

**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 HAYE & ASSOC. INC. MANAGER  
BY GARY SHEPPARD, PRESIDENT

4-30-08  
DATE

STATE OF VIRGINIA  
COUNTY OF York

I, Kathleen R. Tzuber, 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 30 DAY OF April, 2008

Kathleen R. Tzuber  
NOTARY PUBLIC

MY COMMISSION EXPIRES January 31, 2009  
REGISTRATION NO. 348362

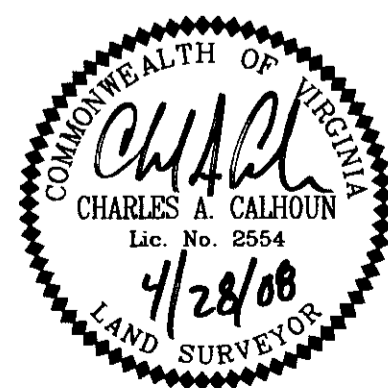
**SURVEYOR'S CERTIFICATE**

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 JULY 31, 2008

Charles A. Calhoun DATE: 4/28/08  
CHARLES A. CALHOUN  
LAND SURVEYOR NO. 002554



**TRUSTEES CONSENT**

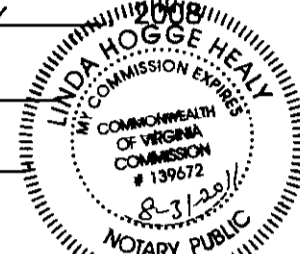
PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE, DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT # 050020055, THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT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

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

5/1/08  
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 1st DAY OF May

Linda Hogge Healy  
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, TRUSTEES (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:

Kent Lamotta  
KENT LAMOTTA, TRUSTEE

4-30-08  
DATE

STATE OF VIRGINIA  
COUNTY OF James City

I, Rose Clear, 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 30 DAY OF April, 2008

Rose Clear  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/31/2012  
REGISTRATION NO. 242536

**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 AND PANEL #510182 0032B 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 II, 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**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C8	954.16'	81.14'	81.11'	S 32°03'54" W	04°52'20"
C9	32.00'	48.97'	44.33'	S 09°22'57" E	87°40'45"
C10	35.00'	53.22'	48.24'	N 83°12'55" E	87°07'30"
C11	215.00'	245.72'	232.57'	S 72°23'40" W	65°28'59"
C12	9.00'	14.71'	13.13'	N 58°18'21" E	93°39'37"
C13	9.00'	13.63'	12.36'	S 31°29'13" E	86°45'17"
C14	1033.00'	79.55'	79.53'	S 79°49'24" E	04°24'44"
C15	1015.00'	15.19'	15.19'	S 82°27'41" E	00°51'27"
C16	9.00'	13.71'	12.43'	N 39°14'06" W	87°18'36"
C17	1015.00'	28.90'	28.89'	S 83°42'20" E	01°37'52"
C18	9.00'	14.30'	12.85'	S 49°56'58" W	91°03'32"
C19	713.02'	162.25'	161.90'	N 10°56'19" E	13°02'16"
C20	713.01'	131.01'	130.83'	N 09°41'02" E	10°31'40"
C21	686.16'	49.80'	49.79'	S 15°22'58" W	04°09'31"
C22	686.16'	38.43'	38.43'	N 15°51'27" E	03°12'34"
C23	665.02'	103.46'	103.35'	N 08°49'45" E	08°54'49"
C24	985.00'	47.33'	47.33'	S 76°14'27" E	02°45'12"
C25	1015.00'	48.77'	48.77'	N 76°14'27" W	02°45'12"
C26	185.00'	211.44'	200.11'	S 72°23'40" W	65°28'59"
C27	65.00'	98.84'	89.59'	S 83°12'55" W	87°07'30"
C28	32.00'	54.92'	48.42'	S 77°36'42" W	98°19'57"
C29	713.02'	10.89'	10.89'	N 15°23'08" E	00°52'32"
C30	713.02'	20.34'	20.34'	N 16°38'25" E	01°38'04"
C31	215.00'	15.01'	15.01'	S 86°59'41" W	04°00'02"
C32	215.00'	25.45'	25.44'	S 81°36'12" W	06°46'56"
C33	215.00'	24.32'	24.31'	S 74°58'17" W	06°28'53"
C34	215.00'	24.42'	24.40'	S 68°28'39" W	06°30'23"
C35	215.00'	28.35'	28.33'	S 61°26'50" W	07°33'14"
C36	215.00'	35.52'	35.48'	S 52°56'13" W	09°27'59"
C37	215.00'	12.01'	12.01'	S 46°36'13" W	03°12'02"
C38	215.00'	20.08'	20.07'	S 42°19'41" W	05°21'01"
C39	928.48'	38.51'	38.51'	S 48°15'32" W	02°22'35"
C40	928.48'	28.03'	28.03'	S 50°18'42" W	01°43'46"
C41	928.48'	28.00'	28.00'	S 52°02'26" W	01°43'41"
C42	928.48'	5.44'	5.44'	S 53°04'20" W	00°20'08"
C43	909.52'	22.57'	22.57'	S 53°56'48" W	01°25'19"
C44	909.52'	38.46'	38.45'	S 55°52'08" W	02°25'21"
C45	35.00'	29.65'	28.77'	N 63°55'28" E	48°32'36"
C46	35.00'	23.57'	23.13'	S 72°30'47" E	38°34'54"
C47	928.48'	38.55'	38.55'	S 34°35'17" W	02°22'44"
C48	928.48'	28.04'	28.04'	S 36°38'33" W	01°43'49"
C49	928.48'	28.01'	28.01'	S 38°22'19" W	01°43'42"
C50	928.48'	28.00'	28.00'	S 40°06'00" W	01°43'41"
C51	928.48'	28.02'	28.02'	S 41°49'43" W	01°43'45"
C52	928.48'	38.50'	38.50'	S 43°52'53" W	02°22'34"
C53	928.48'	189.12'	188.80'	S 39°14'02" W	11°40'15"
C54	928.48'	99.98'	99.93'	S 50°09'19" W	06°10'10"
C55	909.52'	61.03'	61.01'	S 55°09'28" W	03°50'40"
C56	65.00'	21.16'	21.06'	N 59°17'34" E	18°38'52"
C57	65.00'	65.98'	63.19'	S 82°18'10" E	58°09'40"
C58	65.00'	11.70'	11.69'	N 44°48'39" E	10°18'58"
C59	686.16'	11.37'	11.37'	N 13°46'41" E	00°56'57"
C60	1015.00'	3.57'	3.57'	N 74°57'54" W	00°12'05"
C61	1015.00'	38.41'	38.41'	N 76°08'59" W	02°10'05"
C62	1015.00'	6.80'	6.80'	N 77°25'32" W	00°23'01"
C63	934.51'	75.26'	75.24'	S 55°28'32" W	04°36'52"
C64	215.00'	60.57'	60.37'	N 82°56'05" W	16°08'27"

SUBDIVISION PLAT OF  
RIVERWALK TOWNES  
PHASE II  
NELSON MAGISTERIAL DISTRICT  
YORK COUNTY, VIRGINIA  
DATE: 2/20/08 SCALE: N/A JOB #07-130  
REV: 4/28/08  
SHEET 1 OF 4

**LandTech  
Resources, Inc.**  
Surveying · Engineering · GPS

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

TAX PARCEL NUMBER:  
18-00-00-116

GPIN NUMBER:  
011A-1102-4867

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 = 1.696 AC.  
PRIVATE RIGHT-OF-WAY = 0.777 AC.  
COMMON AREAS = 3.398 AC.  
TOTAL SUBDIVIDED AREA PHASE II = 5.871 AC.

APPROVED:  
Paul L. Pen 5/16/08  
VIRGINIA DEPARTMENT DATE  
OF TRANSPORTATION

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena  
PLAT APPROVING AGENT  
DATE: 5/21/08

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30th DAY OF May, 2008. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 080011623 10:22 am  
TESTE: Lynn S. Mendibur  
CLERK  
BY: Charles A. Calhoun  
LANDTECH RESOURCES, INC.