



VICINITY MAP 1" = 2000'

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] 7.6.09
SHEPPARD & ASSOC. INC., MANAGER
BY GARY SHEPPARD, PRESIDENT DATE

STATE OF VIRGINIA
COUNTY OF YORK
I, MICHAEL J. BAUST 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 6th DAY OF JULY, 2009

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2013
REGISTRATION NO. 7213991

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: 7-1-09
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] 7/6/09
EVAN VAN LEEUWEN, VICE PRESIDENT DATE
BRANCH BANKING & TRUST COMPANY OF VA.

STATE OF VIRGINIA
COUNTY OF Gloucester
I, Linda Hogue 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 6th DAY OF July, 2009

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-2011
REGISTRATION NO. 132672

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] 7-2-09
KENT LAMOTTA, TRUSTEE DATE

STATE OF VIRGINIA
COUNTY OF York
I, John Rabideau, 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 2nd DAY OF July, 2009

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 2013
REGISTRATION NO. 270171

- 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 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.

DEDICATION OF COMMON AREAS

YORKTOWN LAND DEVELOPMENT, L.L.C., IN RECORDING THIS PLAT OF RIVERWALK TOWNES, RE-SUBDIVISION OF PHASE III, 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'	26.08'	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'	12.36'	S 31°29'13" E	86°45'17"
C34	9.00'	8.65'	8.32'	S 47°19'22" E	55°04'57"
C35	9.00'	4.98'	4.91'	S 03°56'44" E	31°40'19"
C36	415.00'	24.90'	24.90'	N 10°10'17" E	03°26'18"
C37	415.00'	22.14'	22.13'	N 06°55'26" E	03°03'23"
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	415.00'	22.04'	22.04'	N 03°52'28" W	03°02'34"
C41	415.00'	12.71'	12.71'	N 01°28'32" E	01°45'18"
C42	385.00'	28.22'	28.21'	N 02°41'50" E	04°11'59"
C43	9.00'	14.71'	13.13'	N 58°18'21" E	93°39'37"
C44	215.00'	60.57'	60.37'	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'	132.49'	S 81°23'38" W	08°30'29"
C47	385.00'	44.88'	44.85'	N 08°08'11" E	06°40'42"

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°56'49" E	18.01'
L18	N 85°24'52" W	18.00'
L19	S 04°25'12" W	13.21'
L21	N 89°24'07" W	17.80'
L22	S 89°24'07" E	16.80'
L23	N 00°35'53" E	5.36'
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'

- 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.
- LOTS 6A-6D & 7A-7E ARE UNCHANGED.
- LANDSCAPE PRESERVATION EASEMENT ON LOT 3F PROHIBITS FENCES AND IMPERVIOUS IMPROVEMENTS WITHIN THE EASEMENT AREA.

RE-SUBDIVISION PLAT OF
RIVERWALK TOWNES
LOTS 3A-3F, 4A-4E, & 5A-5D
PHASE III

NELSON MAGISTERIAL DISTRICT
YORK COUNTY, VIRGINIA

DATE: 05-14-09 SCALE: N/A JOB #07-130
REV: 7-1-09

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:

18-08-03-003A 18-08-03-004A 18-08-03-005A
18-08-03-003B 18-08-03-004B 18-08-03-005B
18-08-03-003C 18-08-03-004C 18-08-03-005C
18-08-03-003D 18-08-03-004D 18-08-03-000AB
18-08-03-003E

GPIN NUMBER:

011a-1181-4606 011a-1049-4521 011a-1052-4635
011a-1180-4573 011a-1049-4487 011a-1050-4602
011a-1179-4545 011a-1049-4459 011a-1050-4569
011a-1179-4517 011a-1046-4427 011a-1105-4401
011a-1179-4483

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 = 1.558 AC.
PRIVATE RIGHT-OF-WAY = 0.175 AC.
COMMON AREA = 0.776 AC.
TOTAL SUBDIVIDED AREA PHASE III = 2.509 AC.

APPROVED:

[Signature] 7/23/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*
PLAT APPROVING AGENT

DATE: 7/23/09

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 29th DAY OF July, 2009. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. C96C1594E 9:17 A.M.

TESTE: *[Signature]*
CLERK

BY: *[Signature]*