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'

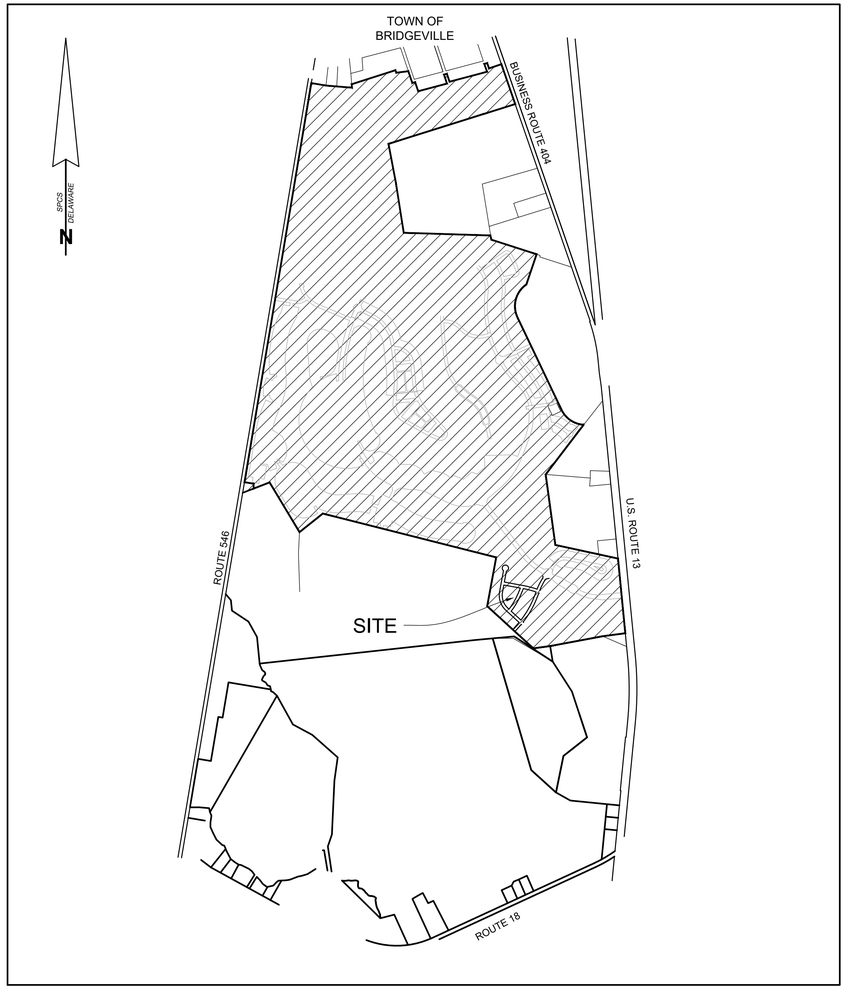
TABLE OF AREAS:

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'

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

APPROVED BY: _____
PRESIDENT TOWN COUNCIL DATE
TOWN OF BRIDGEVILLE

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.

_____ 01/09/2026
WILLIAM M. EWALD, SR. DATE
PROFESSIONAL LAND SURVEYOR, DE. NO. 753

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

WILLIAM M. EWALD, SR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 753 STATE OF DELAWARE

SEAL 01/09/2026
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: DECEMBER 2025
JOB NUMBER: 1 HS 301
SCALE:
DRAWN BY: T.COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:
SHEET NO.: 1 OF 4
FILE NO.: PHASE 6A

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°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	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 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

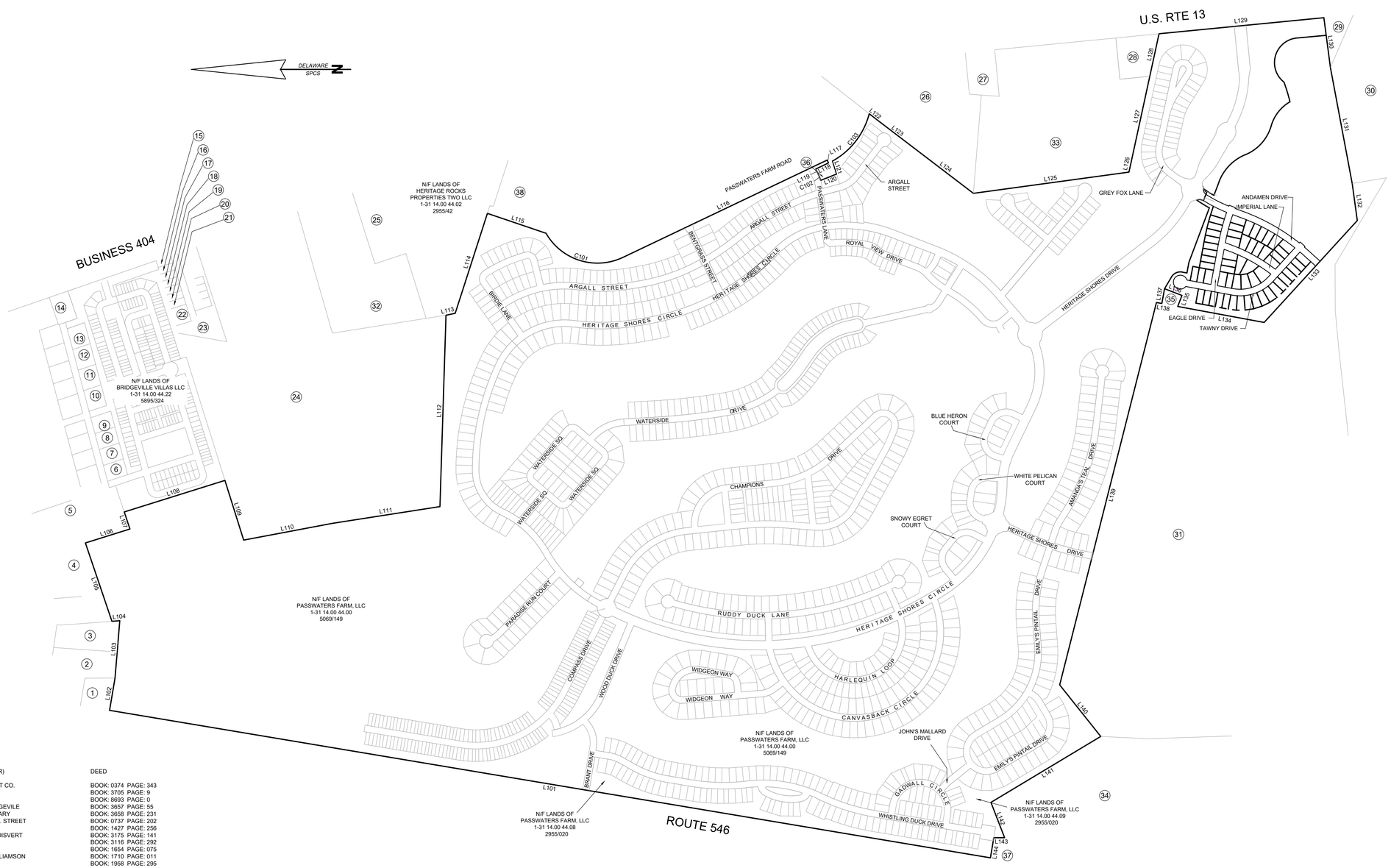


TABLE OF ADJOINERS

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	PAUL KICACK, et al	BOOK: 8693 PAGE: 0
4	1-31 10.00 80.01	COMMISSIONERS OF BRIDGEVILE	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: 4103 PAGE: 293
17	1-31 14.00 35.00	LILIAS MYER RICHARDS	BOOK: 0349 PAGE: 578
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: 2297 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. & BERBICE M. WILSON	BOOK: 3186 PAGE: 190
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: 29
34	1-31 18.00 36.00	KENNETH W. & BERNICE M. WILSON	BOOK: 3816 PAGE: 190
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 6A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: RLS HERITAGE I, 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 01/09/2026

DATE

NOTES

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: DECEMBER 2025

JOB NUMBER: 1 HS 301

SCALE: 1"=400'

DRAWN BY: T.COCHRUN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 2 OF 4

FILE NO.: PHASE 6A

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	27.75'

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42.00'	1.48'	1.48'	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 LINE TABLE

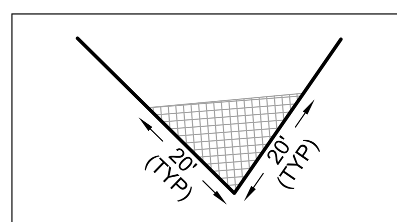
LINE	BEARING	DISTANCE
L200	N 32°16'50" E	53.52'
L201	N 30°40'41" E	22.84'
L202	N 29°33'17" E	30.68'
L203	N 28°21'04" E	26.67'
L204	N 27°13'40" E	26.85'
L205	N 26°01'27" E	30.49'
L206	N 24°54'04" E	23.02'
L207	N 23°17'49" E	53.40'
L208	N 41°08'42" W	57.93'
L209	N 25°21'00" W	50.00'
L210	N 09°22'58" W	50.00'
L211	N 06°03'55" E	10.91'
L212	N 06°03'55" E	39.09'

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 75°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°25'54" 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'	71.92'	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 29°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 26°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°37'09" 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'	60.92'	60.92'	N 72°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

LEGEND

- UTILITY EASEMENT (SEE SHEET 4 OF 4)
- PROPOSED PROPERTY LINE
- BUILDING RESTRICTION LINE



TYPICAL SIGHT TRIANGLE DETAIL
(NOT TO SCALE)

SUBDIVISION
PHASE 6A
HERITAGE SHORES
IN THE TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PASSWATERS FARM, LLC

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office: 410.770.9081 | fax: 410.770.3667
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SEAL 01/09/2026
DATE

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: DECEMBER 2025
JOB NUMBER: 1 HS 301
SCALE: 1"=60'
DRAWN BY: T.COCHRUN
DESIGNED BY:
APPROVED BY:
FOLDER REF:

SHEET NO.: 3 OF 4
FILE NO.: PHASE 6A

1-31-14.00-44.00

UTILITY EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C300	1195.00'	95.94'	95.91'	S 34°38'59" W
C301	280.00'	64.62'	64.48'	N 40°58'05" W
C302	1035.00'	140.59'	140.48'	S 25°46'53" W
C303	1535.00'	89.77'	89.76'	N 72°51'00" W
C304	1195.00'	164.70'	164.57'	S 27°54'05" W
C305	280.00'	209.25'	204.41'	N 10°54'05" W
C306	1265.00'	47.87'	47.87'	N 21°34'54" E
C307	1465.00'	201.15'	200.99'	S 75°12'00" E
C308	1465.00'	27.95'	27.95'	S 21°02'38" W
C309	1465.00'	95.60'	95.58'	S 36°05'27" W
C310	1265.00'	95.81'	95.78'	N 35°05'01" E
C311	1265.00'	205.96'	205.73'	N 27°47'25" E
C312	1195.00'	61.80'	61.79'	S 21°58'44" W
C313	1465.00'	302.83'	302.29'	S 27°54'15" W
C314	350.00'	242.95'	238.10'	S 09°22'40" E
C315	350.00'	101.89'	101.53'	S 39°14'24" E
C316	1535.00'	123.07'	123.04'	N 77°11'44" W
C317	290.00'	294.00'	281.57'	N 18°32'10" W
C318	1205.00'	357.01'	355.71'	S 28°59'06" W
C319	1475.00'	221.29'	221.08'	S 75°09'50" E
C320	1475.00'	460.36'	458.50'	S 29°26'20" W
C321	1255.00'	376.15'	374.75'	N 29°05'02" E
C322	32.00'	32.16'	30.83'	S 03°42'35" W
C323	1035.00'	39.43'	39.43'	S 31°24'45" W
C324	62.86'	223.84'	122.95'	N 35°21'04" W
C325	43.09'	38.06'	36.84'	N 02°34'05" W
C326	1025.00'	199.38'	199.07'	S 26°55'52" W
C327	1525.00'	230.91'	230.69'	N 75°09'17" W
C328	52.86'	280.02'	50.00'	N 79°29'33" W
C329	340.00'	344.69'	330.12'	S 18°32'10" E
C330	1475.00'	40.79'	40.79'	S 41°07'03" W
C331	1465.00'	30.87'	30.87'	N 41°18'21" E
C332	62.86'	76.45'	71.82'	N 10°48'43" W

UTILITY EASEMENT LINE TABLE

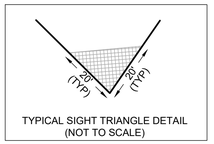
LINE	BEARING	DISTANCE
L300	N 56°40'00" E	95.33'
L301	S 41°25'24" E	44.68'
L302	N 47°34'46" W	16.80'
L303	N 15°17'16" E	100.69'
L304	N 88°37'02" E	120.36'
L305	N 25°30'35" W	48.41'
L306	N 01°39'46" W	92.01'
L307	S 79°29'26" E	132.75'
L308	N 41°25'24" W	45.33'
L309	S 10°30'27" W	150.00'
L310	N 79°29'33" W	95.00'
L311	N 10°30'27" E	150.00'
L312	S 79°29'33" E	95.00'
L313	S 79°29'33" E	95.53'
L314	S 01°39'46" E	96.28'
L315	S 25°30'35" E	46.83'
L316	S 56°40'00" 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 72°09'30" W	43.81'
L321	N 74°16'08" W	49.57'
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	S 47°34'46" E	103.89'
L326	N 47°34'46" W	200.70'
L327	S 47°34'46" E	98.50'
L328	S 23°17'45" W	47.41'
L329	S 24°54'04" W	22.91'
L330	S 26°01'27" W	30.39'
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 32°16'50" W	47.47'
L336	N 47°34'46" W	96.25'
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	34.98'
L342	N 79°29'29" W	240.85'
L343	S 74°16'08" E	52.60'
L344	S 72°09'30" E	42.93'
L345	N 47°34'46" W	96.23'
L346	N 32°16'50" E	49.40'
L347	N 30°40'41" E	22.95'
L348	N 29°33'17" E	30.78'
L349	N 28°21'04" E	26.77'
L350	N 27°13'40" E	26.96'
L351	N 26°01'27" E	30.60'
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	45.99'
L359	N 67°34'54" E	119.14'
L360	S 10°30'27" W	305.74'
L361	N 79°29'33" 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 17°25'54" W	66.18'
L367	N 08°59'53" W	66.18'
L368	N 00°33'53" W	66.18'

LINE	BEARING	DISTANCE
L369	N 07°35'14" E	58.15'
L370	N 59°55'05" E	99.67'
L371	S 47°34'46" E	191.26'
L372	S 42°25'14" W	100.00'
L373	N 47°34'46" W	45.00'
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" E	248.97'
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	149.29'
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" W	77.51'
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°37'02" W	127.42'
L394	N 73°47'06" W	1.20'
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" W	10.00'
L400	S 21°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	9.36'
L404	N 66°42'18" W	5.40'
L405	S 22°44'04" W	13.81'
L406	N 79°29'33" W	331.10'
L407	N 10°30'27" E	185.00'
L408	S 10°30'27" W	357.71'
L409	S 47°34'46" E	301.26'
L410	S 41°50'09" W	69.23'
L411	N 47°34'46" W	10.09'
L412	N 41°54'35" E	69.14'
L413	N 47°34'46" W	90.33'
L414	S 42°25'14" W	110.00'
L415	N 47°34'46" W	5.00'
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	67.33'
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	67.63'
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	131.05'
L433	N 10°30'27" E	20.06'
L434	N 66°42'18" W	26.94'
L435	N 21°05'07" E	20.01'
L436	S 66°42'18" E	5.85'

LEGEND

UTILITY EASEMENT (SEE SHEET 6 OF 6)

PROPOSED PROPERTY LINE



TYPICAL SIGHT TRIANGLE DETAIL (NOT TO SCALE)

SUBDIVISION

PHASE 6A

HERITAGE SHORES

IN THE TOWN OF BRIDGEVILLE

NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DELAWARE

PREPARED FOR: PASSWATERS FARM, LLC

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SEAL

DATE 01/09/2026

REVISIONS

REV #	DATE	DESCRIPTION

DATE: DECEMBER 2025

JOB NUMBER: 1 HS 301

SCALE: 1"=60'

DRAWN BY: T.COCHRUN

DESIGNED BY:

APPROVED BY:

FOLDER REF:

SHEET NO.: 4 OF 4

FILE NO.: PHASE 6A