

NOTES:


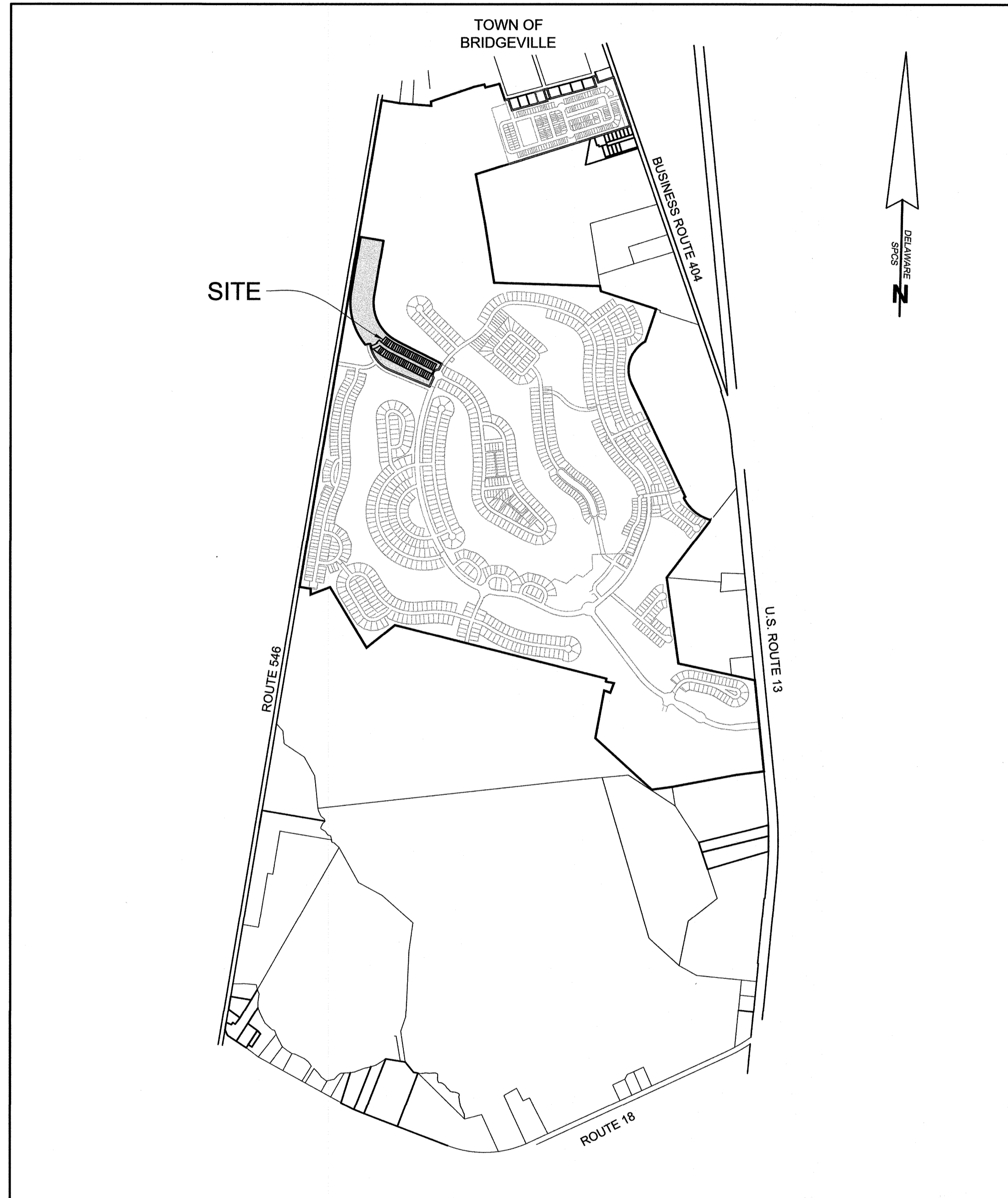
- 1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
- 2) NF DENOTES NOW OR FORMERLY
- 3) THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- 4)  DENOTES COMPUTED POINT UNLESS OTHERWISE INDICATED
- 5) THE ROADS SHOWN HEREON ARE DEDICATED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

TABLE OF AREAS:

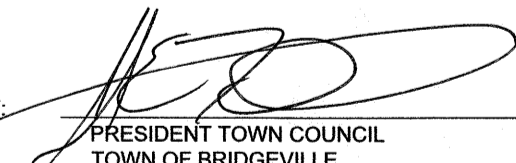
TOTAL # OF LOTS = 58
 TOTAL AREA OF LOTS = 3.593 AC. ±
 TOTAL AREA IN RIGHT-OF-WAY = 1.136 AC. ±



VICINITY MAP
 1" = 1,200'


CONFORMED COPY
 Document # 2025000099051 BK: 447 PG: 23
 On 3/18/2025 at 9:48:13 AM
 RECORDER OF DEEDS Alexandra Reed Baker
 Sussex County
 Consideration: \$0.00

THIS PLATTED AREA
 IS NOT WITHIN THE
 JURISDICTION OF THE
 COUNTY PLANNING AND
 ZONING COMMISSION
 318.25 AP
 3 Sheets

APPROVED BY:  DATE: 3/4/25
 PRESIDENT TOWN COUNCIL
 TOWN OF BRIDGEVILLE

APPROVED FOR RECORDATION
 COMMISSIONERS OF BRIDGEVILLE

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

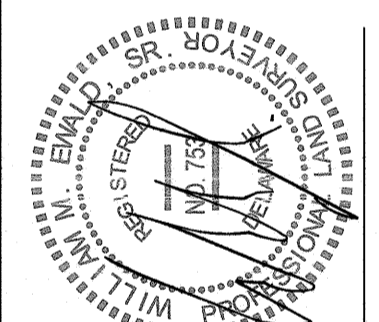
APPROVED BY:  DATE: 03/12/2025
 AUTHORIZED PERSON
 RLS (HERITAGE II), LLC
 AS MANAGED BY BROCKFIELD WASHINGTON, LLC

SUBDIVISION
 PHASE SEVEN, SECTION 7A
HERITAGE SHORES

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

RAUGH
engineering design & development services

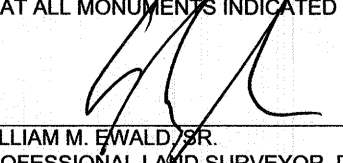
office: 410.770.0983 | fax: 410.770.3887
 www.raughdesign.com
 address: 110 N Washington St., Easton, MD 21601



SEAL DATE
 03/12/2025

REVISIONS	
REV. #	DESCRIPTION

DATE:	MARCH 2025
JOB NUMBER:	
SCALE:	
DRAWN BY:	T. COCHRUN
DESIGNED BY:	
APPROVED BY:	
FOLDER REF:	
SHEET NO.:	1 OF 3
FILE NO.:	PHASE 7A

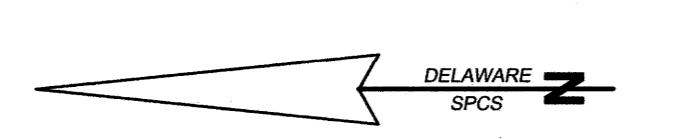
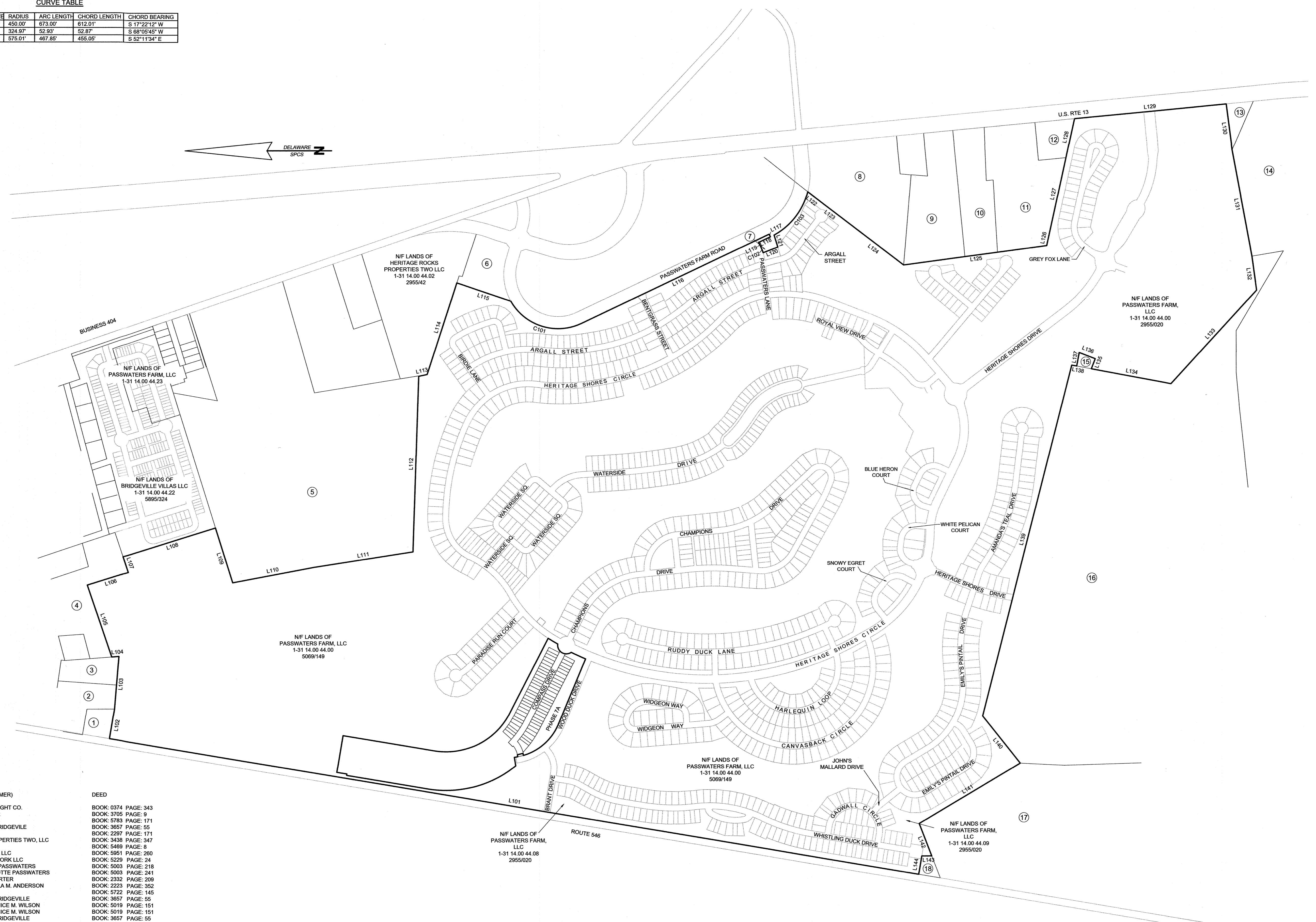
CERTIFICATION OF ACCURACY
 I, WILLIAM M. EWALD, SR., CERTIFY THAT THIS FINAL PLAT IS A CORRECT REPRESENTATION OF THE SURVEY MADE,
 THAT ALL MONUMENTS INDICATED HEREON EXIST OR WILL BE SET AND ARE CORRECTLY SHOWN.
 DATE: 3/12/2025
 WILLIAM M. EWALD, SR.
 PROFESSIONAL LAND SURVEYOR, DE. NO. 753

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows 1-144 listing line segments and bearings.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARINGS. Rows C101-C103.



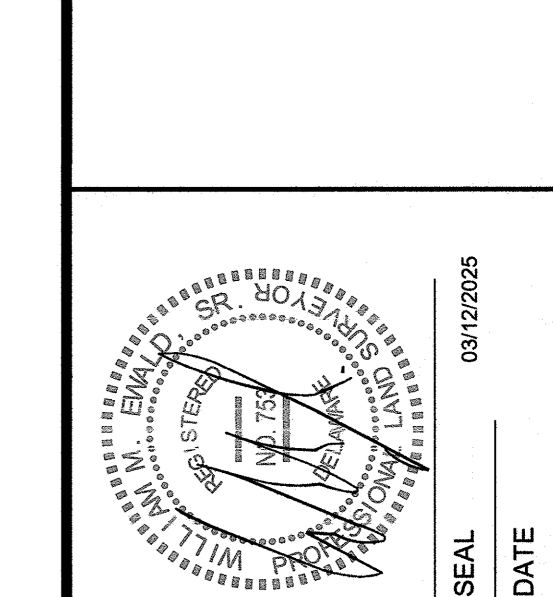
Adjacent property information including 'N/LANDS OF PASSWATERS FARM, LLC' and 'N/LANDS OF BRIDGEVILLE VILLAS LLC'.

TABLE OF ADJOINERS

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

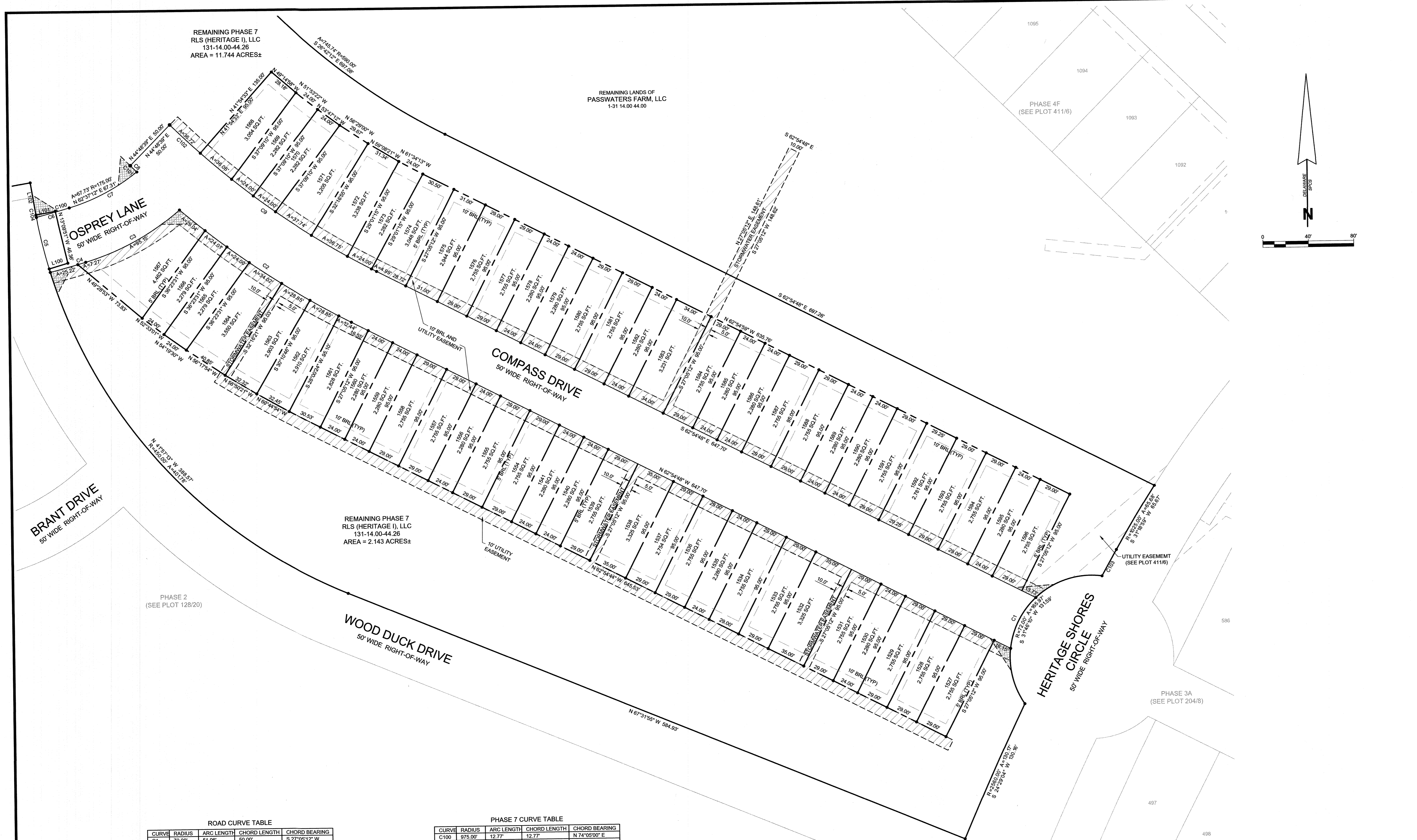
HERITAGE SHORES IN THE TOWN OF BRIDGEVILLE NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE PREPARED FOR: PASSWATERS FARM, LLC

RAUCH engineering design & development services logo and contact information.



REVISIONS table with columns: REV.#, DATE, DESCRIPTION.

Project information table including Date, Job Number, Scale, Drawn By, and Sheet No.



REMAINING PHASE 7
RLS (HERITAGE I), LLC
131-14.00-44.26
AREA = 11.744 ACRES±

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

PHASE 4F
(SEE PLOT 411/6)

PHASE 3A
(SEE PLOT 204/8)

REMAINING PHASE 7
RLS (HERITAGE I), LLC
131-14.00-44.26
AREA = 2.143 ACRES±

PHASE 2
(SEE PLOT 128/20)

ROAD CURVE TABLE

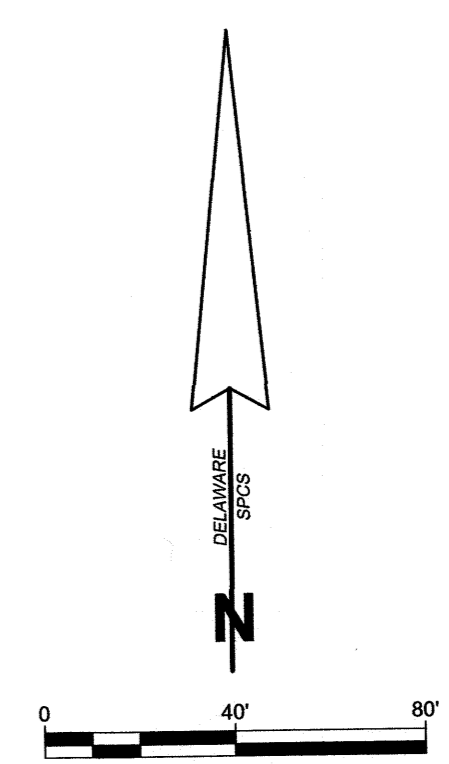
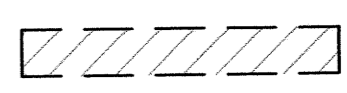
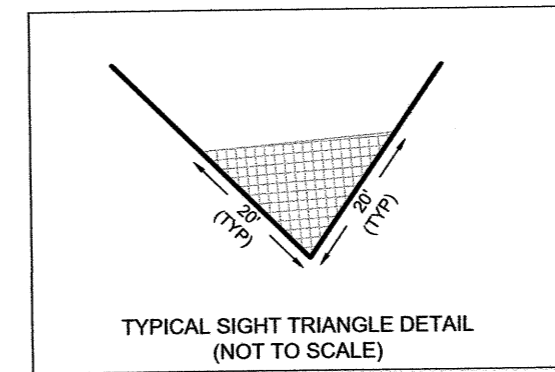
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	72.00'	51.06'	50.00'	S 27°05'12" W
C2	775.00'	181.21'	180.80'	N 56°12'53" W
C3	225.00'	95.13'	94.44'	S 81°38'57" W
C4	1025.00'	32.48'	32.48'	S 74°36'57" W
C5	450.00'	80.03'	50.01'	N 13°36'17" W
C6	975.00'	30.14'	30.14'	N 74°35'37" E
C7	175.00'	67.73'	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

PHASE 7 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C100	975.00'	12.77'	12.77'	N 74°05'00" E
C101	775.00'	8.02'	8.02'	N 45°29'08" W
C102	725.00'	36.72'	36.71'	S 46°38'24" E
C103	2550.00'	26.57'	26.57'	S 29°10'59" W
C104	450.00'	5.40'	5.40'	N 09°48'00" W

PHASE 7 LINE TABLE

LINE	BEARING	DISTANCE
L100	N 73°37'29" E	17.20'
L101	S 79°51'23" W	17.27'
L102	N 09°27'22" W	23.31'



HERITAGE SHORES

PHASE SEVEN, SECTION 7A

IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

RAUCH
engineering design & development services

office: 410.770.9281 fax: 410.770.3467
email: design@rauch.com | web: www.rauch.com
address: 110 N Washington St., Easton, MD 21601

REVISIONS	DATE
DESCRIPTION	DATE
REV. #	DATE

DATE: MARCH 2025

JOB NUMBER:

SCALE: 1" = 40'

DRAWN BY: T.COCHRAN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 3 OF 3

FILE NO.: PHASE 7A