

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] 9-10-09
SHEPPARD WARE & ASSOC., INC., MANAGER
BY GARY SHEPPARD, PRESIDENT

STATE OF VIRGINIA
COUNTY OF York
I, Joan 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 10 DAY OF September, 2009

[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, 2009.

[Signature] DATE: 9/2/09
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] 9/11/09
EVAN VAN LEEUWEN, VICE PRESIDENT
BRANCH BANKING & TRUST COMPANY OF VA.

STATE OF VIRGINIA
COUNTY OF Louisa
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 11th DAY OF September, 2009

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES August 31, 2011
REGISTRATION NO. 32672

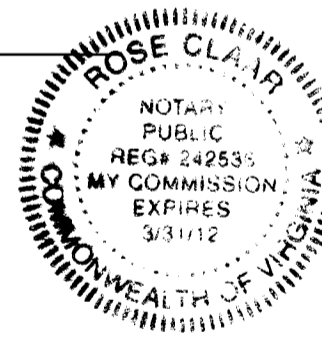
TRUSTEES CONSENT

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] 9-4-09
KENT LAMOTTA, TRUSTEE

STATE OF VIRGINIA
COUNTY OF _____
I, _____, 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 _____ DAY OF _____, 2009

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
REGISTRATION NO. _____



DEDICATION OF COMMON AREAS

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

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 #51199C 0187C 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 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.
- 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 INSTRUMENTS #070025149, #080014866, #090002454, AND #090016061.

SUBDIVISION PLAT OF RIVERWALK TOWNES PHASE II-A

NELSON MAGISTERIAL DISTRICT
YORK COUNTY, VIRGINIA

DATE: 04/20/09 SCALE: N/A JOB #07-130
REV: 09/02/09

SHEET 1 OF 3



Surveying • Engineering • GPS

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

TAX PARCEL NUMBER:
TM# 18-08-02-000A6

GPIN NUMBER:
011A-1246-4870

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 II-A (LOTS 44A-44F)
LOTS = 0.369 AC.
PRIVATE RIGHT-OF-WAY = 0.008 AC.
COMMON AREA CA6 = 2.623 AC.
TOTAL SUBDIVIDED AREA PHASE II-A = 3.000 AC.

APPROVED:
[Signature] 12/10/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]*
PLAT APPROVING AGENT
DATE: 2/22/10

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23rd DAY OF Feb 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 100003211

TESTE: Lynn S. Mendibor
CLERK

BY: *[Signature]*
LANDTECH RESOURCES, INC.

JANUARY 23 11:21 AM