NOTES:

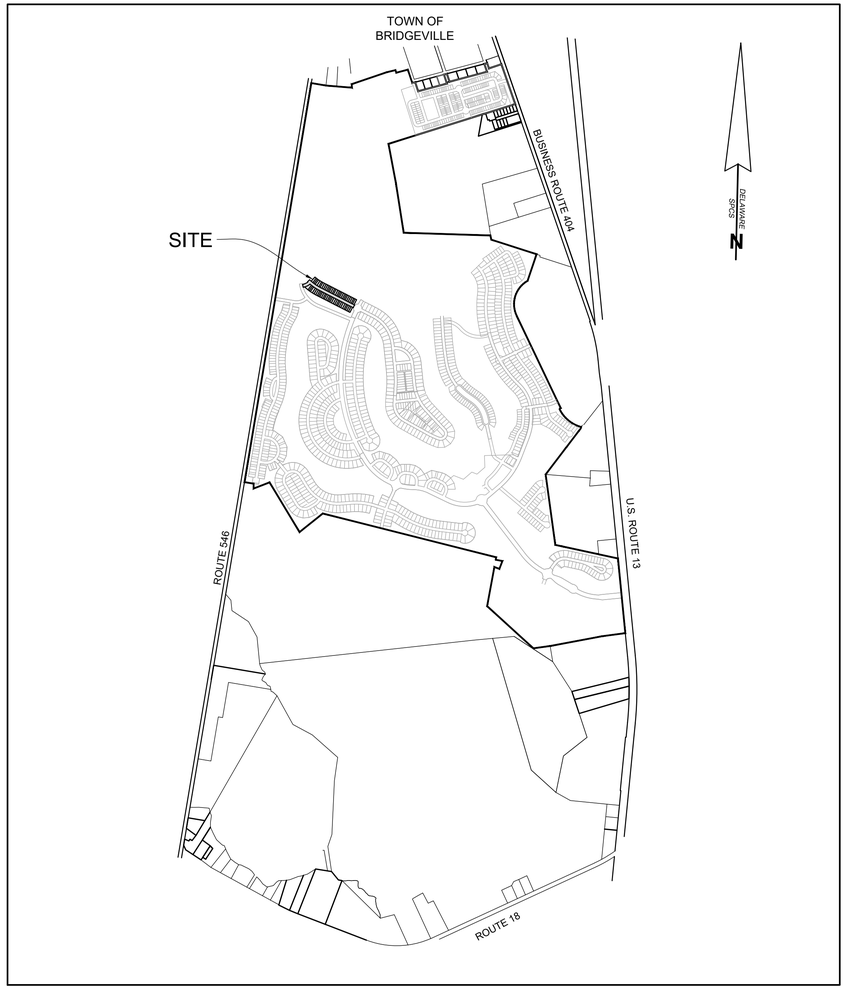
1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
2) N/F DENOTES NOW OR FORMERLY
3) THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
4) ——●—— DENOTES COMPUTED POINT UNLESS OTHERWISE INDICATED
5) THE ROADS SHOWN HEREON ARE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE.

TABLE OF AREAS:

TOTAL # OF LOTS = 58

TOTAL AREA OF LOTS = 3.593 AC. ±

TOTAL AREA IN RIGHT-OF-WAY = 1.136 AC. ±



VICINITY MAP
I" = 1,200'

APPROVED BY: _____
PRESIDENT TOWN COUNCIL DATE
TOWN OF BRIDGEVILLE

THIS IS TO CERTIFY AND ACKNOWLEDGE WE HAVE REVIEWED AND AGREE WITH THE SUBDIVISION PLAT FOR PASSWATERS FARM, LLC.

APPROVED BY: _____ 10/10/2024
AUTHORIZED PERSON DATE
PASSWATERS FARM, LLC
BY BROOKFIELD WASHINGTON, LLC, MEMBER

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. DATE
PROFESSIONAL LAND SURVEYOR, DE. NO. 753

SUBDIVISION

PHASE SEVEN, SECTION 7A

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: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com
address: 110 N Washington St., Easton, MD 21601

SEAL
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2023
JOB NUMBER: 1 HS 301
SCALE:
DRAWN BY: T.COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 1 OF 3
FILE NO.: PHASE 7A

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	827.24'
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	630.08'
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°52'19" 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	2996.42'
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" W
C103	575.01'	467.85'	455.05'	S 52°11'34" E

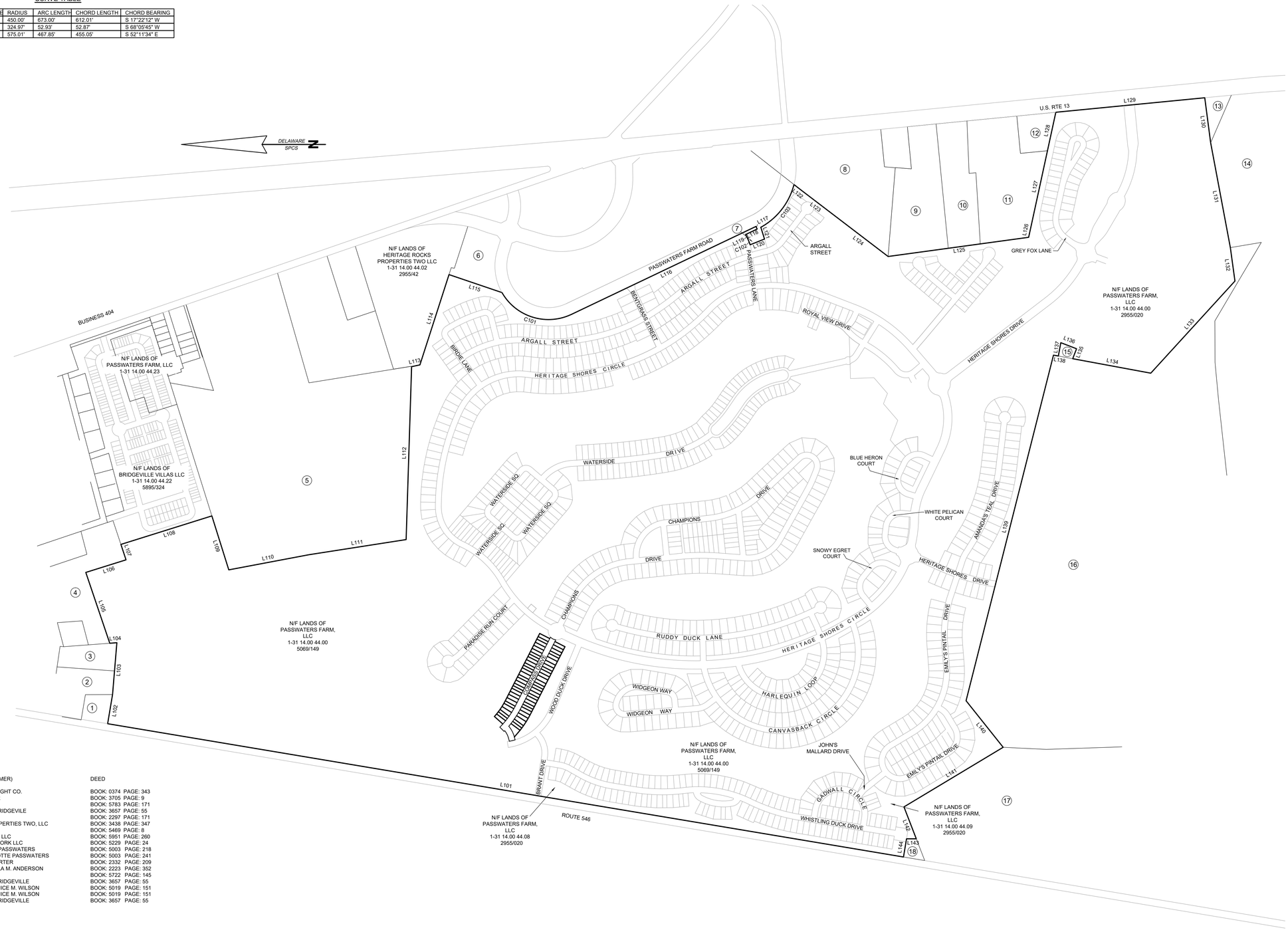


TABLE OF ADJOINERS

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, LLS	BOOK: 5783 PAGE: 171
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILE	BOOK: 3657 PAGE: 55
5	1-13 14.00 29.00	KAREN L. WALLS	BOOK: 2297 PAGE: 171
6	1-31 14.00 44.01	HERITAGE ROCKS PROPERTIES TWO, LLC	BOOK: 3438 PAGE: 347
7	1-31 14.00 44.10	SUSSEX COUNTY	BOOK: 5469 PAGE: 8
8	1-31 15.00 15.00	COLUMBIA HOLDINGS 1 LLC	BOOK: 5951 PAGE: 260
9	1-31 15.00 17.02	PASSWATERS STONEWORK LLC	BOOK: 5229 PAGE: 24
10	1-31 15.00 17.00	JOHN H. & LAURA ANN PASSWATERS	BOOK: 5003 PAGE: 218
11	1-31 15.00 17.01	W. COULTER & CHARLOTTE PASSWATERS	BOOK: 5003 PAGE: 241
12	1-31 15.00 18.00	LYNN M. & JAMES L. CARTER	BOOK: 2332 PAGE: 209
13	1-31 19.00 2.00	ALBERT C. JE AND TWILA M. ANDERSON	BOOK: 2223 PAGE: 352
14	1-31 19.00 3.00	MAA GAYATRI INC	BOOK: 5722 PAGE: 145
15	1-31 14.00 44.12	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55
16	1-31 18.00 36.01	KENNETH W. AND BERNICE M. WILSON	BOOK: 5019 PAGE: 151
17	1-31 18.00 36.00	KENNETH W. AND BERNICE M. WILSON	BOOK: 5019 PAGE: 151
18	1-31 14.00 44.11	COMMISSIONERS OF BRIDGEVILLE	BOOK: 3657 PAGE: 55

SUBDIVISION

PHASE SEVEN, SECTION 7A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

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REVISIONS

REV. #	DATE	DESCRIPTION

DATE: NOVEMBER 2023

JOB NUMBER: 1 HS 301

SCALE: 1" = 400'

DRAWN BY: T.COCHRUN

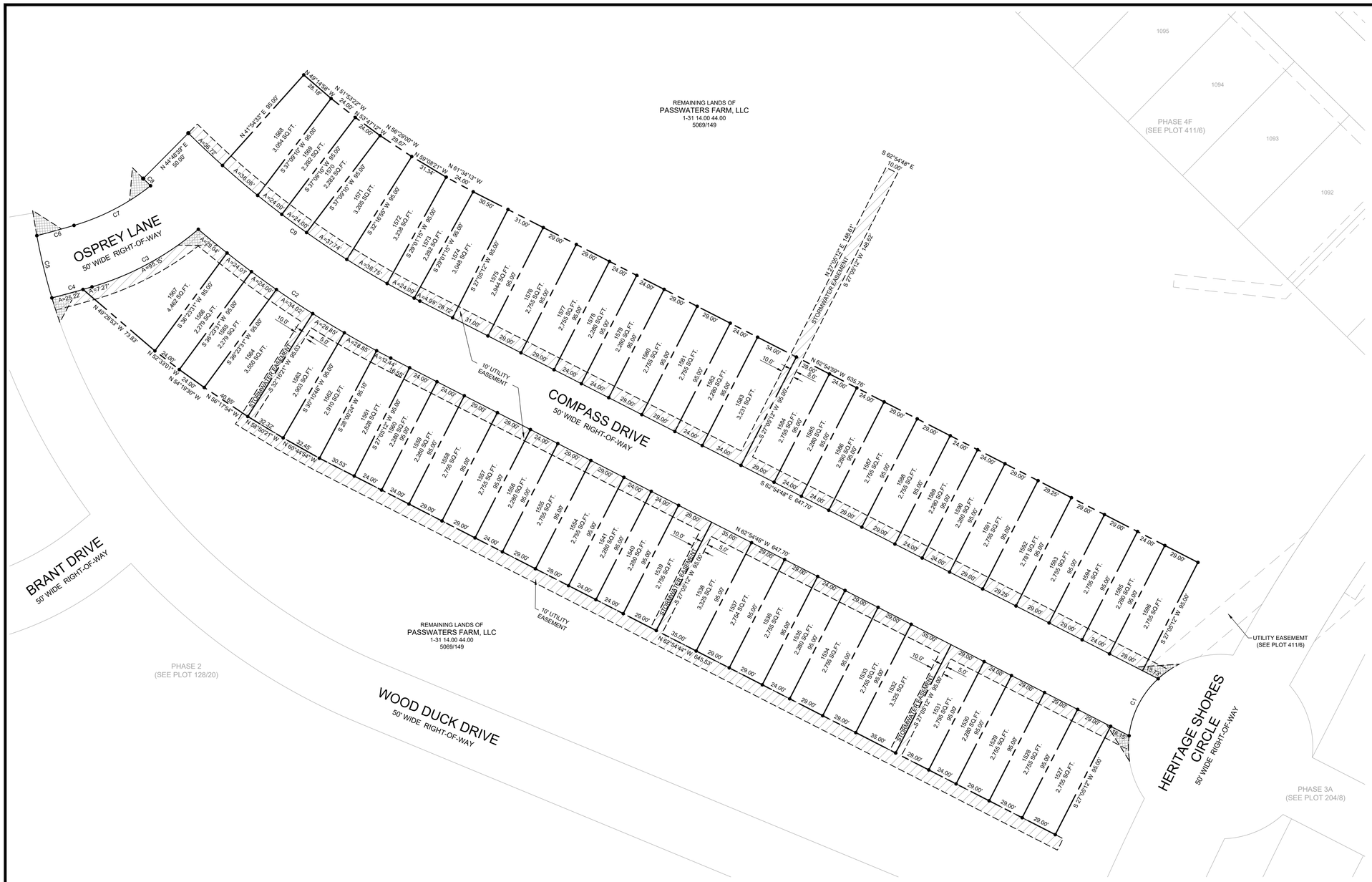
DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 2 OF 3

FILE NO.: PHASE 7A



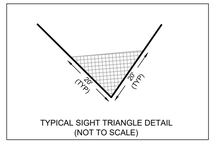
ROAD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	72.00'	51.06'	50.00'	S 27°05'12" W
C2	775.00'	181.21'	180.80'	N 56°12'53" W
C3	225.00'	95.15'	94.44'	S 61°35'37" W
C4	1025.00'	32.49'	32.48'	S 74°36'57" W
C5	450.00'	50.03'	50.01'	N 13°36'17" W
C6	975.00'	30.14'	30.14'	N 74°35'37" E
C7	175.00'	67.73'	67.31'	N 62°37'12" E
C8	775.00'	8.02'	8.02'	N 45°29'08" W
C9	725.00'	224.27'	223.38' *	S 54°03'05" E

LEGEND

UTILITY EASEMENT

COMPUTED POINT



TYPICAL SIGHT TRIANGLE DETAIL
(NOT TO SCALE)

SUBDIVISION

PHASE SEVEN, SECTION 7A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

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REVISIONS

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JOB NUMBER: 1 HS 301

SCALE: 1" = 40'

DRAWN BY: T.COCHRUN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 3 OF 3

FILE NO.: PHASE 7A