

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

STATE OF VIRGINIA
COUNTY OF York
I, Charles A. Calhoun, 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 12th DAY OF September, 2007

Charles A. Calhoun ID# 7071651
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-31-2011

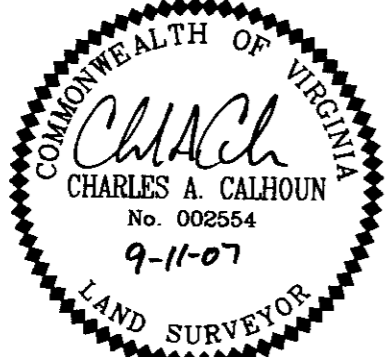
SURVEYOR'S CERTIFICATE

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 DECEMBER 31, 2007

Charles A. Calhoun
DATE: 9-11-07
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:

Evan Van Leeuwen
EVAN VAN LEEUWEN, VICE PRESIDENT
BRANCH BANKING & TRUST COMPANY OF VA.
DATE: 9/12/07

STATE OF VIRGINIA
COUNTY OF Norfolk
I, Juanita A. Alexander, 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 12th DAY OF September, 2007

Juanita A. Alexander - 369820
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/28/2010

TRUSTEES CONSENT

PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & NVR, INC., JAMES M. SACK, TRUSTEE AND RAINER ALTMANN, TRUSTEES (EITHER OF WHICH 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:

Gene Smith
GENE SMITH, TRUSTEE
DATE: 9/12/07

STATE OF VIRGINIA
COUNTY OF Chesapeake
I, Mary Ann Lunde, 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 12th DAY OF Sept., 2007

Mary Ann Lunde # 244033
NOTARY PUBLIC
MY COMMISSION EXPIRES 9.30.2008

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" & "AE" ACCORDING TO COMMUNITY PANEL #510182 0035B DATED DECEMBER 16, 1988.
- 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 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 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.

DEDICATION OF COMMON AREAS

YORKTOWN LAND DEVELOPMENT, L.L.C., IN RECORDING THIS PLAT OF RIVERWALK TOWNES, PHASE 1, 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.

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	85°07'09"	S 41°57'42" E	8.26	9.00	13.37	12.17
C2	06°39'01"	N 27°54'47" W	5.36	92.32	10.72	10.71
C3	49°03'18"	N 55°46'20" W	19.91	43.63	37.35	36.22
C4	02°36'47"	S 81°36'23" E	1.00	43.63	1.99	1.99
C5	20°51'21"	S 74°05'36" E	67.17	365.00	132.86	132.13
C6	06°02'28"	S 79°24'51" E	19.26	365.00	38.48	38.47
C7	02°05'12"	S 83°28'40" E	6.65	365.00	13.29	13.29
C8	96°46'34"	S 49°01'31" W	10.13	9.00	15.20	13.46
C9	04°58'10"	N 80°06'07" W	42.74	985.00	85.43	85.40
C10	04°24'33"	N 79°49'30" W	39.77	1033.00	79.49	79.47
C11	02°29'19"	N 83°16'37" W	22.05	1015.00	44.09	44.08
C12	00°33'49"	S 84°14'22" E	1.65	335.00	3.30	3.30
C13	09°08'31"	N 79°24'57" W	25.34	317.00	50.58	50.53
C14	11°12'31"	N 69°16'11" W	32.87	335.00	65.53	65.43
C15	03°17'01"	S 65°18'26" E	10.46	365.00	20.92	20.91
C16	03°28'11"	S 68°41'01" E	11.06	365.00	22.10	22.10
C17	04°23'33"	S 72°36'53" E	14.00	365.00	27.98	27.97
C18	01°34'57"	S 75°36'08" E	5.04	365.00	10.08	10.08
C19	84°26'38"	S 74°06'46" W	8.17	9.00	13.26	12.10
C20	87°04'27"	S 11°38'47" E	8.55	9.00	13.68	12.40
C21	92°32'36"	S 78°32'41" W	2.09	2.00	3.23	2.89
C22	90°07'41"	S 12°47'28" E	2.00	2.00	3.15	2.83
C23	90°22'58"	S 77°04'56" W	9.06	9.00	14.20	12.77
C24	09°53'13"	N 26°56'50" E	68.94	797.00	137.53	137.36
C25	05°23'33"	S 23°06'00" W	38.38	815.00	76.70	76.68
C26	90°00'00"	S 19°12'14" E	17.00	17.00	26.70	24.04
C27	84°09'03"	N 68°19'042" E	15.35	17.00	24.97	22.78
C28	05°27'35"	S 23°08'01" W	37.43	785.00	74.80	74.77
C29	08°27'07"	S 24°37'47" W	61.11	827.00	121.99	121.88
C30	92°31'16"	S 17°24'17" E	9.40	9.00	14.53	13.00
C31	01°38'13"	N 21°13'20" E	11.13	779.00	22.26	22.26
C32	01°15'17"	S 25°14'10" W	8.60	785.00	17.19	17.19
C33	01°36'31"	S 23°48'16" W	11.02	785.00	22.04	22.04
C34	01°36'24"	S 22°11'48" W	11.01	785.00	22.01	22.01
C35	00°59'23"	S 20°53'55" W	6.78	785.00	13.56	13.56
C36	00°41'34"	S 20°45'01" W	5.00	827.00	10.00	10.00
C37	02°11'31"	S 22°11'33" W	15.82	827.00	31.64	31.64
C38	01°31'32"	S 24°03'04" W	11.01	827.00	22.02	22.02
C39	01°31'28"	S 25°34'35" W	11.00	827.00	22.00	22.00
C40	02°13'18"	S 27°26'58" W	16.04	827.00	32.07	32.07
C41	01°05'39"	N 25°14'57" E	7.78	815.00	15.56	15.56
C42	01°32'53"	S 23°55'41" W	11.01	815.00	22.02	22.02
C43	02°17'02"	S 22°00'44" W	16.25	815.00	32.49	32.48
C44	00°27'59"	S 20°38'13" W	3.32	815.00	6.63	6.63
C45	07°06'32"	S 88°51'01" E	55.47	893.01	110.80	110.73
C46	08°35'01"	S 81°00'15" E	67.02	893.01	133.78	133.66
C47	22°47'21"	N 19°50'33" W	13.57	67.32	26.78	26.60
C48	51°40'06"	N 57°04'58" W	9.02	18.63	16.80	16.24
C49	23°32'22"	N 41°23'55" E	198.81	954.16	392.01	389.26
C50	23°58'17"	S 65°09'15" W	198.39	934.51	390.98	388.13
C51	26°08'52"	N 89°47'10" W	207.38	893.01	407.54	404.01
C52	20°17'00"	N 64°07'48" W	169.16	945.69	334.79	333.04
C53	04°22'00"	S 76°27'18" E	43.58	1143.20	87.13	87.11
C54	00°17'44"	S 28°42'29" W	2.13	827.00	4.26	4.26
C55	90°07'36"	S 44°25'34" E	9.02	9.00	14.16	12.74
C56	89°56'31"	S 45°32'22" W	8.99	9.00	14.13	12.72
C57	89°49'15"	N 44°34'45" W	8.97	9.00	14.11	12.71
C58	89°52'24"	S 45°34'26" W	8.98	9.00	14.12	12.71
C59	93°09'15"	S 45°56'24" E	33.81	32.00	52.03	46.48
C60	93°43'02"	N 47°27'24" E	34.15	32.00	52.34	46.70
C61	96°48'34"	S 40°59'50" E	3.38	3.00	5.07	4.49
C62	86°58'37"	S 47°06'34" W	4.74	5.00	7.59	6.88
C63	93°01'23"	N 42°53'26" W	5.27	5.00	8.12	7.26
C64	90°00'00"	S 45°35'53" W	3.00	3.00	4.71	4.24
C65	01°56'50"	N 86°37'18" E	15.18	893.01	30.35	30.35

- 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.

SUBDIVISION PLAT OF RIVERWALK TOWNES PHASE I

NELSON MAGISTERIAL DISTRICT
YORK COUNTY, VIRGINIA

DATE: 4/24/07 SCALE: N/A JOB #07-130
REV: 7/23/07
REV: 9/11/07

SHEET 1 OF 5



5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

TAX PARCEL NUMBER:

18-04-00-001
18-04-00-001A
18-00-00-116

GPIN NUMBER:

011A-0080-4779
011A-0017-4969
012C-0707-0004

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

LOTS = 2.6764 AC.
PRIVATE RIGHT-OF-WAY = 1.7474 AC.
COMMON AREAS = 4.6471 AC.
LAND TO COUNTY OF YORK = 0.2295 AC.
TOTAL SUBDIVIDED AREA PHASE 1 = 9.3004 AC.

APPROVED:

J.W. Brown 10/3/07
VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 10/4/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 4th DAY OF Oct 2007. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 070024151

TESTE: Lynn S. Jenkins 3:26pm
CLERK
BY: Rachael Prestach