

202412794

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL VIRGINIA COUNCIL OF BOY SCOUTS OF AMERICA, INC. TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 040024552 ON SEPTEMBER 30, 2004.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Jeffrey M. Odeman, DATE: 7/25/2024, FOR COLONIAL HERITAGE LLC, PRINTED NAME: JEFFREY M. ODAMAN

CERTIFICATE OF NOTARIZATION

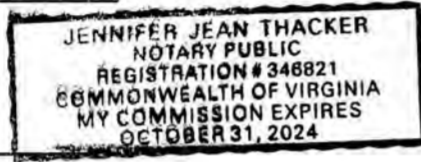
STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX TO-WIT:

I, Jennifer Jean Thacker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF July, 2024

MY COMMISSION EXPIRES October 31, 2024

Signature: Jennifer Jean Thacker, NOTARY PUBLIC, NOTARY REGISTRATION NUMBER: 346821



OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Wesley C. Collins, DATE: 8/8/2024, FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC., PRINTED NAME: Wesley C. Collins

CERTIFICATE OF NOTARIZATION

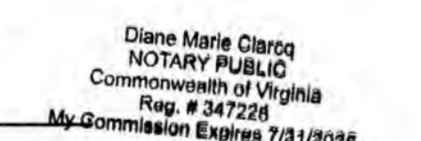
STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

I, Diane Marie Clark A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF August, 2024

MY COMMISSION EXPIRES 7/31/2025

Signature: Diane Marie Clark, NOTARY PUBLIC, NOTARY REGISTRATION NUMBER: 347228



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature: Samuel J. Bickers, DATE: 05/06/2024, SAMUEL J. BICKERS, L.S. #002304

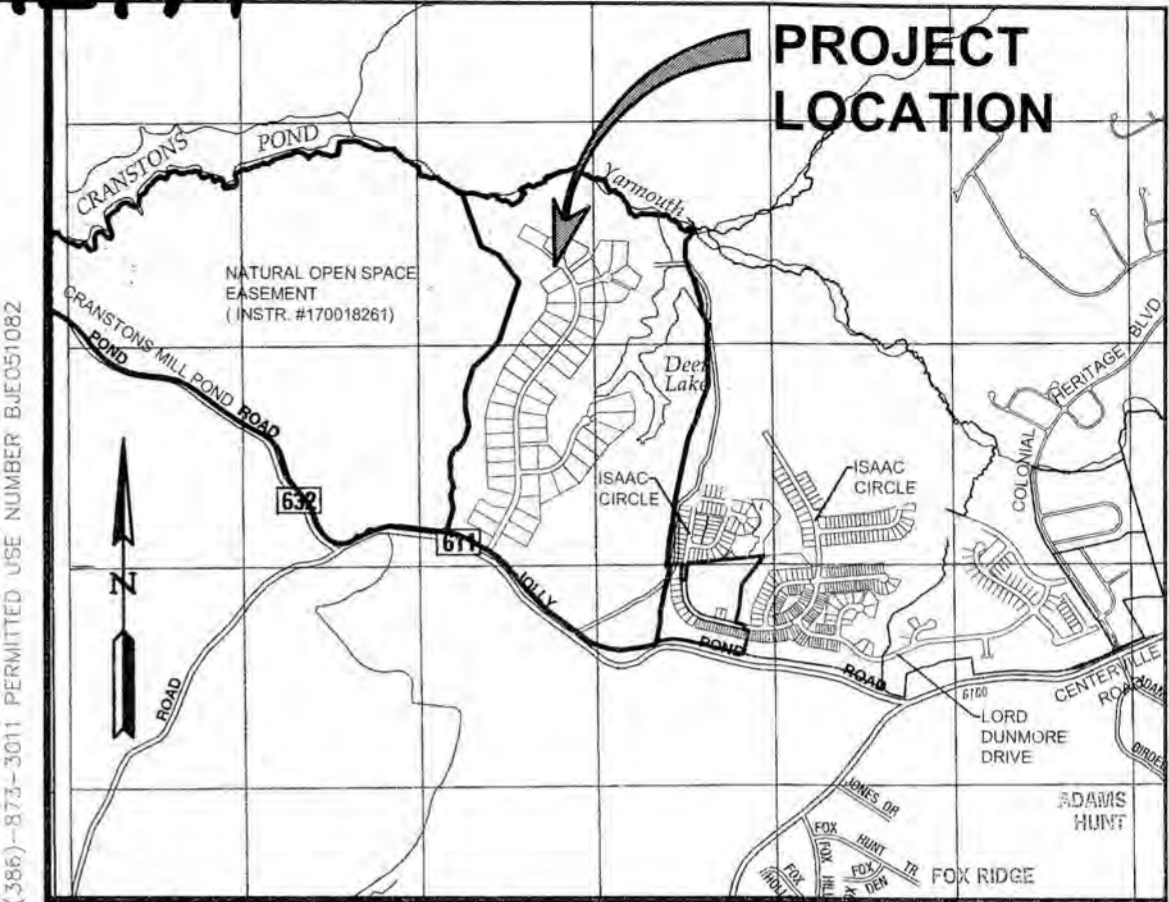
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: Susan M. Stokes, DATE: 09/19/2024, SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
2. TAX MAP PARCEL ID# 2240100007 IS CURRENTLY ZONED A1 CLUSTER WITH SPECIAL USE PERMIT NO. SUP-0021-2004/SUP-0003-2015 AND PROFFERS Z-0003-2002/Z-0004-2002 RECORDED IN THE OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY AS INSTRUMENT NO. 050000448.
3. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION)
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
9. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES RERERENCED IN THE DEED OF EASEMENT.
10. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PUBLIC RIGHT-OF-WAYS.
11. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
13. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
14. THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.



LOCATION MAP SCALE: 1"=2000'

- 15. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PUBLIC RIGHT-OF WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, COX COMMUNICATIONS, JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
16. DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
17. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON PANELS 0106D & 0108D, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
18. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
19. THIS PLAT IS BASED ON DEED, PLATS OF RECORD. AND PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS.
20. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
21. ON MAY 6, 2020, THE PLANNING COMMISSION GRANTED PRELIMINARY APPROVAL OF THE SUBDIVISION CONSTRUCTION PLANS FOR THIS PROJECT (S-0046-2015).
22. FOR PROFFERS AND SUP CONDITIONS REFER TO JAMES CITY COUNTY CASES SUP-0003-2015, Z-0003-2002, AND Z-0004-2002.
23. THE 15' PEDESTRIAN ACCESS EASEMENT ALONG THE JOLLY POND ROAD RIGHT OF WAY AND THE 10' PEDESTRIAN ACCESS EASEMENTS ALONG THE RIGHT OF WAYS WITHIN FAWNCREST ESTATES ARE HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION).

AREA TABULATION FAWNCREST ESTATES (JCC CASE NO. S-21-0016) LOTS 1-50, COS #1, COS #2, THE DEER LAKE PARCEL AND UNDISTURBED NATURAL OPEN SPACE EASEMENTS #1, #2, #3, #4, #5, #6, #7, #8, #9

Table with 3 columns: Description, S.F., AC.±. Includes rows for Area of Residential Lots (2,311,915 S.F.), Area of Right of Way (259,540 S.F.), Area of Deer Lake Parcel (456,687 S.F.), Area of Common Open Space #1 (6,522,923 S.F.), Area of Common Open Space #2 (12,284,195 S.F.), Total Area Subdivided (21,835,260 S.F.), Undisturbed Natural Open Space Easements #1-9, Total Area (5,854,323 S.F.), Number of Lots (50), Average Lot Size (46,238 S.F.), Smallest Lot (43,575 S.F.), Largest Lot (74,997 S.F.), Gross Lots per Acre (0.10).

9 Large/Small Plat(s) Recorded herewith as # 202412794

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25th DAY OF September, 2024. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 1:50 AM/PM INSTRUMENT # 202412794. TESTE: Elizabeth E. O'Connor, Clerk; Mona A. Foley, Clerk.

Revision table with columns: Rev., Date, Description, Revised By. Includes entries for 05/06/24, 12/14/23, and 05/18/21.

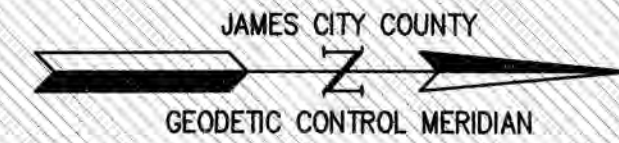


REF: S-21-0016 PLAT OF SUBDIVISION LOTS 1-50, COMMON OPEN SPACE #1, COMMON OPEN SPACE #2 & THE DEER LAKE PARCEL FAWNCREST ESTATES "FORMERLY REFERRED TO AS DEER LAKE ESTATES" OWNER / DEVELOPER: COLONIAL HERITAGE, LLC STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS, Project Number: 9625-03, Scale: AS-NOTED, Date: 03/24/21, Sheet Number: 1 OF 9

202412794

NOTE:
 1. SEE SHEET 9 OF 10 FOR CURVE TABLES.
 2. SEE SHEET 10 OF 10 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT CURVE & LINE TABLES.



LEGEND

	PROPERTY CORNER
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	BUILDING SETBACK
	RPA RESOURCE PROTECTION AREA
	UNDISTURBED NATURAL OPEN SPACE EASEMENT
	EXISTING NATURAL OPEN SPACE EASEMENT

15' PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR DETAIL)

N/F PHILIP O. RICHARDSON COCO INC. #302100003 ZONED: A1

APPROX. LOCATION 20' X 30' VA POWER EASEMENT D.B. 558, PG. 120

APPROX. LOCATION 20' X 30' VA POWER EASEMENT D.B. 558, PG. 120

EXISTING UNDISTURBED NATURAL OPEN SPACE EASEMENT (INSTR. #170018261)

COMMON OPEN SPACE #2 (SEE INSTR. #170018561 FOR METES AND BOUNDS)

15' PEDESTRIAN ACCESS EASEMENT
 APPROX. LOCATION 20' X 30' VA POWER EASEMENT D.B. 558, PG. 120
 N/F CARL R. & RHONDA A. BURGAN #3020100004 ZONED: A1
 N/F MICHAEL LESTER SMITH #3020100004A ZONED: A1

150' TRANSITIONAL SCREENING BUFFER PER PROFFERS (INSTR. #050000448)

APPROX. LOCATION 20' X 30' VA POWER EASEMENT D.B. 558, PG. 120
 N/F BOWKER FAMILY TRUST C/O JAMES BOWKER #3110100035 ZONED: A1

15' PEDESTRIAN ACCESS EASEMENT

EX. 150' VIRGINIA ELECTRIC AND POWER EASEMENT D.B. 171, PG. 721

UNDISTURBED NATURAL OPEN SPACE EASEMENT #9

EX. PROPERTY LINE (INSTR. #202304514)

ENDANGERED SPECIES CONSERVATION AREA

LIMITS OF RPA WETLANDS (TYP)

UNDISTURBED NATURAL OPEN SPACE EASEMENT #2

UNDISTURBED NATURAL OPEN SPACE EASEMENT #3

UNDISTURBED NATURAL OPEN SPACE EASEMENT #4

EX. 30' PERIMETER BUFFER (INSTR. #202400188)

EX. 15' DRAINAGE EASEMENT (INSTR. #200020019)

EX. 30' DRAINAGE EASEMENT (INSTR. #200020019)

EX. PROPERTY LINE (INSTR. #202400188)

UNDISTURBED NATURAL OPEN SPACE EASEMENT #2

COMMON OPEN SPACE #1

EX. 30' JCSA UTILITY EASEMENT (INSTR. #170012238)

20' JCSA UTILITY EASEMENT

LIMITS OF RPA WETLANDS (TYP)

EX. 30' JCSA UTILITY EASEMENT (INSTR. #170012238)

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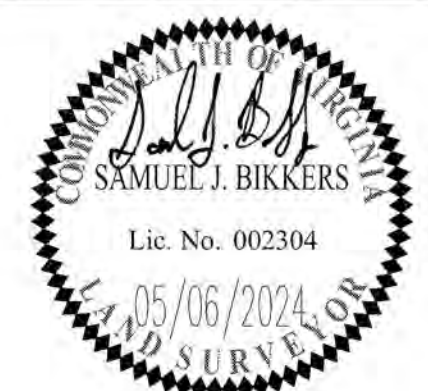
EX. 30' JCSA UTILITY EASEMENT (INSTR. #170012238)

Large/Small Plat(s) Recorded herewith as # 202412794

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on September 25, 2024 at 1:50 AM (PM) PB PG Document # 202412794 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk

S:\08\962908\Deed\2024\Survey\Plat\Plat\20240825\202412794.dwg, 12/19/24, Sam Bickers

Rev.	Date	Description	Revised By
3	05/06/24	REVISED NATURAL OPEN SPACE AND EASEMENTS	JFS
2	12/14/23	REVISED BOUNDARY, NOS AND ADDED DEER LAKE PARCEL	JFS
1	05/18/21	REVISED PER COUNTY COMMENTS DATED 04/23/2021	JFS



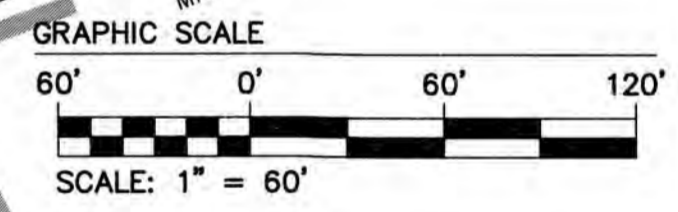
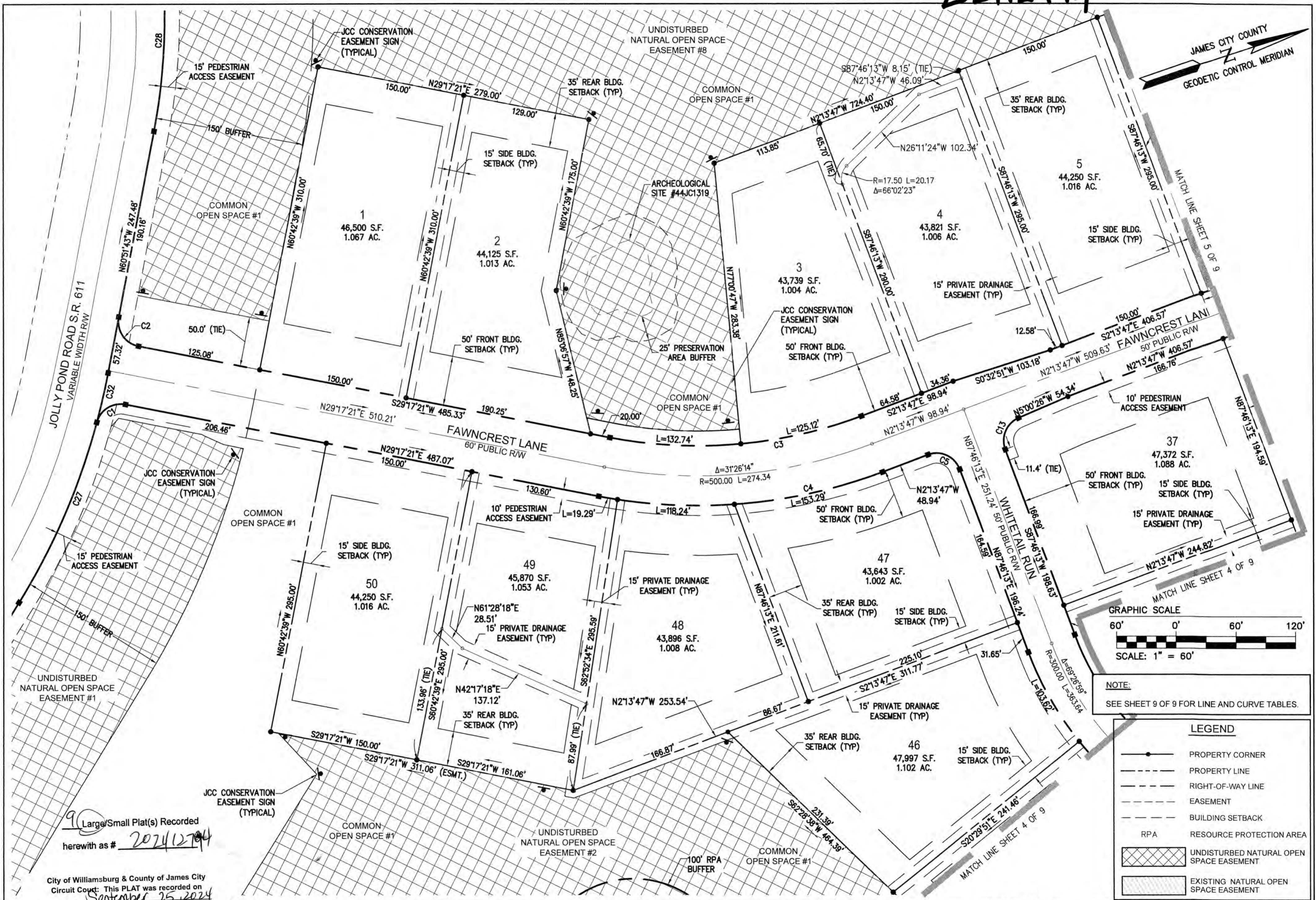
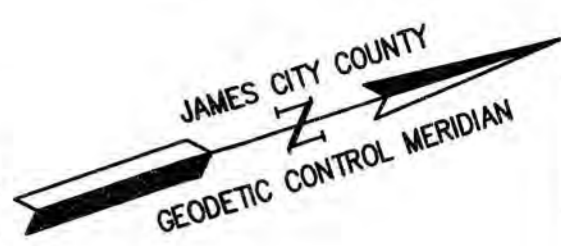
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

REF: S-21-0016
 PLAT OF SUBDIVISION
 LOTS 1-50, COMMON OPEN SPACE #1,
 COMMON OPEN SPACE #2 & THE DEER LAKE PARCEL
FAWNCREST ESTATES
 "FORMERLY REFERRED TO AS DEER LAKE ESTATES"
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	9625-03
Scale:	1"=250'
Date:	03/24/21
Sheet Number	2 OF 9

202412794



NOTE:
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	BUILDING SETBACK
	RESOURCE PROTECTION AREA
	UNDISTURBED NATURAL OPEN SPACE EASEMENT
	EXISTING NATURAL OPEN SPACE EASEMENT

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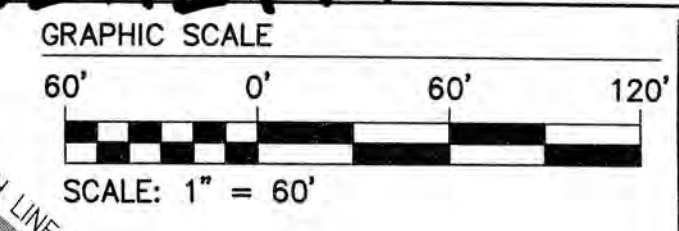
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Project Contacts:	SJB/TRS
Project Number:	9625-03
Scale:	Date:
1"=60'	03/24/21
Sheet Number	
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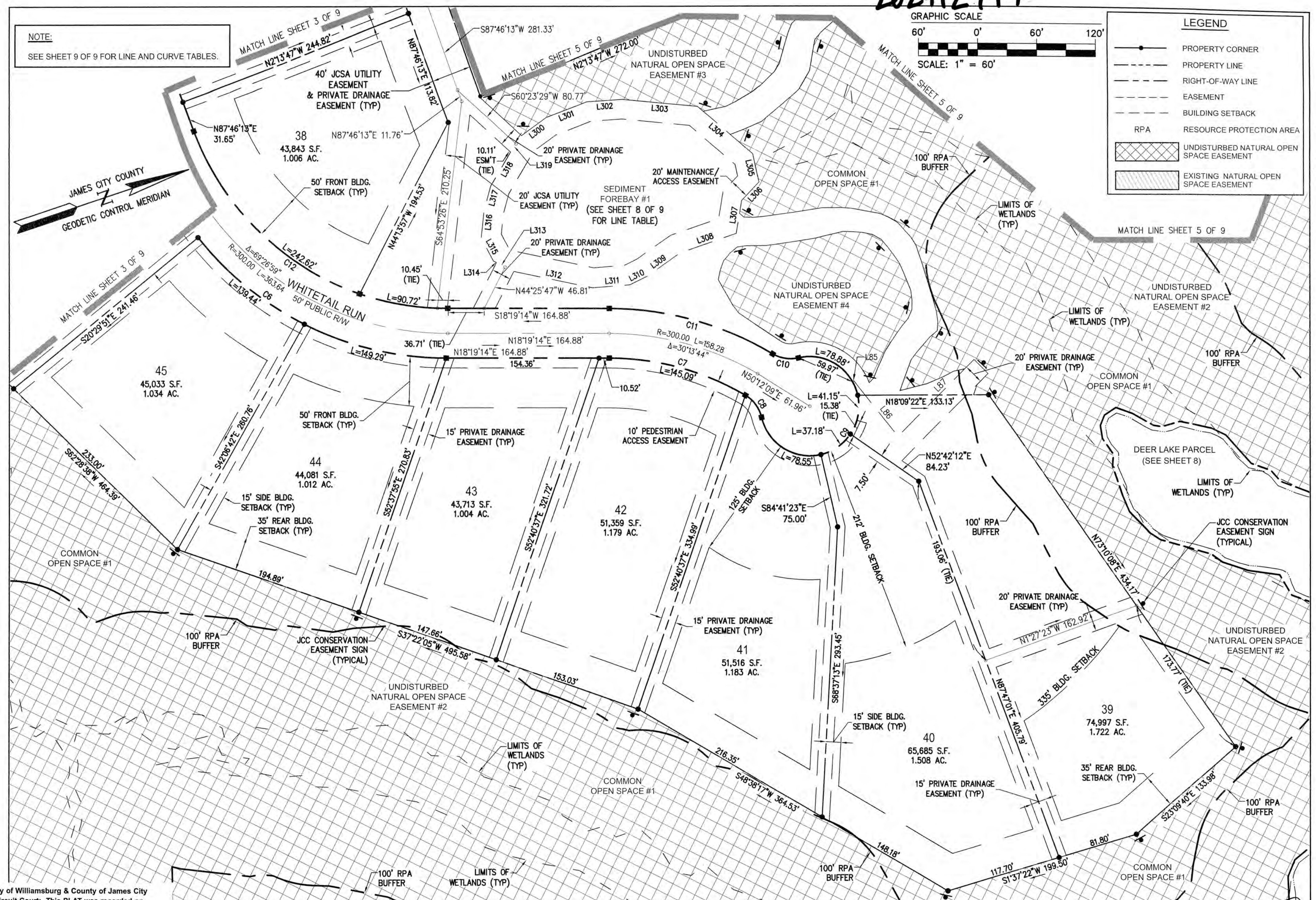
Rev.	Date	Description	Revised By
3	05/06/24	REVISED NATURAL OPEN SPACE AND EASEMENTS	JFS
2	12/14/23	REVISED BOUNDARY, NOS AND ADDED DEER LAKE PARCEL	JFS
1	05/18/21	REVISED PER COUNTY COMMENTS DATED 04/23/2021	JFS

202412794

NOTE:
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LEGEND	
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	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	BUILDING SETBACK
	RPA
	UNDISTURBED NATURAL OPEN SPACE EASEMENT
	EXISTING NATURAL OPEN SPACE EASEMENT



City of Williamsburg & County of James City
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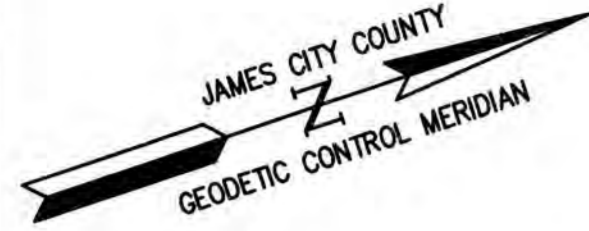
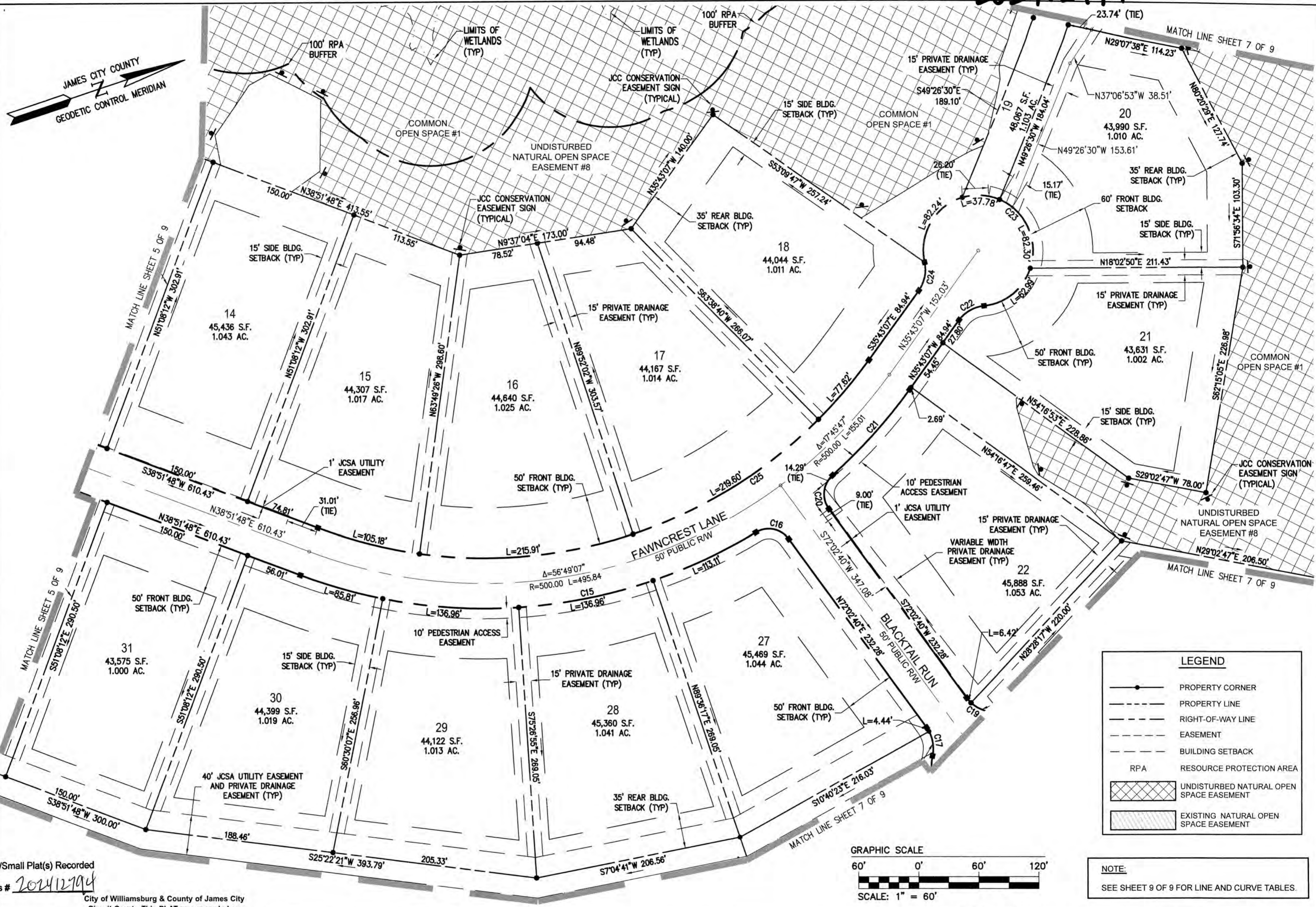
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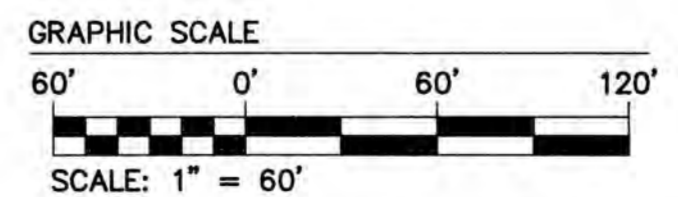
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NOTE:
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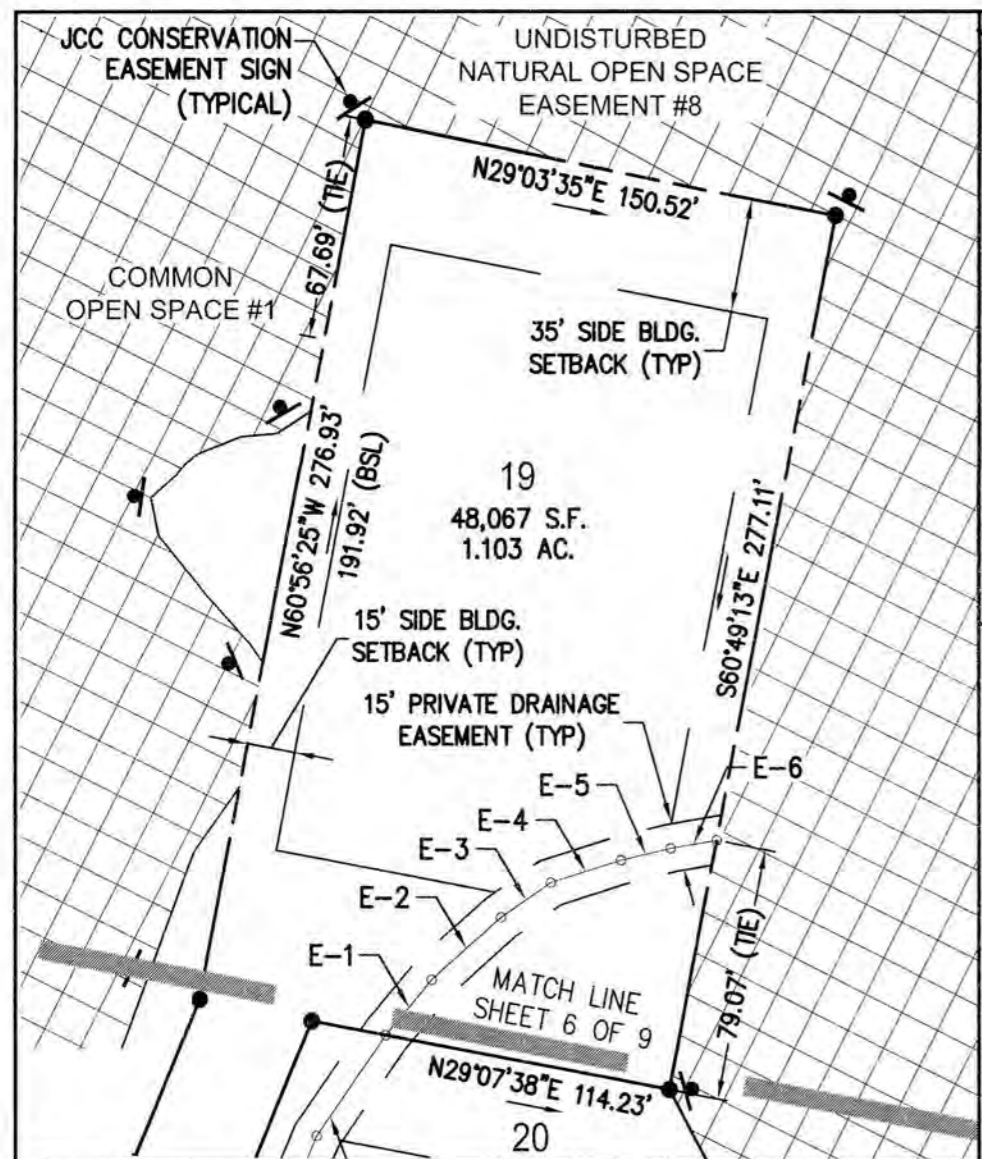
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Project Contacts: SJB/TRS	
Project Number: 9625-03	
Scale: 1"=60'	Date: 03/24/21
Sheet Number	
6 OF 9	

202412794



LEGEND

- PROPERTY CORNER
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- RPA RESOURCE PROTECTION AREA
- UNDISTURBED NATURAL OPEN SPACE EASEMENT
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LOT 19 & DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E-1	N31°25'48"W	22.15
E-2	N23°14'43"W	29.25
E-3	N16°32'00"W	18.95
E-4	N0°41'11"W	23.04
E-5	N4°32'03"W	15.98
E-6	N8°30'20"W	14.76

SEDIMENT FOREBAY #3 LINE TABLE

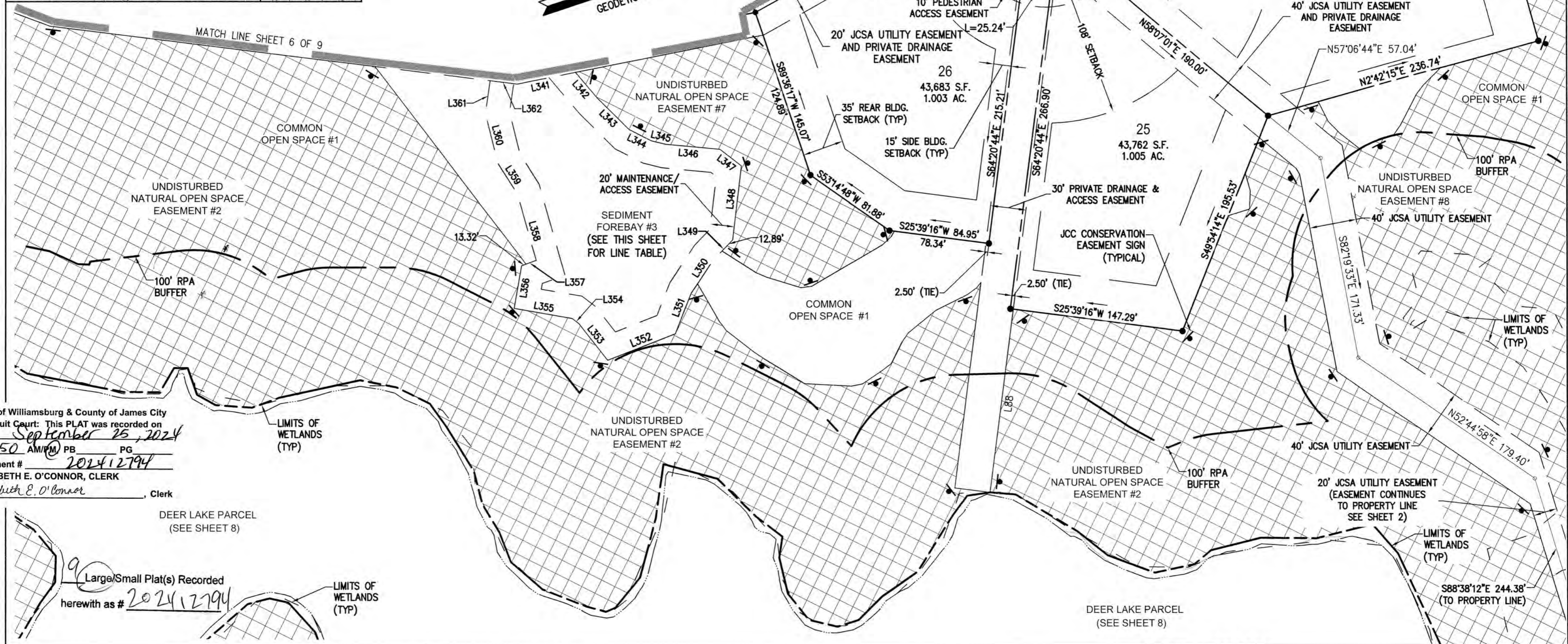
LINE	BEARING	LENGTH
L341	S7°04'41"W	50.49'
L342	S67°45'15"W	28.34'
L343	S62°49'27"W	38.01'
L344	S45°01'00"W	21.28'
L345	S32°07'23"W	12.46'
L346	S23°40'41"W	45.82'
L347	S55°58'09"W	22.96'
L348	N64°50'48"W	62.73'
L349	N27°38'38"W	23.76'
L350	N38°21'52"W	33.52'
L351	N50°22'07"W	36.58'

SEDIMENT FOREBAY #3 LINE TABLE

LINE	BEARING	LENGTH
L352	N3°00'06"W	61.62'
L353	N70°02'36"E	39.21'
L354	N55°47'53"E	7.24'
L355	N28°05'34"E	50.10'
L356	S61°54'26"E	36.70'
L357	S1°24'33"E	13.32'
L358	S87°37'21"E	58.14'
L359	N75°39'31"E	31.01'
L360	S85°32'19"E	43.04'
L361	S63°41'25"E	27.97'
L362	S25°22'21"W	23.06'

GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

NOTE:
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FAWNCREST ESTATES
"FORMERLY REFERRED TO AS DEER LAKE ESTATES"
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

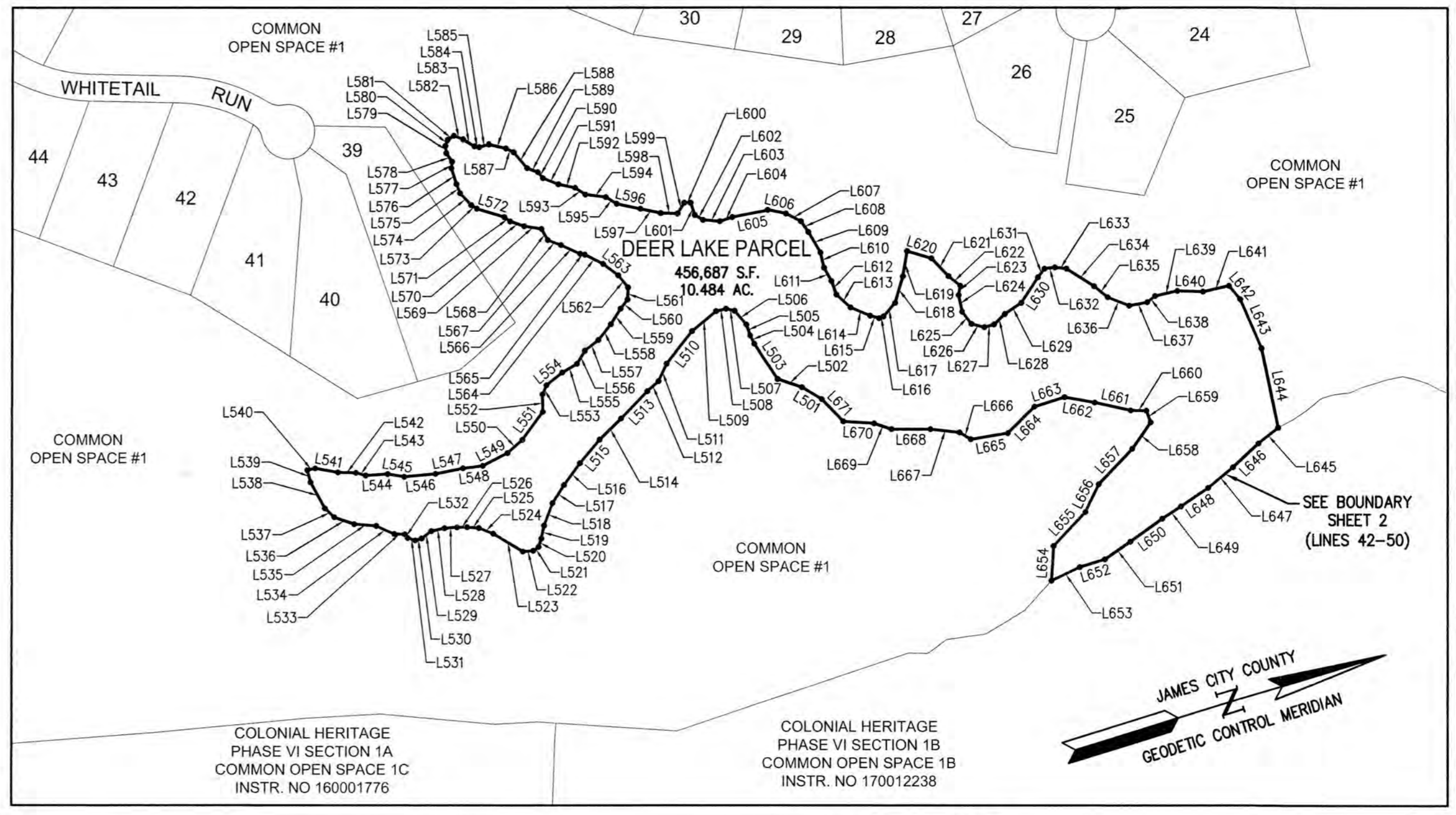
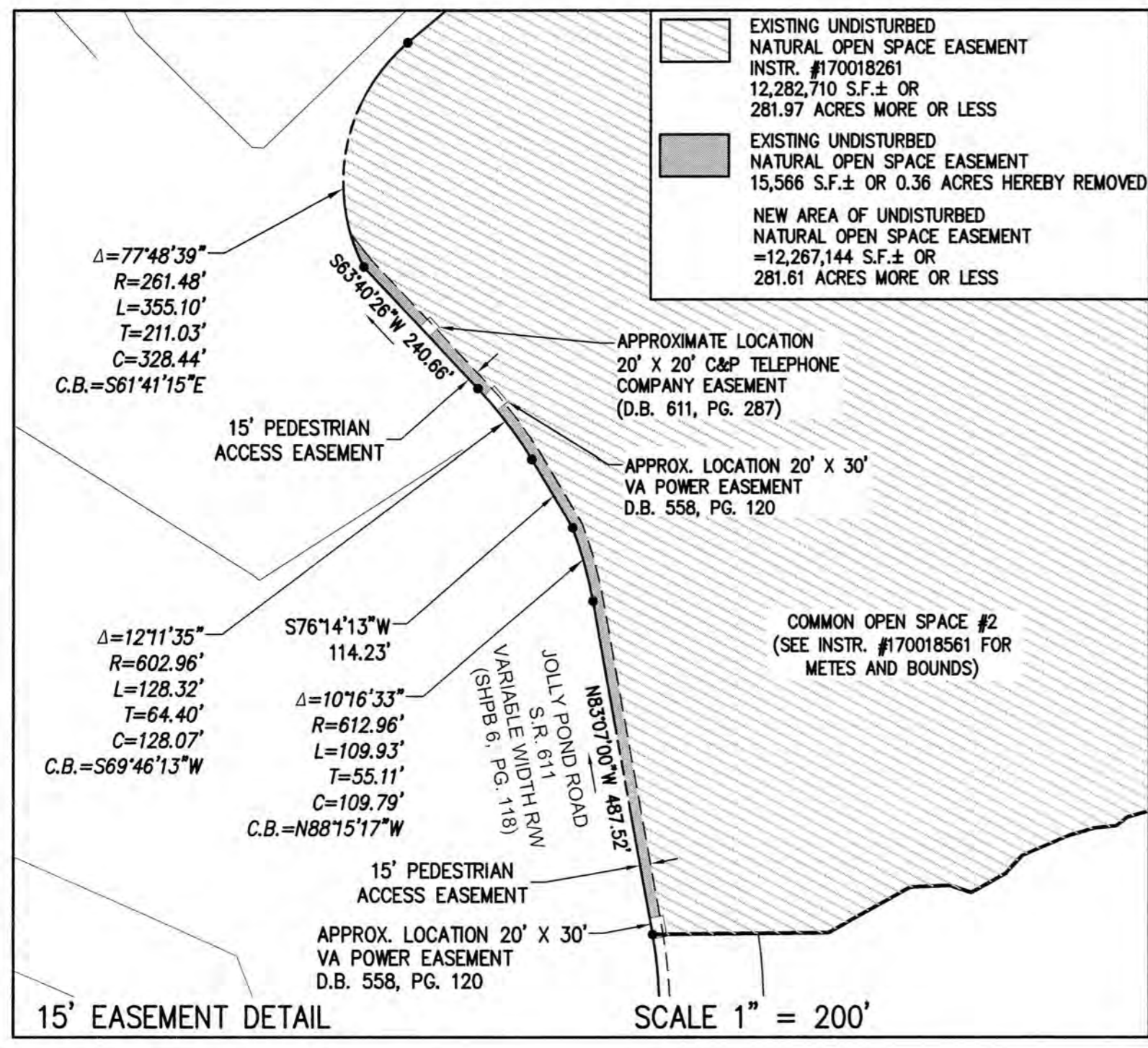
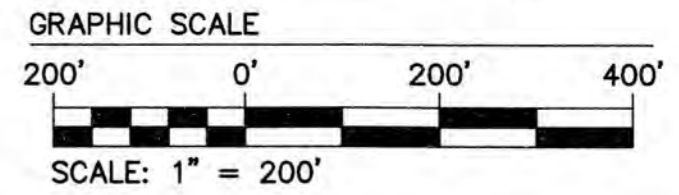
Project Contacts: SJB/TRS
Project Number: 9625-03
Scale: 1"=60' Date: 03/24/21
Sheet Number
7 OF 9

202412794

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH			
L501	S48°06'48"W	42.89'	L521	S18°48'56"E	12.07'	L541	N27°17'32"E	43.54'	L561	N70°28'36"W	22.59'	L581	N15°21'31"W	13.79'	L601	N88°50'16"E	23.70'	L621	N62°52'24"E	45.54'	L641	N4°23'04"E	48.75'	L661	S29°29'22"W	68.75'
L502	S35°29'17"W	47.76'	L522	S12°49'59"W	19.53'	L542	N18°11'49"E	33.50'	L562	S68°12'07"W	28.57'	L582	N38°01'11"E	18.16'	L602	N47°43'51"E	17.84'	L622	N55°54'22"E	27.99'	L642	N67°14'54"E	32.57'	L662	S27°19'16"W	56.89'
L503	S73°22'39"W	77.08'	L523	S48°26'16"W	63.85'	L543	N32°18'42"E	18.97'	L563	S53°42'30"W	35.08'	L583	N47°39'36"E	24.38'	L603	N22°11'26"E	31.07'	L623	S63°01'25"E	17.73'	L643	N83°54'30"E	98.42'	L663	S0°31'03"E	58.90'
L504	S80°14'21"W	17.63'	L524	S38°42'56"W	28.63'	L544	N13°26'25"E	41.16'	L564	S43°53'10"W	37.99'	L584	N26°08'48"E	8.95'	L604	N1°29'55"W	24.41'	L624	S85°07'43"E	31.54'	L644	S84°37'18"E	149.20'	L664	S27°25'58"E	69.66'
L505	S88°06'05"W	21.52'	L525	S21°03'56"W	21.93'	L545	N26°14'13"E	31.79'	L565	S26°47'59"W	8.83'	L585	N2°08'41"E	18.69'	L605	N6°18'49"E	70.22'	L625	N69°33'50"E	28.29'	L645	S22°01'46"E	46.66'	L665	S7°45'15"W	70.25'
L506	S65°53'14"W	33.55'	L526	S16°19'11"W	18.89'	L546	N11°47'55"E	58.69'	L566	S41°08'37"W	39.20'	L586	N29°50'56"E	32.31'	L606	N29°12'59"E	31.55'	L626	N31°28'08"E	25.02'	L646	S26°29'22"E	64.46'	L666	S48°11'53"W	24.47'
L507	S30°30'38"W	16.24'	L527	S13°12'40"W	23.06'	L547	N5°43'16"E	52.38'	L567	S38°08'46"W	26.14'	L587	N43°46'23"E	15.88'	L607	N44°18'50"E	31.21'	L627	N1°12'40"E	18.66'	L647	S22°46'32"E	59.41'	L667	S23°32'54"W	54.46'
L508	S3°51'29"W	19.11'	L528	S4°25'46"W	25.34'	L548	N9°55'34"E	36.86'	L568	S77°33'36"W	23.91'	L588	N66°24'14"E	38.36'	L608	N72°31'16"E	24.34'	L628	N26°31'43"W	27.96'	L648	S16°52'30"E	60.29'	L668	S17°07'57"W	72.14'
L509	S22°39'04"E	57.35'	L529	S20°00'38"E	22.66'	L549	N10°05'05"W	51.39'	L569	S26°04'36"W	32.41'	L589	N37°18'29"E	21.02'	L609	N76°25'25"E	44.19'	L629	N16°31'18"W	37.17'	L649	S15°53'48"E	41.99'	L669	S35°32'34"W	33.98'
L510	S34°40'18"E	76.00'	L530	S0°55'19"W	12.41'	L550	N24°42'46"W	36.70'	L570	S36°12'55"W	27.26'	L590	N66°46'20"E	15.06'	L610	S86°08'33"E	28.61'	L630	N39°35'32"W	56.71'	L650	S18°23'16"E	72.94'	L670	S20°37'57"W	57.17'
L511	S48°11'50"E	35.48'	L531	S33°58'47"W	14.84'	L551	N36°41'49"W	64.26'	L571	S54°02'36"W	13.52'	L591	N38°39'42"E	30.19'	L611	N77°24'36"E	27.84'	L631	N35°06'34"W	19.97'	L651	S17°28'12"E	57.46'	L671	S62°48'42"W	57.97'
L512	S24°30'48"E	27.77'	L532	S68°40'11"W	9.06'	L552	N73°51'09"W	32.66'	L572	S33°56'19"W	53.14'	L592	N28°53'30"E	31.84'	L612	N86°58'00"E	26.86'	L632	N10°15'07"E	19.40'	L652	S0°00'00"E	49.03'			
L513	S29°20'52"E	69.98'	L533	S18°20'47"W	19.92'	L553	N49°32'27"W	18.52'	L573	S50°22'30"W	12.70'	L593	N50°52'14"E	23.18'	L613	N59°04'48"E	35.72'	L633	N22°57'16"E	21.54'	L653	S8°37'28"E	58.35'			
L514	S27°16'30"E	55.85'	L534	S41°03'10"W	36.87'	L554	N21°20'54"W	37.29'	L574	S64°01'22"W	29.88'	L594	N24°09'38"E	38.33'	L614	N39°35'47"E	39.53'	L634	N49°18'07"E	60.91'	L654	N69°22'49"W	64.56'			
L515	S32°59'15"E	56.89'	L535	S21°42'35"W	41.22'	L555	N13°07'53"W	31.80'	L575	S85°36'41"W	18.52'	L595	N48°51'38"E	23.83'	L615	N33°06'40"E	17.35'	L635	N56°10'52"E	32.46'	L655	N29°37'37"W	86.39'			
L516	S36°22'27"E	50.17'	L536	S36°06'26"W	39.40'	L556	N40°56'32"W	27.93'	L576	S89°34'42"W	30.53'	L596	N29°14'56"E	44.37'	L616	N4°21'28"W	8.64'	L636	N38°37'47"E	43.03'	L656	N46°57'52"W	56.51'			
L517	S40°15'06"E	39.82'	L537	S59°55'39"W	24.18'	L557	N21°01'29"W	32.14'	L577	N67°48'27"W	12.19'	L597	N28°59'32"E	38.37'	L617	N32°19'25"W	33.11'	L637	N6°17'45"E	34.23'	L657	N29°17'16"W	90.56'			
L518	S52°18'55"E	43.95'	L538	S77°31'04"W	54.65'	L558	N34°37'53"W	37.28'	L578	S72°52'53"W	18.99'	L598	N18°45'33"E	31.03'	L618	N56°41'22"W	51.29'	L638	N21°26'49"W	18.54'	L658	N37°44'30"W	60.05'			
L519	S61°19'01"E	24.58'	L539	N88°06'01"W	23.39'	L559	N40°52'39"W	33.59'	L579	N80°40'34"W	13.42'	L599	N41°02'35"W	23.60'	L619	N63°34'56"W	46.73'	L639	N4°13'59"E	42.86'	L659	S86°15'22"W	23.08'			
L520	S54°28'56"E	16.32'	L540	N3°31'31"E	15.30'	L560	N35°46'32"W	21.31'	L580	N50°20'32"W	11.37'	L600	N18°18'04"E	11.75'	L620	N33°29'18"E	47.13'	L640	N18°50'36"E	47.57'	L660	S18°03'21"W	29.10'			

Large/Small Plat(s) Recorded herewith as # 202412794

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 September 26, 2024
 at 1:50 AM (PM) PG
 Document # 202412794
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



Rev.	Date	Description	Revised By
3	05/06/24	REVISED NATURAL OPEN SPACE AND EASEMENTS	JFS
2	12/14/23	REVISED BOUNDARY, NOS AND ADDED DEER LAKE PARCEL	JFS
1	05/18/21	REVISED PER COUNTY COMMENTS DATED 04/23/2021	JFS



AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

REF: S-21-0016
 PLAT OF SUBDIVISION
 LOTS 1-50, COMMON OPEN SPACE #1,
 COMMON OPEN SPACE #2 & THE DEER LAKE PARCEL
FAWNCREST ESTATES
 "FORMERLY REFERRED TO AS DEER LAKE ESTATES"
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS
 Project Number: 9625-03
 Scale: 1" = 200' Date: 03/24/21
 Sheet Number
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202412794

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85°50'44"	25.00'	37.46'	23.25'	34.05'	N13°38'01"W
C2	89°50'56"	25.00'	39.20'	24.93'	35.31'	S74°12'49"W
C3	31°26'04"	470.00'	257.86'	132.26'	254.64'	S13°29'15"W
C4	31°26'22"	530.00'	290.82'	149.17'	287.19'	N13°29'24"E
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N42°46'13"E
C6	69°26'59"	325.00'	393.94'	225.25'	370.26'	N53°02'43"E
C7	30°13'44"	275.00'	145.09'	74.27'	143.41'	N33°26'05"E
C8	46°46'34"	35.00'	28.57'	15.14'	27.79'	N71°56'14"E
C9	270°09'54"	50.00'	235.76'	—	70.61'	N39°45'26"W
C10	43°57'13"	35.00'	26.85'	14.12'	26.20'	S27°08'13"W
C11	30°47'36"	325.00'	174.67'	89.50'	172.58'	S33°43'02"W
C12	69°26'59"	275.00'	333.33'	190.60'	313.30'	S53°02'43"W
C13	87°13'21"	25.00'	38.06'	23.82'	34.49'	N48°37'07"W
C14	41°05'35"	675.00'	484.12'	253.00'	473.81'	N18°19'00"E
C15	51°36'10"	525.00'	472.84'	253.81'	457.02'	N13°03'43"E
C16	84°47'03"	25.00'	36.99'	22.82'	33.71'	N29°39'09"E
C17	48°11'23"	35.00'	29.44'	15.65'	28.58'	S83°51'38"E
C18	276°22'46"	55.00'	265.31'	—	73.33'	N17°57'20"W
C19	48°11'23"	35.00'	29.44'	15.65'	28.58'	S47°56'59"W
C20	84°47'03"	25.00'	36.99'	22.82'	33.71'	N65°33'48"W
C21	12°32'50"	525.00'	114.97'	57.72'	114.74'	N29°26'42"W
C22	48°11'23"	35.00'	29.44'	15.65'	28.58'	N11°37'25"W
C23	276°22'46"	55.00'	265.31'	—	73.33'	S54°16'53"W
C24	48°11'23"	35.00'	29.44'	15.65'	28.58'	S59°48'48"E
C25	74°34'55"	475.00'	618.31'	361.73'	575.57'	S1°34'20"W
C26	41°05'35"	725.00'	519.98'	271.74'	508.90'	S18°19'00"W
C27	16°46'17"	676.62'	198.06'	99.74'	197.35'	N48°10'14"W
C28	22°15'17"	612.96'	238.08'	120.56'	236.59'	N71°59'22"W
C31	21°04'38"	676.62'	248.91'	125.88'	247.51'	N50°19'24"W
C32	4°18'21"	676.62'	50.85'	25.44'	50.84'	N58°42'33"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°36'43"E	253.93'
L2	N11°55'01"W	136.38'
L3	N14°53'04"E	57.18'
L4	N35°39'40"E	32.38'
L5	N12°08'26"W	56.36'
L6	N29°05'49"W	35.61'
L7	N6°12'38"W	72.54'
L8	N0°41'41"E	38.65'
L9	N11°07'38"E	31.71'
L10	N21°18'55"W	20.09'
L11	N1°34'35"E	49.13'
L12	N24°14'22"E	44.84'
L13	N15°01'59"E	32.84'
L14	N37°32'43"E	32.07'
L15	N56°02'32"E	65.33'
L16	N35°42'28"E	75.80'
L17	N17°27'49"E	160.97'
L18	N10°46'53"W	189.39'
L19	N0°19'11"E	162.10'
L20	N18°05'19"E	268.65'
L21	N46°44'13"E	189.13'
L22	N40°17'57"E	204.49'
L23	N18°53'59"E	638.94'
L24	N38°21'38"W	344.57'
L25	N63°42'22"W	200.49'
L26	N20°17'12"W	572.70'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S76°10'17"W	8.97'
L28	S71°09'13"W	7.86'
L29	S60°07'14"W	12.69'
L30	S37°42'20"W	43.33'
L31	S44°57'01"W	24.42'
L32	S35°41'06"W	24.86'
L33	S29°39'55"W	23.24'
L34	S5°26'49"W	28.97'
L35	S0°00'00"E	51.94'
L36	S7°45'23"E	20.38'
L37	S10°16'40"W	32.23'
L38	S0°00'00"E	23.07'
L39	S22°43'32"E	37.53'
L40	S16°24'59"E	29.77'
L41	S11°16'32"E	29.41'
L42	S22°01'46"E	46.66'
L43	S26°29'22"E	64.46'
L44	S22°46'32"E	59.41'
L45	S16°52'30"E	60.29'
L46	S15°53'48"E	41.99'
L47	S18°23'16"E	72.94'
L48	S17°28'12"E	57.46'
L49	S0°00'00"E	49.03'
L50	S8°37'28"E	58.35'
L51	S30°35'16"E	73.69'
L52	S13°59'33"E	47.56'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S13°08'02"E	38.51'
L54	S10°16'29"W	32.24'
L55	S8°27'06"W	40.82'
L56	S19°45'26"E	42.90'
L57	S18°23'07"W	36.46'
L58	S20°50'41"W	259.24'
L59	S14°03'00"W	79.41'
L60	S22°06'52"W	213.47'
L61	N13°59'33"E	137.91'
L62	N11°46'53"E	283.15'
L63	N12°49'06"E	261.82'
L64	N5°59'25"E	221.12'
L65	N10°02'50"E	199.21'
L66	N5°53'08"E	282.05'
L67	S84°41'38"W	30.58'
L68	S5°53'08"W	61.32'
L69	S13°24'31"W	249.04'
L70	S10°35'09"W	187.80'
L71	S0°00'00"E	92.28'
L72	S10°40'44"W	152.45'
L73	S14°55'53"W	23.29'
L74	S7°45'55"W	16.65'
L75	S14°02'10"W	15.46'
L76	S29°57'22"W	29.94'
L77	S69°39'42"W	83.42'
L78	S82°04'47"W	278.70'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N82°10'25"W	134.65'
L80	N72°03'11"W	183.50'
L81	N52°59'58"W	620.97'
L82	N43°44'39"W	322.50'
L83	N39°47'05"W	258.52'
L84	N60°51'43"W	247.48'
L85	N20°15'24"W	1.64'
L86	N69°44'36"E	71.94'
L87	N26°43'05"W	109.58'
L88	S64°20'44"E	155.88'

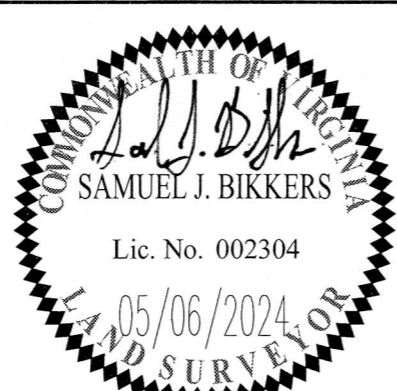
SEDIMENT FOREBAY#1 LINE TABLE		
LINE	BEARING	LENGTH
L300	N17°50'41"W	31.16'
L301	N3°01'37"W	44.05'
L302	N14°26'24"E	36.50'
L303	N23°35'10"E	77.11'
L304	N58°54'55"E	43.24'
L305	S84°08'01"E	29.48'
L306	S27°46'57"E	25.66'
L307	S62°19'37"E	20.52'
L308	S0°48'42"E	60.88'
L309	S16°28'10"E	40.39'
L310	S7°52'43"E	19.54'
L311	S13°49'00"W	38.46'
L312	S29°55'14"W	81.66'
L313	N44°37'22"E	20.00'
L314	N44°29'16"E	3.37'
L315	N79°38'48"E	26.06'
L316	S65°36'06"E	28.24'
L317	S56°10'13"E	25.50'
L318	S40°51'03"E	39.91'
L319	S37°51'49"E	20.21'

SEDIMENT FOREBAY#2 LINE TABLE		
LINE	BEARING	LENGTH
L320	N38°34'32"E	20.01'
L321	S36°43'12"W	21.30'
L322	S64°34'52"W	44.69'
L323	S87°50'24"W	29.97'
L324	N76°20'12"W	14.67'
L325	N51°31'05"W	29.44'
L326	N33°57'20"W	22.80'
L327	N21°19'05"W	25.26'
L328	N16°18'20"W	27.11'
L329	N38°51'38"W	25.81'
L330	N4°52'58"E	15.89'
L331	N14°21'07"W	39.71'
L332	N5°00'05"E	28.02'
L333	N26°48'16"E	14.41'
L334	N79°27'40"E	47.22'
L335	N88°08'59"E	39.99'
L336	S47°36'51"E	93.39'
L337	S31°27'05"E	32.40'
L338	S11°47'30"E	20.63'
L339	S15°43'03"W	18.25'
L340	S11°30'15"E	40.83'

City of Williamsburg & County of James City
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 ELIZABETH E. O'CONNOR, CLERK
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9 Large/Small Plat(s) Recorded
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