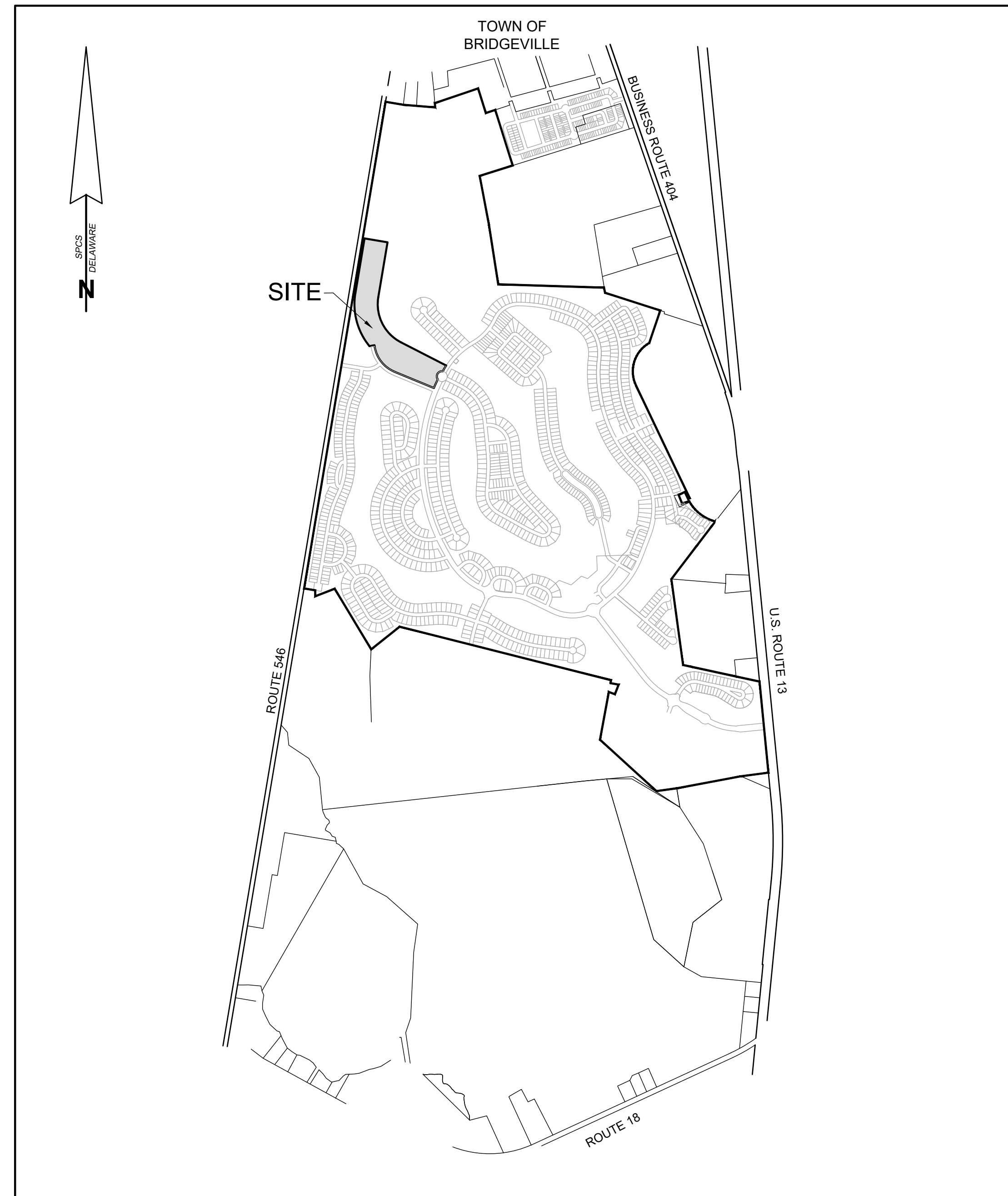


NOTES:

- 1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
- 2) NF 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 = 18.597 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

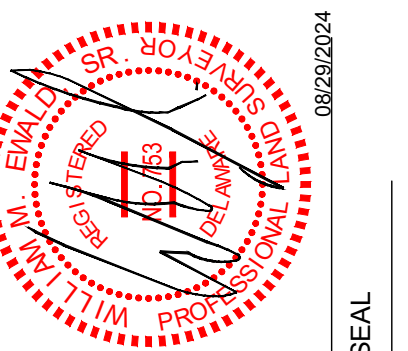
APPROVED BY: _____ DATE _____
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE

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

SUBDIVISION
 PHASE 7
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



REVISIONS

DESCRIPTION

DATE

REV. #

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°29'29" E	1719.39'
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" E	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	873.51'
L142	S 68°49'53" W	287.76'
L143	N 00°06'38" E	81.96'
L144	N 80°29'37" W	155.33'

CURVE TABLE

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

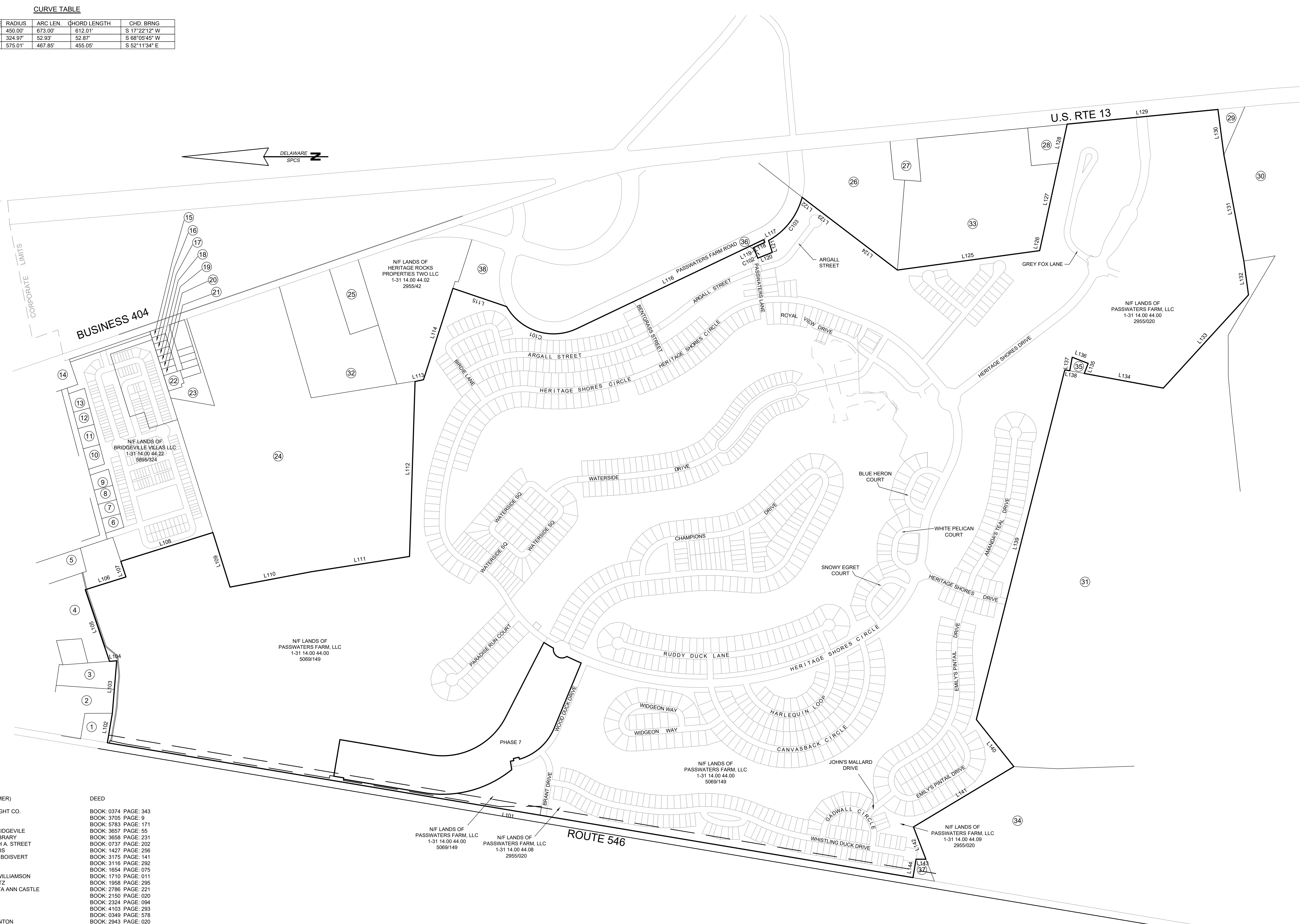
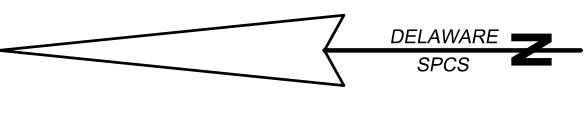
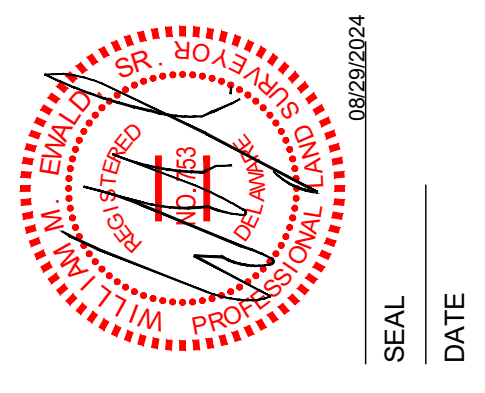


TABLE OF ADJOINERS

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. KEIM	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: 0369 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: 299
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 7
HERITAGE SHORES
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

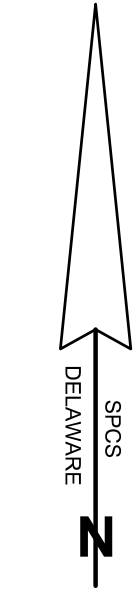
RAUCH
INC.
engineering design & development services
office: 410.770.0881 fax: 410.770.3667
www.rauchinc.com
address: 110 N Washington St., Eleton, MD 21601



REVISIONS

REV. #	DATE	DESCRIPTION

DATE: AUGUST 2024
JOB NUMBER: 1 HS 301
SCALE: 1"=400'
DRAWN BY: T. COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 2 OF 3
FILE NO.: PHASE 7 LLR



NEW PARCEL BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
L1	N 09°27'22" W	23.31'
L2	S 80°32'38" W	71.30'
L3	N 09°30'23" E	681.39'
L4	S 80°29'37" E	11.80'
L5	N 09°30'23" E	84.01'
L6	S 80°29'37" E	308.20'
L7	S 09°30'23" W	765.40'
L8	S 62°54'48" E	697.26'
L9	N 67°31'55" W	584.93'
L10	N 73°37'29" E	17.20'
L11	N 13°09'51" W	47.05'
L12	S 79°51'23" W	17.27'

NEW PARCEL CURVE TABLE

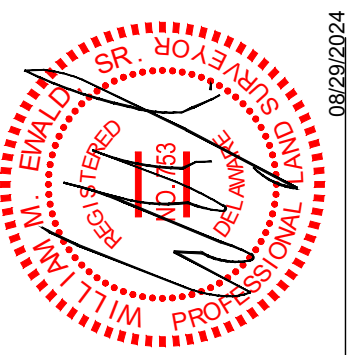
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	450.00'	5.40'	5.40'	N 09°48'00" W
C2	910.00'	774.28'	751.11'	N 14°52'04" E
C3	590.00'	745.74'	697.08'	S 26°42'12" E
C4	1025.00'	65.68'	65.67'	S 31°18'59" W
C5	2550.00'	26.57'	26.57'	S 29°10'56" W
C6	72.00'	165.97'	131.58'	S 31°46'10" W
C7	2550.00'	130.17'	130.16'	S 24°29'04" W
C8	450.00'	401.78'	388.57'	N 41°57'13" W

REMAINING LANDS OF
KAREN L. WALLS
1-31 14.00 29.00
229/1171

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

SUBDIVISION
PHASE 7
HERITAGE SHORES
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

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08/23/2024
SEAL
DATE

REVISIONS

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

