

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

[Signature] 1/14/10
 SHEPPARD & ASSOC. INC, MANAGER
 BY GARY SHPPARD, PRESIDENT

STATE OF VIRGINIA Gloucester
 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 19th DAY OF January, 2010

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 2011
 REGISTRATION NO. 139672

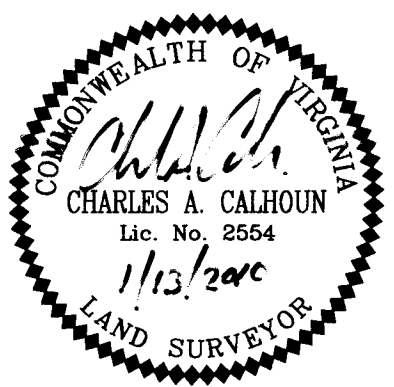
SURVEYOR'S CERTIFICATE

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 MARCH 31, 2010.

[Signature] 1/13/2010
 CHARLES A. CALHOUN
 LAND SURVEYOR NO. 002554



TRUSTEES CONSENT

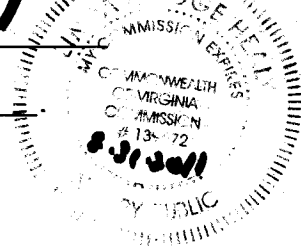
PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE, DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT # 050020055, THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

[Signature] 1/14/10
 EVAN VAN LEEUWEN, VICE PRESIDENT
 BRANCH BANKING & TRUST COMPANY OF VA.

STATE OF VIRGINIA Gloucester
 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 19th DAY OF January, 2010

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 2011
 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 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. THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

[Signature] 1-15-10
 KENT LAMOTTA, TRUSTEE

STATE OF VIRGINIA Christenfield
 COUNTY OF Christenfield
 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 15th DAY OF January, 2010

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-2012
 REGISTRATION NO. 114535

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 EASMENT 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 AND #090016061.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C8	815.00'	6.63'	6.63'	N 20°38'13" E	00°27'59"
C9	779.00'	22.26'	22.26'	S 21°13'20" W	01°38'13"
C10	797.00'	137.53'	137.36'	S 26°56'50" W	09°53'13"
C11	9.00'	14.20'	12.77'	S 77°04'45" W	90°22'37"
C12	735.00'	73.17'	73.14'	S 60°34'42" E	05°42'14"
C13	703.00'	79.13'	79.08'	S 66°39'17" E	06°26'56"
C14	9.00'	14.34'	12.87'	N 64°27'35" E	91°19'20"
C15	9.00'	13.99'	12.62'	N 25°43'57" W	89°03'46"
C16	979.99'	116.88'	116.81'	S 66°50'50" E	06°50'01"
C17	1076.00'	99.93'	99.89'	S 60°46'11" E	05°19'15"
C18	735.00'	61.53'	61.51'	N 60°30'28" W	04°47'48"
C19	9.00'	14.68'	13.10'	S 70°22'17" W	93°26'43"
C20	9.00'	14.16'	12.74'	N 17°56'07" W	90°09'08"
C21	765.00'	65.45'	65.43'	N 60°33'37" W	4°54'07"
C22	1046.00'	97.14'	97.10'	N 60°46'11" W	5°19'15"
C23	949.99'	112.51'	112.45'	N 66°49'23" W	6°47'09"
C24	9.00'	14.29'	12.84'	S 64°17'29" W	90°59'06"
C25	9.00'	13.94'	12.59'	S 25°34'59" E	88°45'48"
C26	733.00'	83.60'	83.55'	S 66°41'51" E	6°32'04"
C27	30.00'	0.01'	0.01'	S 63°25'14" E	0°01'09"
C28	765.00'	76.15'	76.12'	S 60°34'42" E	05°42'13"
C30	9.00'	6.99'	6.82'	N 03°28'01" W	44°31'53"
C31	9.00'	6.99'	6.82'	S 47°59'54" E	44°31'53"
C32	979.99'	24.96'	24.96'	S 69°32'04" E	1°27'33"
C33	979.99'	22.00'	22.00'	S 68°09'42" E	1°17'11"
C34	979.99'	22.00'	22.00'	S 66°52'31" E	1°17'11"
C35	979.99'	22.01'	22.01'	S 65°35'19" E	1°17'13"
C36	979.99'	22.03'	22.03'	S 64°18'03" E	1°17'18"
C37	979.99'	3.87'	3.87'	S 63°32'37" E	0°13'35"
C38	1076.00'	35.90'	35.90'	S 62°28'28" E	1°54'42"
C39	1076.00'	28.03'	28.03'	S 60°46'20" E	1°29'33"
C40	1076.00'	28.01'	28.01'	S 59°16'49" E	1°29'29"
C41	1076.00'	7.99'	7.99'	S 58°19'19" E	0°25'31"
C42	735.00'	32.46'	32.45'	S 59°22'28" E	2°31'48"
C43	735.00'	29.08'	29.07'	S 61°46'22" E	2°16'00"
C45	797.00'	66.07'	66.05'	S 29°30'57" W	4°45'00"
C46	9.00'	7.48'	7.26'	N 03°20'33" E	47°35'48"
C47	9.00'	6.68'	6.53'	N 41°44'01" W	42°33'20"
C48	765.00'	32.20'	32.20'	N 61°48'20" W	2°24'41"
C49	765.00'	28.01'	28.01'	N 59°33'03" W	2°05'52"
C50	765.00'	5.24'	5.24'	N 58°18'20" W	0°23'34"
C51	1046.00'	24.80'	24.80'	N 58°47'19" W	1°21'30"
C52	1046.00'	38.43'	38.43'	N 60°31'13" W	2°06'19"
C53	1046.00'	26.49'	26.49'	N 62°17'54" W	1°27'04"
C54	1046.00'	7.42'	7.42'	N 63°13'37" W	0°24'23"
C55	949.99'	18.62'	18.62'	N 63°59'31" W	1°07'24"
C56	949.99'	28.02'	28.02'	N 65°23'55" W	1°41'24"
C57	949.99'	28.00'	28.00'	N 67°05'17" W	1°41'20"
C58	949.99'	37.86'	37.86'	N 69°04'27" W	2°17'01"
C59	9.00'	0.55'	0.55'	N 71°57'40" W	3°29'24"
C60	9.00'	13.74'	12.45'	S 62°32'47" W	87°29'42"
C61	9.00'	12.61'	11.60'	S 21°20'30" E	80°16'50"
C62	9.00'	1.33'	1.33'	S 65°43'24" E	8°28'58"
C63	733.00'	37.08'	37.07'	S 68°30'56" E	2°53'54"
C64	733.00'	28.01'	28.01'	S 65°58'18" E	2°11'23"
C65	733.00'	18.51'	18.50'	S 64°09'13" E	1°26'47"
C66	765.00'	11.67'	11.67'	S 62°59'36" E	0°52'26"
C67	765.00'	10.03'	10.03'	S 62°10'51" E	0°45'03"
C68	765.00'	38.43'	38.43'	S 60°21'59" E	2°52'42"
C69	765.00'	16.03'	16.03'	S 58°19'37" E	1°12'02"
C70	735.00'	3.63'	3.63'	N 57°52'04" W	0°16'58"
C71	735.00'	22.00'	22.00'	N 58°52'00" W	1°42'54"
C72	735.00'	32.09'	32.09'	N 60°58'30" W	2°30'07"
C73	735.00'	15.45'	15.45'	N 62°49'41" W	1°12'15"
C74	703.00'	3.98'	3.98'	N 63°35'33" W	0°19'27"
C75	703.00'	22.02'	22.02'	N 64°39'06" W	1°47'40"
C76	703.00'	22.00'	22.00'	N 66°26'44" W	1°47'35"
C77	703.00'	31.13'	31.13'	N 68°36'38" W	2°32'14"
C78	9.00'	0.96'	0.96'	N 72°55'30" W	6°05'30"
C79	9.00'	13.39'	12.19'	S 61°24'50" W	85°13'50"
C80	970.69'	32.09'	32.09'	S 69°04'24" E	1°53'39"
C81	970.69'	22.00'	22.00'	S 67°28'37" E	1°17'55"
C82	970.69'	22.00'	22.00'	S 66°10'42" E	1°17'55"

SUBDIVISION PLAT OF RIVERWALK TOWNES PHASE IV

NELSON MAGISTERIAL DISTRICT
 YORK COUNTY, VIRGINIA

DATE: 06/10/09 SCALE: N/A JOB #07-130
 REV: 01/13/10
 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 IV (LOTS 14E-33A)
 LOTS = 3.818 AC.
 PRIVATE RIGHT-OF-WAY = 0.744 AC.
 COMMON AREAS = 0.988 AC.
 TOTAL SUBDIVIDED AREA PHASE IV = 5.550 AC.

DEDICATION OF COMMON AREAS

YORKTOWN LAND DEVELOPMENT, L.L.C., IN RECORDING THIS PLAT OF RIVERWALK TOWNES, PHASE IV, 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:

[Signature] 2/11/10
 VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*
 PLAT APPROVING AGENT

DATE: 4-8-2010

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 8th DAY OF April 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 100005822
 10:15am

TESTE: Lynn S. Mendibour
 CLERK

BY: Renae E. Wiseman, D.C.