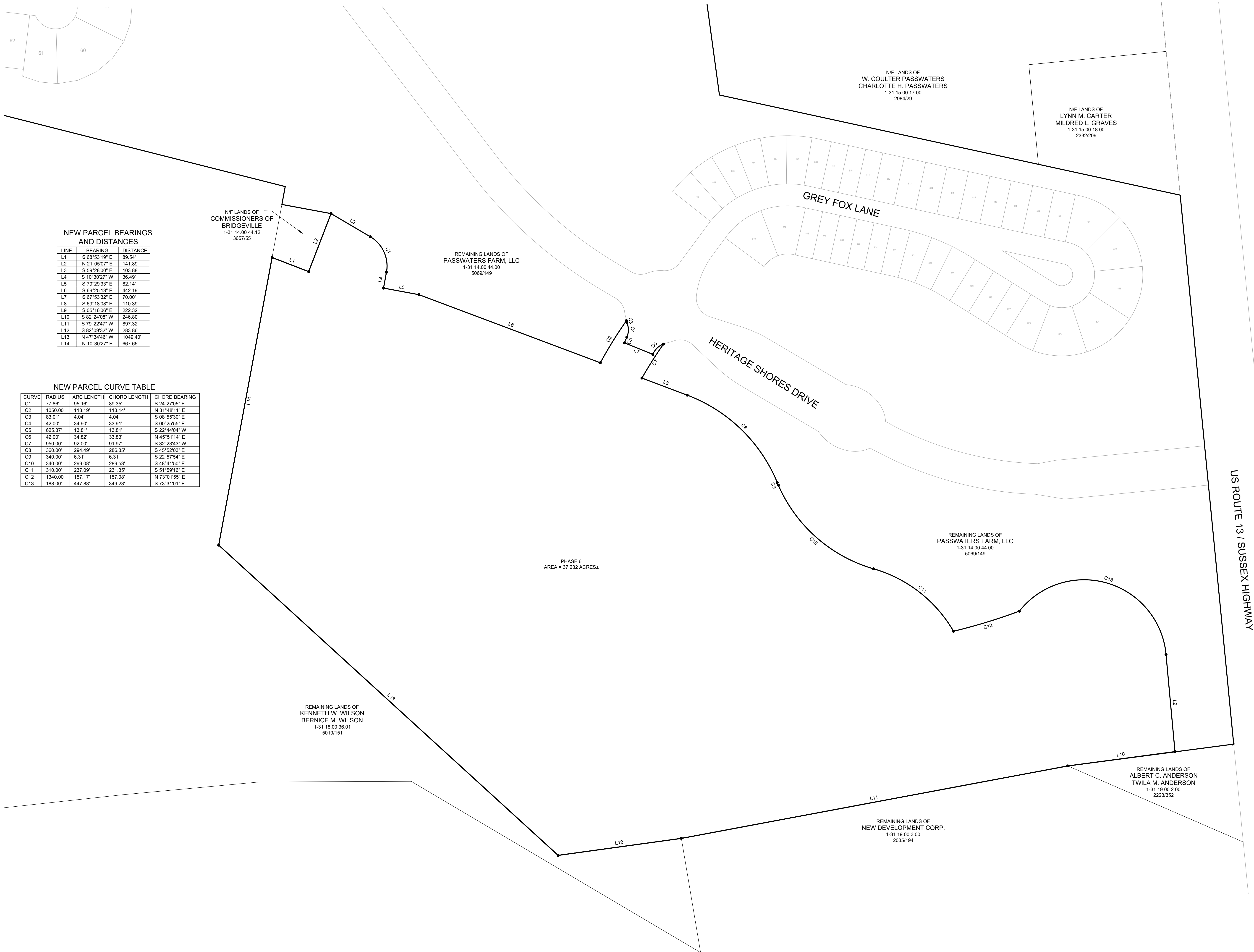


**NEW PARCEL BEARINGS AND DISTANCES**

LINE	BEARING	DISTANCE
L1	S 69°53'19" E	89.54'
L2	N 21°05'07" E	141.89'
L3	S 69°28'00" E	103.88'
L4	S 10°30'27" W	36.49'
L5	S 79°29'33" E	82.14'
L6	S 69°25'13" E	442.19'
L7	S 67°53'32" E	70.00'
L8	S 69°18'08" E	110.39'
L9	S 05°16'06" E	222.32'
L10	S 82°24'08" W	246.80'
L11	S 79°22'47" W	897.32'
L12	S 82°09'32" W	283.86'
L13	N 47°34'46" W	1049.40'
L14	N 10°30'27" E	667.65'

**NEW PARCEL CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	77.86'	95.16'	89.35'	S 24°27'05" E
C2	1050.00'	113.19'	113.14'	N 31°48'11" E
C3	83.01'	4.04'	4.04'	S 08°55'30" E
C4	42.00'	34.90'	33.91'	S 00°25'55" E
C5	625.37'	13.81'	13.81'	S 22°44'04" W
C6	42.00'	34.82'	33.83'	N 45°51'14" E
C7	950.00'	92.00'	91.97'	S 32°23'43" W
C8	360.00'	294.49'	286.35'	S 45°52'03" E
C9	340.00'	6.31'	6.31'	S 22°57'54" E
C10	340.00'	289.08'	289.53'	S 49°41'50" E
C11	310.00'	237.00'	231.35'	S 51°59'16" E
C12	1340.00'	157.17'	157.08'	N 73°01'55" E
C13	188.00'	447.88'	349.23'	S 73°31'01" E



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

N/F LANDS OF  
W. COULTER PASSWATERS  
CHARLOTTE H. PASSWATERS  
1-31 15.00 17.00  
2984/29

N/F LANDS OF  
LYNN M. CARTER  
MILDRED L. GRAVES  
1-31 15.00 18.00  
2332/209

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

REMAINING LANDS OF  
KENNETH W. WILSON  
BERNICE M. WILSON  
1-31 18.00 36.01  
5019/151

REMAINING LANDS OF  
NEW DEVELOPMENT CORP.  
1-31 19.00 3.00  
2035/194

REMAINING LANDS OF  
ALBERT C. ANDERSON  
TWILA M. ANDERSON  
1-31 19.00 2.00  
2223/352

PHASE 6  
AREA = 37.232 ACRES±

**HERITAGE SHORES**

SUBDIVISION  
PHASE 6

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

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office: 410.770.0881 fax: 410.770.3867  
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address: 110 N Washington St., Elkton, MD 21601

SEAL DATE

REV. #	DATE	DESCRIPTION

DATE:	AUGUST 2024
JOB NUMBER:	1 HS 301
SCALE:	1"=100'
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	3 OF 3
FILE NO.:	PHASE 7 LLR