



**OWNER'S CONSENT**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

YORKTOWN LAND DEVELOPMENT, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY

SHEPPARD WALE & ASSOC. INC., MANAGER  
BY GARY SHEPPARD, PRESIDENT

11-10-11 DATE

STATE OF VIRGINIA  
COUNTY OF York

I, Jean Ann Chanen, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF November, 2011

Jean Chanen  
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct. 31, 2012

REGISTRATION NO. 7214620

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF YORKTOWN LAND DEVELOPMENT, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM LYDIA L. CASH AND TOUCH OF SPIRIT, INC. A VIRGINIA CORPORATION BY DEED DATED AUGUST 4TH 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA AS INSTRUMENT #050020054.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2012.

Charles A. Calhoun  
CHARLES A. CALHOUN  
LAND SURVEYOR NO. 002554

11/9/2011 DATE



**TRUSTEES CONSENT**

PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & BB&T VA COLLATERAL SERVICE CORPORATION, TRUSTEE, DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT #050020055, WITH AMENDMENT AND SUPPLEMENT TO THE DEED OF TRUST DATED JULY 20, 2007 AND RECORDED AS INSTRUMENT #070018054, AND ADDITIONAL DEED OF TRUST DATED APRIL 19, 2010 AND RECORDED AS INSTRUMENT #100006613, WITH CORRECTION RECORDED AS INSTRUMENT #100007622, THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

Evans Van Leuwen  
EVAN VAN LEUWEN, VICE PRESIDENT  
BRANCH BANKING & TRUST COMPANY OF VA.

11/29/11 DATE

STATE OF VIRGINIA  
COUNTY OF Gloucester

I, Linda Hoge Healy, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF November, 2011

Linda Hoge Healy  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 31, 2012  
REGISTRATION NO. 139278



**TRUSTEES CONSENT**

PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & NVR, INC., JAMES M. SACK, TRUSTEE AND RAINER ALTMANN, TRUSTEE (EITHER OF WHOM MAY ACT) DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT # 050020057, WITH KENT LAMOTTA AND GENE SMITH BEING NAMED SUBSTITUTE TRUSTEES, EITHER OF WHOM MAY ACT, BY INSTRUMENT #060027446 DATED OCTOBER 11, 2006. THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

Kent Lamotta  
KENT LAMOTTA, TRUSTEE Gene E. Smith DATE 11/21/11

STATE OF VIRGINIA  
COUNTY OF Chesterfield

I, Elena K. Woods, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 21st DAY OF November, 2011

Elena K. Woods  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-12

REGISTRATION NO. 114535

**TRUSTEES CONSENT**

PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & W. HUNTER OLD, TRUSTEE, & TOANO CONTRACTORS, INC. (BENEFICIARY) DATED APRIL 19, 2010 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA, IN INSTR. #100006614, THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

W. Hunter Old  
W. HUNTER OLD, TRUSTEE DATE 11-15-11

STATE OF VIRGINIA  
COUNTY OF James City

I, Rebecca A. Lambert, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF November, 2011

Rebecca A. Lambert  
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-28-2013

REGISTRATION NO. 365200

**NOTES:**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. EXTERIOR PROPERTY LINES SHOWN HEREON TAKEN FROM RECORD PLAT RECORDED IN INSTRUMENT #050020053 AND OTHER PLATS NOTED.
- PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51199C0185C DATED JUNE 16, 2009.
- ALL COMMON AREAS ARE TO BE CONVEYED TO THE RIVERWALK TOWNES HOMEOWNER'S ASSOCIATION.
- MINIMUM LOT SETBACK REQUIREMENTS IN RMF ZONING:  
FRONT YARD = 20'  
REAR YARD = 15'  
SIDE YARD = 10'

- WETLANDS SHOWN TAKEN FROM DELINEATION BY RICKMOND+BURY AND CONFIRMED BY THE CORPS OF ENGINEERS BY LETTER DATED 11/30/04.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- YORK COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE STREETS SHOWN HEREON ARE PRIVATE, MAY NOT MEET STATE STANDARDS, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE ROADS AND RIGHT-OF-WAY SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION FOR THE LOTS CREATED BY THIS PLAT.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- ALL YORK COUNTY UTILITY EASEMENTS SHOWN HEREON SHALL BE CENTERED OVER THE SANITARY SEWER LINE OR SERVICE LATERAL.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- ALL STORM DRAINAGE PIPES NOT IN A VDOT RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE RIVERWALK TOWNES HOMEOWNERS ASSOCIATION.
- NEWPORT NEWS WATERLINE EASEMENTS EXIST, BUT ARE NOT SHOWN FOR CLARITY, SEE INSTRUMENT #070025149, #080014866, #090002454, #090016061, #100007653 AND #100011771

**CURVE TABLE**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C8	9.00'	12.76'	11.72'	N 59°25'22" E	81°14'54"	7.72'
C9	1.00'	1.69'	1.50'	S 31°32'03" E	96°50'15"	1.13'
C10	9.00'	14.33'	12.87'	N 42°21'17" W	91°15'31"	9.20'
C11	1.00'	1.57'	1.41'	N 48°16'28" E	90°00'00"	1.00'
C12	9.00'	12.83'	11.77'	N 39°51'48" W	81°40'36"	7.78'
C13	17.00'	26.70'	24.04'	N 48°16'29" E	90°00'00"	17.00'
C14	17.00'	26.70'	24.04'	N 41°43'31" W	90°00'00"	17.00'
C15	185.00'	50.13'	49.97'	S 11°02'12" W	15°31'27"	25.22'
C16	9.00'	5.58'	5.49'	N 62°57'05" W	35°30'03"	2.88'
C17	9.00'	7.25'	7.06'	N 22°06'47" W	46°10'33"	3.84'
C18	185.00'	33.72'	33.67'	S 08°29'44" W	10°26'32"	16.90'
C19	9.00'	15.34'	13.55'	N 52°06'44" E	97°40'32"	10.29'
C20	1.00'	1.57'	1.41'	N 41°43'32" W	90°00'00"	1.00'
C21	185.00'	16.41'	16.40'	S 16°15'28" W	05°04'56"	8.21'



**RIVERWALK TOWNES  
PHASE V-B**

NELSON MAGISTERIAL DISTRICT  
YORK COUNTY, VIRGINIA

DATE: 09/16/11 SCALE: N/A JOB #07-130

SHEET 1 OF 3



205-E Bulifants Blvd, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**TAX PARCEL NUMBER:**  
TM# 18-00-00-116A

**GPIN NUMBER:**  
012C-0135-0197

**ZONING:**  
RMF - (Multi Family Residential)

**UTILITIES:**  
WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS  
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

**AREA CALCULATIONS**  
PHASE V-B  
(LOTS 23A-26E)

LOTS = 1.126 AC.

PRIVATE RIGHT-OF-WAY = 0.424 AC.

COMMON AREAS = 0.703 AC.

TOTAL SUBDIVIDED AREA PHASE V-B = 2.253 AC.

**DEDICATION OF COMMON AREAS**

YORKTOWN LAND DEVELOPMENT, L.L.C., IN RECORDING THIS PLAT OF RIVERWALK TOWNES, PHASE V-B, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA, PARKING ETC., INTENDED FOR USE BY THE HOMEOWNERS IN RIVERWALK TOWNES FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN RIVERWALK TOWNES.

**APPROVED:**  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 4/30/12

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 7th DAY OF May, 2012. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 120007642

TESTE: Lynn S. Mendibur 2:01 pm  
CLERK

BY: Alisa Brogden, D.C.  
LANDTECH RESOURCES, INC.

MAY - 7 PM 2:04