

VICINITY MAP
SCALE: 1"= 2000'

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

10-9-12
DATE

STATE OF VIRGINIA

COUNTY OF York

I, Jean Chanin, 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 9 DAY OF October, 2012

Jean Chanin
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/31/2012
REGISTRATION NO. 7214620



SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 JULY 1, 2013.

Thomas C. Sublett 7/20/2012
THOMAS C. SUBLETT DATE
LAND SURVEYOR NO. 1886



TRUSTEES CONSENT

PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & BB&T VA COLLATERAL SERVICE CORPORATION, TRUSTEE, DATED AUGUST 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 #100007622, THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

Evan Van Leeuwen
EVAN VAN LEEUWEN, VICE PRESIDENT
BRANCH BANKING & TRUST COMPANY OF VIRGINIA

10/9/12
DATE

STATE OF VIRGINIA

COUNTY OF Gloucester

I, Linda Hogge 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 9th DAY OF October, 2012

Linda Hogge Healy
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 2015
REGISTRATION NO. 139672



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 AUGUST 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 THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

Kent Lamotta or Gene Smith, TRUSTEE

9/27/12
DATE

STATE OF VIRGINIA

COUNTY OF James City

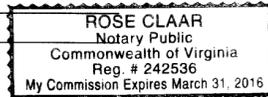
I, Rose Claar, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS

ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 27 DAY OF September, 2012

Rose Claar
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/2016
REGISTRATION NO. 242536



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 INSTRUMENT #100006614, THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE:

W. Hunter Old, TRUSTEE

10/4/12
DATE

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 4th DAY OF October, 2012

Rebecca A. Lambert
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-28-2013
REGISTRATION NO. 365200



GENERAL NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE BOUNDARY LINES OF THE AREA HEREBY SUBDIVIDED BY THIS PLAT ARE TAKEN FROM RECORD PLAT, RECORDED AS INSTRUMENT #120007642. THE EXTERIOR BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM RECORD PLAT, RECORDED IN INSTRUMENT #050020053.
- PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. MAP 51199C0185C, EFFECTIVE DATE JUNE 16, 2009.
- ALL COMMON AREAS ARE TO BE CONVEYED TO THE RIVERWALK TOWNES HOMEOWNERS ASSOCIATION.
- MINIMUM LOT SETBACK REQUIREMENTS IN RMF ZONING:
FRONT YARD = 20'
REAR YARD = 15'
SIDE YARD = 10'
- WETLANDS SHOWN ARE TAKEN FROM DELINEATION BY RICHMOND+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 (PLAT), #070025148, #080014866 (PLAT), #080014867, #090016061, #090002454 (PLAT), #090002455, #100007653 AND #100011771.

**SUBDIVISION PLAT OF
RIVERWALK TOWNES
PHASE V-C**

SHEET 1 OF 3

NELSON DISTRICT YORK COUNTY VIRGINIA

Date: 7-20-12 Scale: N/A Proj. No: W09875-05-C Proj. Contacts: TCS / CMA

REV: 9-18-12



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Williamsburg, Virginia 23188
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CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

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-C
(LOTS 27A-27E, 28A-28F & 45A-45F)

LOTS = 0.973 ACRES±
PRIVATE RIGHT-OF-WAY = 0.230 ACRES±
COMMON AREA = 0.600 ACRES±
TOTAL SUBDIVIDED AREA PHASE V-C = 1.803 ACRES±

DEDICATION OF COMMON AREAS

YORKTOWN LAND DEVELOPMENT, L.L.C., IN RECORDING THIS PLAT OF RIVERWALK TOWNES, PHASE V-C, 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: 12/4/12

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 6th DAY OF Dec., 2012.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. LR 120022279

TESTE: Lynn S. Merrill, CLERK

By: Christina H. Elliott, L.C.