

Bairs Creek Road  
NCSR 1113

**NOTES:**

- 1) Valle Cay is a subdivision of those properties described in the following:  
Book of Records 070 Page 405  
Book of Records 356 Page 082  
Book of Records 547 Page 718
- 2) Valle Cay Drive, Hoptown, Green Turtle, Man-o-War North, Man-o-War South, Little Harbour, Valle View, Great Exuma and Abaco are all subdivision streets and shall be privately maintained and governed by the road maintenance agreement recorded in Book of Record 084 at Page 757 and the main ingress and egress plats are recorded in Plat Book 11 at Pages 5 and 6, Plat Book 13 Page 244 and Plat Book 15 Page 175.
- 3) All lots in Valle Cay shall be for single family residence.
- 4) Drinking water source to be individual or shared wells (Not a community or public water supply). Wastewater disposal method to be septic tanks. Some lots presently have approved wells and septic tanks while others do not.
- 5) All of this property except small strips along Bairs Creek is located in an area of minimal flooding (Zone "X") on the F.E.M.A Flood Insurance Rate Map for Watauga County and all of this property is located in "High Quality Waters" and the Jurisdiction of the Watauga County Planning Department.
- 6) Tracts shown as A, B, C, D, E, & F are subject to certain use restrictions as provided for in the consent judgment dated November 3, 2003, File # 02-CV5-543. All other lands shown on this plat are now or shall be in the future subject to restrictive covenants for Valle Cay Subdivision as recorded in Book of Records 084 Page 757, see provisions and conditions applicable as contained in consent judgment above referenced.

**CERTIFICATE OF APPROVAL OF RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Watauga County, North Carolina, with the exception of such variances, if any, as are noted in the Minutes of the Planning Board and are recorded on the plat approved by the Watauga County Planning Board at their regular meeting of 6-15-04 for recording in the office of the County Register of Deeds.

Date 6-15-04 Thomas O. Potts  
Watauga County Authorized Representative

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I and (we are) the owner (s) of the property shown and described hereon, that the property is within the regulatory jurisdiction of Watauga County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish all lots, and dedicate all streets, alleys, walks, parks, easements, rights-of-way and other open spaces to public or private use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
Owner \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

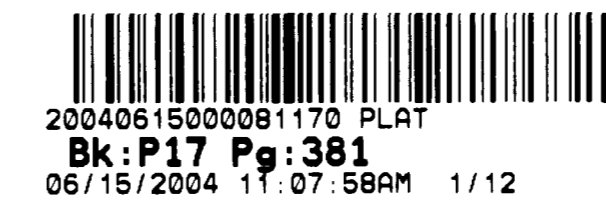
I, Frank Lee Hayes, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the error of closure as calculated by latitude and departure is not more than 1:100,000, that the boundaries not surveyed are clearly indicated with their source, and that this map was prepared in accordance with C. S. 47-30 as amended and that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 15th day of June, A.D. 2004.

Frank L. Hayes P.L.S., L-1400

**NORTH CAROLINA—WATAUGA COUNTY**

Filed for registration on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_, and registered in the office of the Register of Deeds of Watauga County, North Carolina on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_.

Register of Deeds



FILED Wanda C. Scott  
Register of Deeds WATAUGA COUNTY, NC  
BY: memaurts  
Deputy

2004061500081170 PLAT  
Bk: P17 Pg: 381  
06/15/2004 11:07:58AM 1/12

Boundary Survey of  
**Lands of Valle Cay Subdivision  
and Others**

A Development by Appster Properties  
Watauga Township - Watauga County  
North Carolina  
February 2, 2004  
Sheet One of Twelve

