

PASSWATERS FARM, LLC

May 12, 2025

Town of Bridgeville
101 N. Main Street
Bridgeville, Delaware 19933
(EMAIL ONLY)

ATTENTION: Bethany DeBussy, Town Manager

**Re: Heritage Shores Deed of Public
Road Dedication**

Dear Bethany,

Please find the attached Deed of Public Roads Dedication, which we have prepared as part of our ongoing efforts to finalize the road dedication process at Heritage Shores.

The streets currently eligible for dedication include Whistling Duck Drive, Trumpeter Loop, Brant Drive, Champions Drive, Legends Way, Holly Tree Lane, Greenfair Way, Waterside Drive, Passwater Lane, Widgeon Foot Drive, and Links Drive. Additionally, this dedication covers portions of Heritage Shores Circle, Bentgrass Street, and Argall Street. For your reference, these areas are detailed graphically in the attached Heritage Shores Road Dedication Exhibits.

We appreciate your assistance in moving this matter forward. Please let me know if you require any further information.

Thank you,



Nigel Williamson
Project Manager, Land Development

cc: Neil Patel- Passwaters Farm, LLC **(EMAIL ONLY)**
Brandon Slater- Town of Bridgeville **(EMAIL ONLY)**

Portion of Tax Parcel 131-14.00-44.00

PREPARED BY/RETURN TO:

Demetrios G. Kaouris, Esq.
McAllister, DeTar, Showalter & Walker LLC
9925 Stephen Decatur Hwy., Suite 5
Ocean City, Maryland 21842

**DEED OF PUBLIC ROADS DEDICATION
HERITAGE SHORES**

THIS DEED OF PUBLIC ROADS DEDICATION is made this 12 day of May, 2026, by **PASSWATERS FARM, LLC**, a Delaware limited liability company (“Grantor”), and the **COMMISSIONERS OF THE TOWN OF BRIDGEVILLE**, a body corporate and politic of the State of Delaware (“Grantee”).

WITNESSETH, that for good and valuable consideration, but no monetary consideration, the said Grantor does hereby grant, release, assign, and forever remise to the Grantee, its successors and assigns, all of the Grantor’s right, title and interest of any nature whatsoever in and to the following described public road, and the said Grantee, by its acceptance of this Deed, as evidenced by the signature of the President of the Commissioners of the Town of Bridgeville affixed hereto, hereby accepts the public road dedication described as follows, to wit:

ALL those public roads and alleys situate, lying and being in the Heritage Shores Subdivision, Town of Bridgeville, Sussex County, Delaware, as more particularly described and depicted as “Right-of-Way Dedication” on Exhibit A attached hereto and incorporated herein by this reference.

BEING a portion of those lots or parcels of real property located in the Town of Bridgeville, Northwest Fork Hundred, Sussex County, Delaware, which were conveyed unto the Grantor by deed dated March 16, 2004 and recorded among the records of the Office of the Recorder of Deeds in and for Sussex County, State of Delaware in Deed Book No. 2955, page 20.

TOGETHER WITH the improvements thereupon, and all and every rights, alleys, ways, privileges, drainage easements, and rights, and appurtenances and advantages to the same belonging or appertaining thereto.

TO HAVE AND TO HOLD said property and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said COMMISSIONERS OF THE TOWN OF BRIDGEVILLE, its successors and assigns, in fee simple.

AND the said GRANTOR does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that said Grantor will warrant specially the property granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

SIGNATURES ON FOLLOWING PAGES

WITNESS the hands and seals of the Grantor and Grantee, the day and year first above written.

GRANTOR

PASSWATERS FARM, LLC, a Delaware limited liability company

By: Brookfield Washington, LLC,
Managing Member

By: [Signature] (SEAL)
Name: Neil Patel
Title: Vice President

STATE OF Virginia
COUNTY OF Fairfax

:
: ss.
:

BE IT REMEMBERED, that on this 12 day of May, 2026, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Neil Patel, the Vice President of Brookfield Washington, LLC, Managing Member of PASSWATERS FARM, LLC, party to this Deed, known to me personally to be such, and acknowledged this Declaration to be the act and the deed of the said limited liability company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

[Signature]
NOTARY PUBLIC

Paula Lynn Johnson
Name Typewritten or Printed

My Commission Expires: Sept. 30, 2027

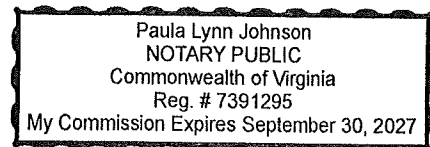
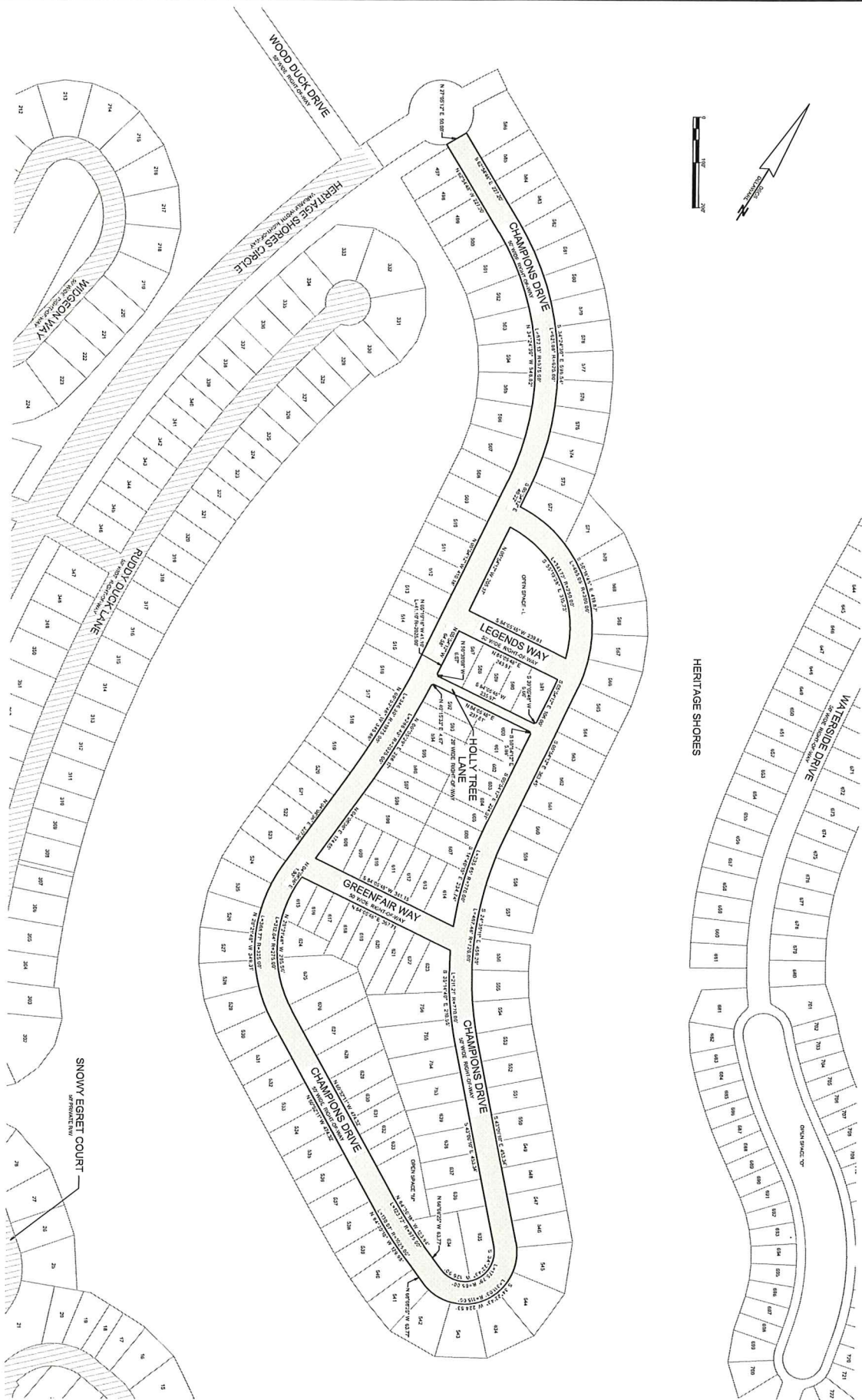


EXHIBIT A – Right-of-Way Dedication

Those certain portions of streets, roadways, circles, courts, cul-de-sacs, and right-of-ways consisting of 22.865 acres, more or less, as shown, shaded and depicted on a plat entitled “RIGHT-OF-WAY DEDICATION, HERITAGE SHORES”, which plat was prepared by Rauch, Inc., dated February 2026 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Plot Book 471, page 8 (“Plat”), known as:

1. Whistling Duck Drive, as depicted on Page 2 of the Plat as a 50-foot wide right-of-way;
2. Trumpeter Loop, as depicted on Page 2 of the Plat as a 50-foot wide right-of-way;
3. Brant Drive, as depicted on Page 2 of the Plat as a 50-foot wide right-of-way;
4. Champions Drive, as depicted on Page 3 of the Plat as a 50-foot wide right-of-way;
5. Legends Way, as depicted on Page 3 of the Plat as a 50-foot wide right-of-way;
6. Holly Tree Lane, as depicted on Page 3 of the Plat as a 20-foot wide right-of-way;
7. Greenfair Way, as depicted on Page 3 of the Plat as a 50-foot wide right-of-way;
8. Waterside Drive, depicted on Page 4 of the Plat a right-of-way of variable width between 20 feet and 50 feet;
9. A portion of Heritage Shores Circle, as depicted on Page 5 of the Plat as a variable width right-of-way;
10. Bentgrass Street, as depicted on Page 5 of the Plat as a 50-foot wide right-of-way;
11. A portion of Argall Street, as depicted on Page 5 of the Plat as a 50-foot wide right-of-way;
12. Passwater Lane, as depicted on Page 5 of the Plat as a 50-foot wide right-of-way;
13. A portion of Heritage Shores Circle, as depicted on Page 6 of the Plat as a variable width right-of-way;
14. Widgeon Foot Drive, as depicted on Page 6 of the Plat as a 50-foot right-of-way;
15. Links Drive, as depicted on Page 6 of the Plat as a 50-foot right-of-way;

The Plat is incorporated herein and reference to the Plat is hereby made for more particular description, by metes, bounds, courses and distances, of the right-of-ways hereby dedicated to and accepted by the Commissioners of the Town of Bridgeville.



 PREVIOUSLY DEDICATED
 4.284 ACRES +/- OF RIGHT-OF-WAY DEDICATION THIS SHEET.

FILE NO.:

SHEET NO. 3 OF 6

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

DATE:

PROJECT:

DESCRIPTION:

REVISIONS:

DATE:

DESCRIPTION:

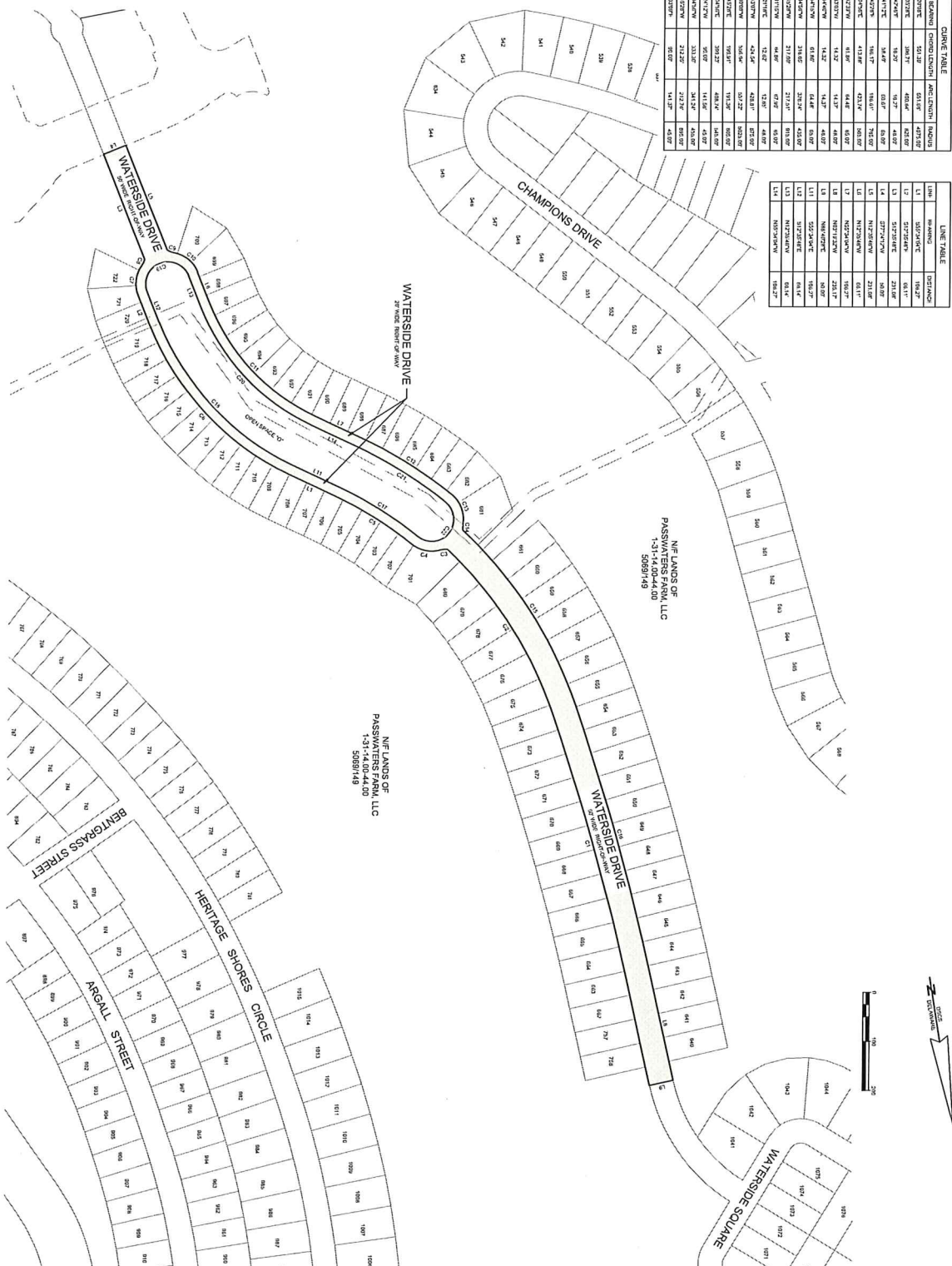


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RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

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



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PIVOT
C1	S81.24°W	601.97'	497.97'	
C2	S80.00°W	601.97'	497.97'	
C3	S80.00°W	601.97'	497.97'	
C4	S80.00°W	601.97'	497.97'	
C5	S80.00°W	601.97'	497.97'	
C6	S80.00°W	601.97'	497.97'	
C7	S80.00°W	601.97'	497.97'	
C8	S80.00°W	601.97'	497.97'	
C9	S80.00°W	601.97'	497.97'	
C10	S80.00°W	601.97'	497.97'	
C11	S80.00°W	601.97'	497.97'	
C12	S80.00°W	601.97'	497.97'	
C13	S80.00°W	601.97'	497.97'	
C14	S80.00°W	601.97'	497.97'	
C15	S80.00°W	601.97'	497.97'	
C16	S80.00°W	601.97'	497.97'	
C17	S80.00°W	601.97'	497.97'	
C18	S80.00°W	601.97'	497.97'	
C19	S80.00°W	601.97'	497.97'	
C20	S80.00°W	601.97'	497.97'	
C21	S80.00°W	601.97'	497.97'	
C22	S80.00°W	601.97'	497.97'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00.00°W	104.27'
L2	S72.24°W	104.11'
L3	S72.24°W	104.11'
L4	S72.24°W	104.11'
L5	N72.24°W	221.08'
L6	N72.24°W	221.08'
L7	N72.24°W	221.08'
L8	N72.24°W	221.08'
L9	N72.24°W	221.08'
L10	N72.24°W	221.08'
L11	S72.24°W	104.11'
L12	S72.24°W	104.11'
L13	S72.24°W	104.11'
L14	S72.24°W	104.11'
L15	S72.24°W	104.11'
L16	S72.24°W	104.11'
L17	S72.24°W	104.11'
L18	S72.24°W	104.11'
L19	S72.24°W	104.11'
L20	S72.24°W	104.11'
L21	S72.24°W	104.11'
L22	S72.24°W	104.11'

2.487 ACRES ± OF RIGHT-OF-WAY DEDICATION (WATERSIDE DRIVE)

REVISIONS

REV #	DATE	DESCRIPTION

DRAWN BY: CMW
 CHECKED BY: [Signature]
 DATE: 5/27/2024

RAUCH
 INC.
 engineering design &
 development services

413.773.3047 | fax: 413.773.3047
 email: design@rauchinc.com | web: www.rauchinc.com
 address: 150 N. Washington St., Easton, MD 21617

RIGHT-OF-WAY DEDICATION

HERITAGE SHORES

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

PREPARED FOR: PASSWATERS FARM, LLC

