

**OWNER'S CONSENT**

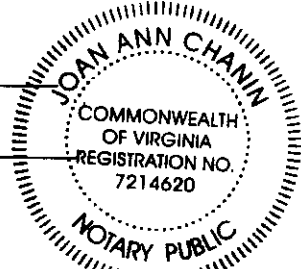
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.  
 YORKTOWN LAND DEVELOPMENT, LLC.  
 A DELAWARE LIMITED LIABILITY COMPANY

*[Signature]* 12/10/08  
 DATE  
 SHEPPARD WARE & ASSOC. INC., MANAGER  
 BY GARY SHEPPARD, PRESIDENT

STATE OF VIRGINIA  
 COUNTY OF YORK

I, Jean Ann 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 18 DAY OF December, 2008

*[Signature]*  
 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 OCTOBER 31, 2008.

*[Signature]* DATE: 9/26/08  
 CHARLES A. CALHOUN  
 LAND SURVEYOR NO. 002554



**TRUSTEES CONSENT**

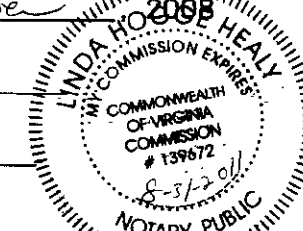
PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE, DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT # 050020055, THE PLATTING OF THE LAND SHOWN HEREON IS WITH FREE CONSENT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

*[Signature]* 12/18/08  
 DATE  
 EVAN VAN LEEUWEN, VICE PRESIDENT  
 BRANCH BANKING & TRUST COMPANY OF VA.

STATE OF VIRGINIA  
 COUNTY OF Gloucester

I, Linda Hooge 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 18 DAY OF December, 2008

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES August 31, 2011  
 REGISTRATION NO. 139672



**TRUSTEES CONSENT**

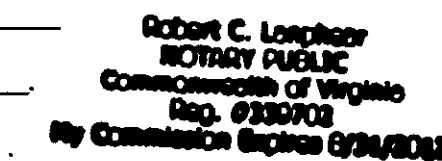
PURSUANT TO A CERTAIN DEED OF TRUST BETWEEN YORKTOWN LAND DEVELOPMENT, LLC. & NVR, INC., JAMES M. SACK, TRUSTEE AND RAINER ALTMANN, TRUSTEE (EITHER OF WHOM MAY ACT) DATED AUG. 12, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VA IN INSTRUMENT # 050020057, WITH KENT LAMOTTA 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]* 12-19-08  
 DATE  
 KENT LAMOTTA, TRUSTEE

STATE OF VIRGINIA  
 COUNTY OF Richmond City

I, Robert C. Longhear, 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 19 DAY OF December, 2008

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES August 31, 2012  
 REGISTRATION NO. 339702



**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. EXTERIOR PROPERTY LINES SHOWN TAKEN FROM RECORD PLAT RECORDED IN INSTRUMENT #050020053 AND OTHER PLATS NOTED.
2. PROPERTY LIES IN F.I.R.M. ZONE "X" & "AE" ACCORDING TO COMMUNITY PANEL #510182 0035B AND PANEL #510182 0032B DATED DECEMBER 16, 1988.
3. ALL COMMON AREAS ARE TO BE CONVEYED TO THE RIVERWALK TOWNES HOMEOWNER'S ASSOCIATION.
4. MINIMUM LOT SETBACK REQUIREMENTS IN RMF ZONING:  
 FRONT YARD = 20'  
 REAR YARD = 15'  
 SIDE YARD = 10'
5. WETLANDS SHOWN TAKEN FROM DELINEATION BY RICHMOND+BURY AND CONFIRMED BY THE CORPS OF ENGINEERS BY LETTER DATED 11/30/04.
6. THE RECORDED 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.
7. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDED 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.
8. 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.
9. 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 III & PHASE V-A, 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 LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	9.00'	14.30'	12.85'	S 49°56'58" W	91°03'32"
C9	713.02'	10.65'	10.65'	S 04°50'52" W	00°51'21"
C10	713.02'	22.00'	22.00'	S 06°09'35" W	01°46'06"
C11	713.02'	22.00'	22.00'	S 07°55'41" W	01°46'05"
C12	713.02'	22.02'	22.02'	S 09°41'48" W	01°46'11"
C13	713.02'	22.06'	22.06'	S 11°28'05" W	01°46'22"
C14	713.02'	32.27'	32.27'	S 13°39'04" W	02°35'36"
C15	713.02'	10.89'	10.89'	S 15°23'08" W	00°52'32"
C16	713.02'	20.34'	20.34'	S 16°38'25" W	01°38'04"
C17	713.02'	10.63'	10.63'	S 17°53'05" W	00°51'16"
C18	713.02'	22.00'	22.00'	S 19°11'46" W	01°46'06"
C19	713.02'	9.94'	9.94'	S 20°28'46" W	00°47'54"
C20	385.00'	12.08'	12.08'	S 20°04'44" W	01°47'52"
C21	385.00'	15.80'	15.80'	S 18°00'14" W	02°21'07"
C22	17.00'	29.72'	26.03'	S 33°15'15" E	100°09'51"
C23	17.00'	26.70'	24.04'	N 61°49'41" E	90°00'02"
C24	415.00'	4.37'	4.37'	N 17°07'47" E	00°36'13"
C25	415.00'	25.22'	25.22'	N 19°10'21" E	03°28'55"
C26	686.16'	13.19'	13.19'	N 20°21'04" E	01°06'05"
C27	686.16'	28.00'	28.00'	N 18°37'53" E	02°20'18"
C28	686.16'	38.43'	38.43'	N 15°51'27" E	03°12'34"
C29	686.16'	11.37'	11.37'	N 13°46'41" E	00°56'57"
C30	665.02'	103.46'	103.35'	S 08°49'45" W	08°54'49"
C31	9.00'	13.71'	12.43'	S 39°14'06" E	87°18'36"
C32	985.00'	47.33'	47.33'	S 76°14'27" E	02°45'12"
C33	9.00'	13.63'	12.33'	S 31°29'13" E	86°45'17"
C34	415.00'	5.19'	5.19'	S 11°31'57" W	00°42'58"
C35	415.00'	34.40'	34.33'	S 08°47'58" W	04°44'59"
C36	415.00'	28.07'	28.00'	S 04°29'13" W	03°52'31"
C37	415.00'	14.13'	14.11'	S 01°34'25" W	01°57'05"
C38	2.00'	3.14'	2.83'	N 45°35'53" E	90°00'00"
C39	1.00'	1.57'	1.41'	N 44°24'07" W	90°00'00"
C40	385.00'	13.77'	13.77'	N 01°37'23" E	02°03'00"
C41	385.00'	38.55'	38.55'	N 05°31'00" E	05°44'15"
C42	385.00'	20.76'	20.71'	N 09°55'50" E	03°05'24"
C43	9.00'	14.71'	13.11'	N 58°18'21" E	93°39'37"
C44	215.00'	60.57'	60.33'	S 82°56'05" E	16°08'27"
C45	934.51'	315.72'	314.22'	S 67°27'41" W	19°21'25"
C46	893.01'	132.61'	132.29'	S 81°23'38" W	08°30'29"

**LINE TABLE**

LINE	BEARING	DISTANCE
L12	S 04°25'12" W	12.41'
L13	N 82°48'50" W	7.52'
L14	S 16°49'40" W	26.27'
L15	N 16°49'40" E	26.00'
L16	S 73°10'20" E	15.77'
L17	S 76°56'40" E	18.01'
L18	N 85°24'52" W	18.00'
L19	S 04°25'12" W	13.21'
L20	N 00°35'53" E	5.28'
L21	N 89°24'07" W	17.80'
L22	S 89°24'07" E	16.80'
L23	N 00°35'53" E	5.36'
L24	S 56°57'21" W	26.70'
L25	N 89°40'15" W	15.00'
L26	S 89°24'07" E	15.00'
L27	S 15°24'16" W	17.76'
L28	N 15°24'16" E	18.00'
L29	S 78°49'32" E	23.73'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S 48°39'53" E	24.08'
E2	S 89°30'11" W	33.58'

10. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-1(c), 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.
11. ALL YORK COUNTY UTILITY EASEMENTS SHOWN HEREON SHALL BE CENTERED OVER THE SANITARY SEWER LINE OR SERVICE LATERAL.
12. 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.
13. ALL STORM DRAINAGE PIPES NOT IN A VDOT RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE RIVERWALK TOWNES HOMEOWNERS ASSOCIATION.
14. NEWPORT NEWS WATERLINE EASEMENTS EXIST, BUT ARE NOT SHOWN FOR CLARITY, SEE INSTRUMENT # 070025149 & #080014866.

**SUBDIVISION PLAT OF RIVERWALK TOWNES PHASE III & V-A**

NELSON MAGISTERIAL DISTRICT  
 YORK COUNTY, VIRGINIA

DATE: 6/27/08 SCALE: N/A JOB #07-130  
 REV: 09/26/08

SHEET 1 OF 4



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

**TAX PARCEL NUMBER:**

18-08-02-000A  
 18-08-02-000B  
 18-08-02-000C

**GPIN NUMBER:**

012c-0949-0121  
 011a-0770-4840  
 011a-1061-4523

**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 III  
 LOTS = 1.581 AC.  
 PRIVATE RIGHT-OF-WAY = 0.175 AC.  
 COMMON AREA = 0.753 AC.  
 TOTAL SUBDIVIDED AREA PHASE III = 2.509 AC.

PHASE V-A  
 LOTS = 1.069 AC.  
 PRIVATE RIGHT-OF-WAY = 0.113 AC.  
 COMMON AREA = 4.124 AC.  
 TOTAL SUBDIVIDED AREA PHASE V-A = 5.305 AC.

**APPROVED:**

*[Signature]* 1/9/09  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**APPROVED:**

YORK COUNTY BOARD OF SUPERVISORS  
 BY: *[Signature]*  
 PLAT APPROVING AGENT

DATE: 1/12/09

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 12th DAY OF Jan 2009 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. LR 090000418

TESTE: Lynn S Mendibur d: 2:28 pm  
 CLERK

BY: *[Signature]*