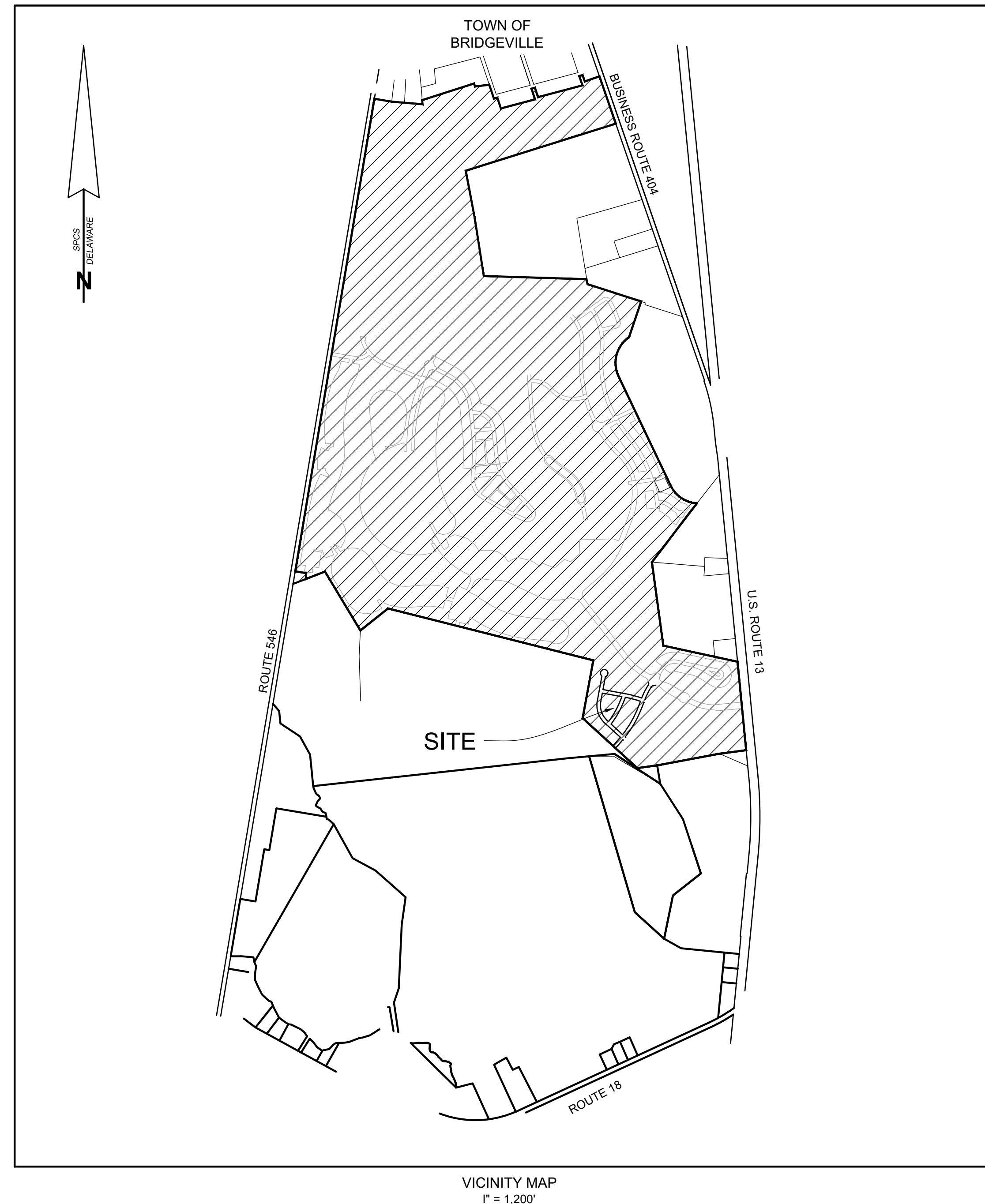


NOTES:

- 1) THE SUBJECT LANDS ARE LOCATED IN THE CORPORATE LIMITS OF THE TOWN OF BRIDGEVILLE.
- 2) N/F DENOTES NOW OR FORMERLY
- 3) THE LOT PREFIX "OS" DENOTES OPEN SPACE
- 4) THIS SUBDIVISION WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- 5)  DENOTES COMPUTED POINT UNLESS OTHERWISE INDICATED
- 6) THE ROADS SHOWN HEREON ARE DEDICATED TO PUBLIC USE, AND WILL BE MAINTAINED BY THE TOWN OF BRIDGEVILLE.
- 7) STANDARD BUILDING RESTRICTION LINES (BRL):
LOTS 1371-1428
FRONT: 10'
REAR: 15'
SIDE: 5'

TABLE OF AREAS:

TOTAL # OF LOTS = 58
TOTAL AREA OF LOTS = 8.226 AC. ±
TOTAL AREA IN RIGHT-OF-WAY = 3.609 AC. ±
TOTAL AREA IN OPEN SPACE = 2.863 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

01/09/2026
DATE

APPROVED BY:  01/09/2026
 AUTHORIZED PERSON
 PASSWATERS FARM, LLC
 BY BROOKFIELD WASHINGTON, LLC, MEMBER

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

[illegible]

DATE: DECEMBER 2025

JOB NUMBER: 1 HS 301

SCALE:

DRAWN BY: T.COCHRUN

DESIGNED BY:

APPROVED BY:

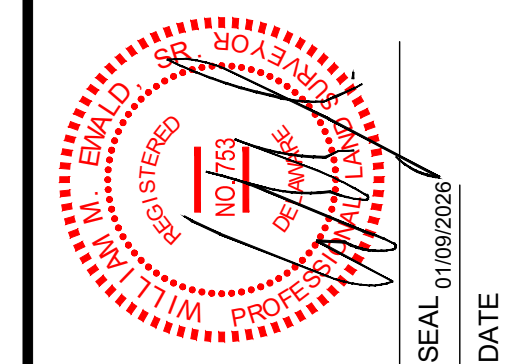
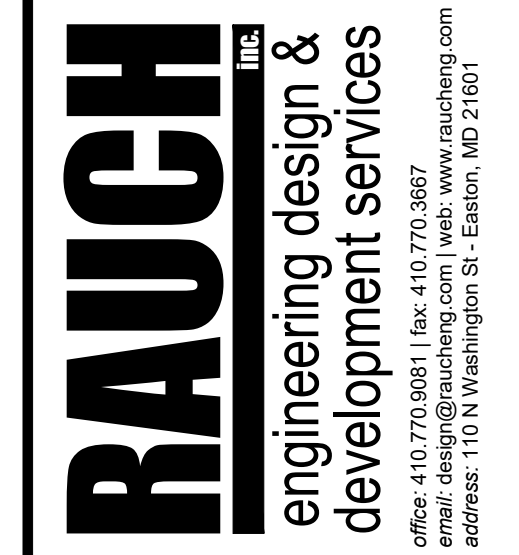
SHEET NO.: 1 OF 4

FILE NO.: PHASE 6A

SUBDIVISION
PHASE 6A

HERITAGE SHORES

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



HERITAGE SHORES DRIVE
VARIABLE WIDTH RIGHT-OF-WAY

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

EXISTING 10' WIDE
UTILITY EASEMENT
(SEE PLOT 122/128)

ANDAMAN DRIVE
50' WIDE RIGHT-OF-WAY

EAGLE DRIVE
50' WIDE RIGHT-OF-WAY

IMPERIAL LANE
50' WIDE RIGHT-OF-WAY

ANDAMAN DRIVE
50' WIDE RIGHT-OF-WAY

TAWNY DRIVE
50' WIDE RIGHT-OF-WAY

RIGHT OF WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°53'32" E	50.86'
L2	S 32°30'14" W	6.45'
L3	S 69°18'08" E	7.12'
L4	S 20°41'52" W	50.00'
L5	N 69°18'08" W	7.07'
L6	S 20°29'51" W	77.88'
L7	S 47°34'46" E	9.83'
L8	S 42°25'14" W	50.00'
L9	N 47°34'46" W	7.23'
L10	N 47°34'46" W	50.00'
L12	N 47°34'46" W	27.79'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L200	N 32°16'50" E	53.52'
L201	N 30°40'41" E	22.84'
L202	N 29°33'17" E	30.68'
L203	N 28°21'04" E	26.67'
L204	N 27°13'40" E	28.85'
L205	N 26°01'27" E	30.49'
L206	N 24°54'04" E	23.02'
L207	N 23°17'49" E	53.40'
L208	N 21°08'42" W	57.93'
L209	N 25°21'00" W	50.00'
L210	N 09°22'58" W	50.00'
L211	N 06°03'55" E	10.91'
L212	N 06°03'55" E	39.09'

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42.00'	1.49'	1.49'	S 33°30'58" W
C2	1525.00'	40.34'	40.34'	S 41°09'07" W
C3	1475.00'	40.79'	40.79'	N 41°07'03" E

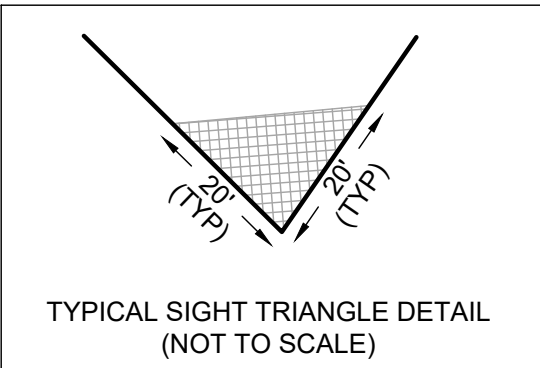
LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C100	1025.00'	88.90'	88.87'	S 30°01'09" W
C101	1025.00'	110.49'	110.43'	S 24°26'48" W
C102	1525.00'	54.32'	54.32'	N 71°50'15" W
C103	1525.00'	49.35'	49.35'	N 73°47'06" W
C104	1525.00'	49.35'	49.35'	N 78°38'22" W
C105	1525.00'	49.35'	49.35'	N 77°29'37" W
C106	1525.00'	28.52'	28.52'	N 78°57'24" W
C107	340.00'	40.68'	40.66'	S 07°04'47" W
C108	340.00'	50.05'	50.00'	S 00°33'53" E
C109	340.00'	50.05'	50.00'	S 08°59'53" E
C110	340.00'	50.05'	50.00'	S 17°25'34" E
C111	340.00'	50.05'	50.00'	S 25°51'54" E
C112	340.00'	50.05'	50.00'	S 34°17'55" E
C113	340.00'	50.05'	50.00'	S 42°43'55" E
C114	340.00'	3.74'	3.74'	S 47°15'51" E
C115	1475.00'	40.79'	40.79'	S 41°07'03" W
C116	290.00'	60.27'	60.16'	S 04°33'15" W
C117	290.00'	80.82'	80.56'	S 09°22'58" E
C118	290.00'	80.82'	80.56'	S 25°21'00" E
C119	290.00'	72.11'	71.52'	S 40°27'23" E
C120	1205.00'	110.04'	110.00'	N 34°51'24" E
C121	1205.00'	101.78'	101.75'	N 28°49'15" E
C122	1205.00'	80.05'	80.04'	N 25°29'53" E
C123	1205.00'	65.14'	65.13'	N 22°02'46" E
C124	1255.00'	54.31'	54.31'	S 21°44'14" W
C125	1255.00'	52.73'	52.72'	S 24°10'50" W
C126	1255.00'	52.73'	52.72'	S 28°35'16" W
C127	1255.00'	52.73'	52.72'	S 28°59'42" W
C128	1255.00'	52.73'	52.72'	S 31°24'08" W
C129	1255.00'	110.93'	110.89'	S 35°08'17" W
C130	1475.00'	110.67'	110.65'	N 36°13'50" E
C131	1475.00'	75.27'	75.26'	N 32°37'00" E
C132	1475.00'	57.83'	57.83'	N 30°02'02" E
C133	1475.00'	57.83'	57.83'	N 27°47'15" E
C134	1475.00'	57.83'	57.83'	N 25°32'28" E
C135	1475.00'	100.92'	100.90'	N 22°27'27" E
C136	1475.00'	69.92'	69.92'	N 22°02'57" W
C137	1475.00'	53.37'	53.36'	N 74°16'08" W
C138	1475.00'	53.37'	53.36'	N 76°20'31" W
C139	1475.00'	53.63'	53.63'	N 78°25'12" W

UTILITY EASEMENT
(SEE SHEET 4 OF 4)

PROPOSED PROPERTY LINE

BUILDING RESTRICTION LINE



SUBDIVISION

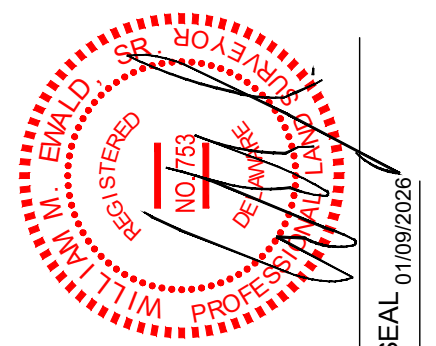
PHASE 6A

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: 410.770.9881 fax: 410.770.3867
address: 110 N. Washington St., Elkton, MD 21601



REVISIONS

DESCRIPTION

DATE

REV. #

DATE: DECEMBER 2025

JOB NUMBER: 1 HS 301

SCALE: 1"=60'

DRAWN BY: T. COCHRAN

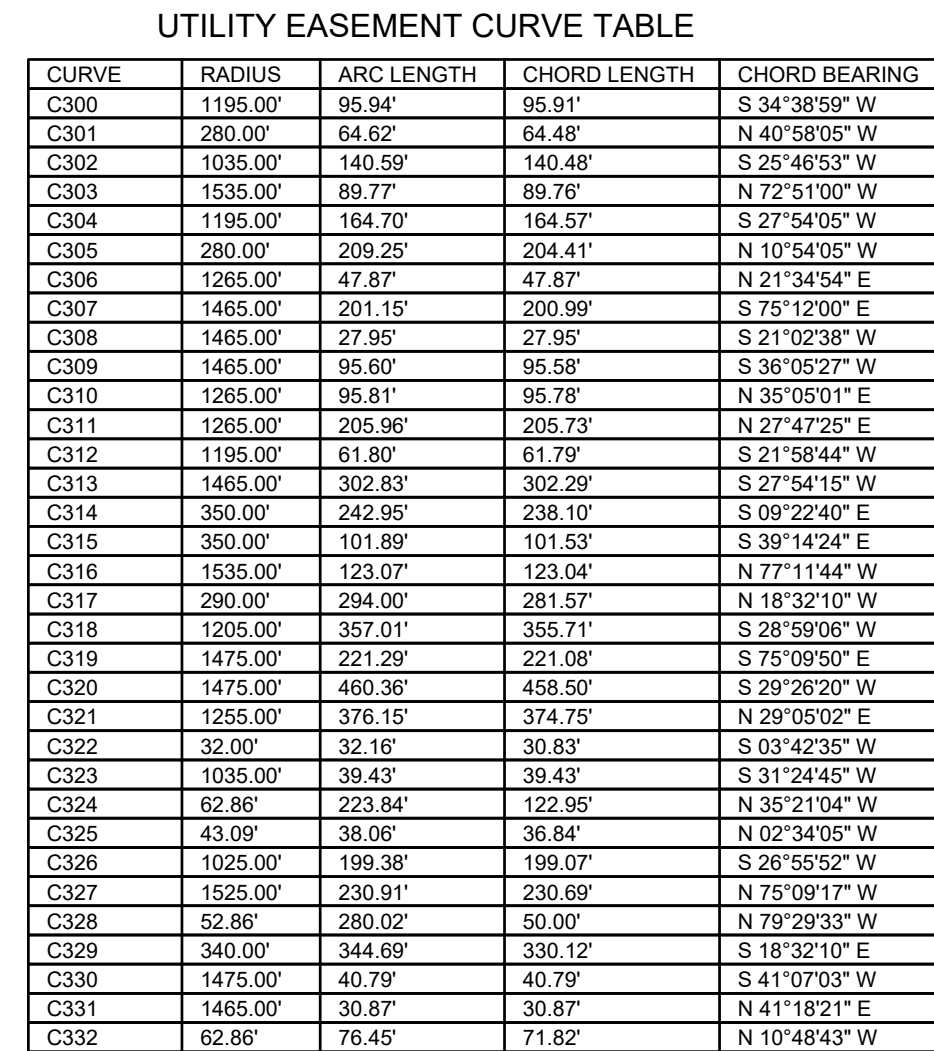
DESIGNED BY:

APPROVED BY:

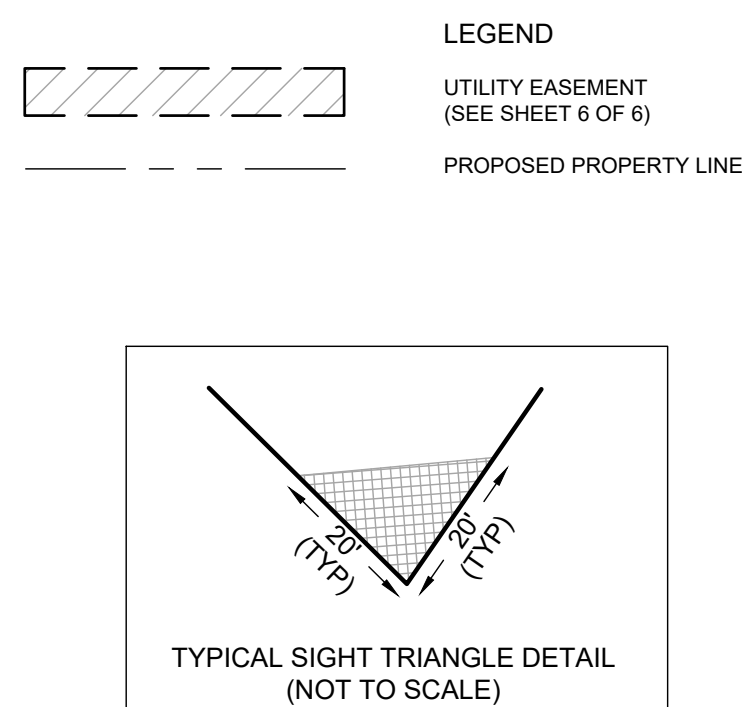
FOLDER REF:

SHEET NO.: 3 OF 4

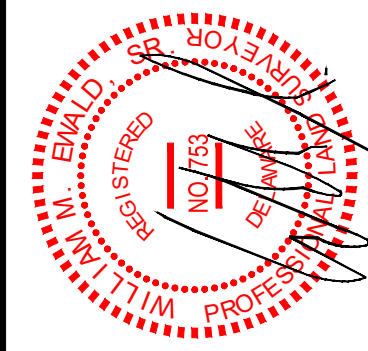
FILE NO.: PHASE 6A



UTILITY EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
L300	N 55°40'00"E	95.33	
L301	S 41°25'24"E	4.468	
L302	N 47°34'46"W	16.80	
L303	N 15°17'16"E	100.69	
L304	N 68°02'02"E	120.38	
L305	S 20°30'33"W	90.78	
L306	N 01°39'46"W	40.41	
L307	S 79°29'26"E	132.75	
L308	N 41°25'24"W	45.33	
L309	S 10°30'27"W	150.00	
L310	N 7°13'23"W	91.78	
L311	N 10°30'27"W	150.00	
L312	S 79°29'33"E	95.00	
L313	S 29°23'31"E	95.53	
L314	S 01°39'46"E	98.28	
L315	N 42°43'55"E	50.00	
L316	S 56°50'00"W	95.32	
L317	N 10°30'27"E	7.71	
L318	N 20°29'51"E	47.28	
L319	S 20°29'51"W	67.23	
L320	N 14°29'30"W	49.57	
L321	N 74°16'08"W	47.25	
L322	N 76°20'31"W	7.82	
L323	N 76°20'31"W	41.70	
L324	N 77°11'23"W	58.85	
L325	N 77°11'46"E	103.41	
L326	N 44°34'46"W	200.70	
L327	S 74°34'46"E	98.50	
L328	S 23°17'49"W	47.41	
L329	S 24°54'04"W	22.91	
L330	S 24°54'27"W	44.47	
L331	S 27°13'40"W	26.75	
L332	S 28°21'04"W	26.56	
L333	S 29°33'17"W	30.58	
L334	S 30°40'41"W	22.72	
L335	S 30°40'50"W	45.47	
L336	N 47°34'46"W	95.25	
L337	S 77°11'23"E	60.56	
L338	S 76°20'31"E	35.70	
L339	N 10°30'27"E	95.00	
L340	S 79°29'33"E	259.21	
L341	S 20°29'51"W	30.70	
L342	S 79°29'27"W	240.85	
L343	S 74°16'08"E	52.60	
L344	S 72°30'30"E	42.93	
L345	N 47°34'46"W	98.23	
L346	S 16°15'50"E	44.67	
L347	N 30°40'41"E	22.95	
L348	N 29°33'17"E	30.78	
L349	N 28°21'04"E	26.76	
L350	N 27°13'40"E	28.96	
L351	S 77°11'23"E	90.81	
L352	N 24°54'04"E	23.14	
L353	N 23°17'49"E	49.37	
L354	N 10°30'27"E	45.00	
L355	N 10°30'27"E	50.00	
L356	N 10°30'27"E	50.00	
L357	N 10°30'27"E	50.00	
L358	N 10°30'27"E	50.00	
L359	N 67°34'54"E	119.14	
L360	S 30°30'27"W	305.74	
L361	N 10°30'27"W	100.00	
L362	S 79°29'33"E	99.74	
L363	S 10°30'27"W	4.36	
L364	S 59°55'05"W	99.67	
L365	N 25°51'54"W	61.16	
L366	N 25°51'54"W	66.18	
L367	N 05°59'53"W	66.18	
L368	N 00°33'53"W	66.18	
L369	N 07°35'14"E	58.15	
L370	N 59°55'05"E	99.67	
L371	S 74°34'46"E	191.26	
L372	S 42°25'14"W	100.00	
L373	N 47°34'46"W	50.00	
L374	N 47°34'46"W	50.00	
L375	N 47°34'46"W	50.00	
L376	N 47°32'56"W	51.21	
L377	N 42°43'55"W	66.18	
L378	N 34°17'55"W	61.16	
L379	S 68°01'44"W	47.25	
L380	S 77°29'37"E	55.59	
L381	S 75°38'22"E	47.91	
L382	S 15°17'16"W	99.93	
L383	N 79°29'33"W	216.10	
L384	N 10°30'27"E	20.70	
L385	N 47°34'46"W	27.75	
L386	N 10°30'27"E	122.71	
L387	S 79°29'33"E	281.13	
L388	S 20°29'51"W	46.89	
L389	S 20°29'51"E	50.00	
L390	N 47°34'46"W	220.64	
L391	N 20°29'51"E	55.70	
L392	S 32°30'14"W	6.45	
L393	S 88°30'27"W	17.42	
L394	N 73°47'36"W	20.70	
L395	N 75°38'22"W	53.24	
L396	N 77°29'37"W	54.93	
L397	N 68°01'44"W	147.25	
L398	N 21°30'13"E	189.05	
L399	N 68°29'47"E	10.40	
L400	S 1°30'13"W	188.97	
L401	N 68°01'44"W	95.47	
L402	N 79°29'33"W	102.50	
L403	N 10°30'27"E	9.90	
L404	N 68°42'18"E	5.46	
L405	S 2°44'04"W	5.30	
L406	N 79°29'33"W	331.10	
L407	N 10°30'27"E	185.00	
L408	S 10°30'27"E	307.71	
L409	S 34°34'48"E	35.28	
L410	S 41°50'09"W	20.43	
L411	N 47°34'46"W	10.09	
L412	N 41°54'35"E	69.14	
L413	N 47°34'46"W	90.00	
L414	S 42°25'14"W	110.33	
L415	N 47°34'46"W	50.00	
L416	N 47°34'46"W	50.00	
L417	N 47°34'46"W	50.00	
L418	N 47°34'46"W	50.01	
L419	N 47°32'56"W	51.63	
L420	N 42°43'55"W	66.18	
L421	N 34°17'55"W	67.65	
L422	N 25°51'54"W	67.65	
L423	N 17°25'54"W	67.65	
L424	N 08°59'53"W	67.65	
L425	N 00°33'53"W	67.65	
L426	N 07°35'14"E	64.12	
L427	N 10°30'27"E	50.25	
L428	N 10°30'27"E	50.00	
L429	N 10°30'27"E	50.00	
L430	N 10°30'27"E	50.00	
L431	N 10°30'27"E	51.42	
L432	N 67°34'54"E	134.05	
L433	N 10°30'27"E	20.06	
L434	N 66°42'18"E	26.94	
L435	N 21°18'09"E	2.85	
L436	S 66°42'18"E	2.85	



RAUCH
INC. engineering design &
development services



REVISIONS	DESCRIPTION			
	DATE			
			REV. #	

DATE:	DECEMBER 2025
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