



**Certificate of Approval of Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation 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 and that it has been approved by the Watauga County Planning Board at their regular meeting of 11-3-2004 for recording in the office of the County Register of Deeds.

11-3-2004 Jimmy Danner  
Date: Watauga County Authorized Representative

State of North Carolina  
County of Watauga

Carolynn Hodges Review Officer of Watauga County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-3-04 Carolynn Hodges  
Date Review Officer

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

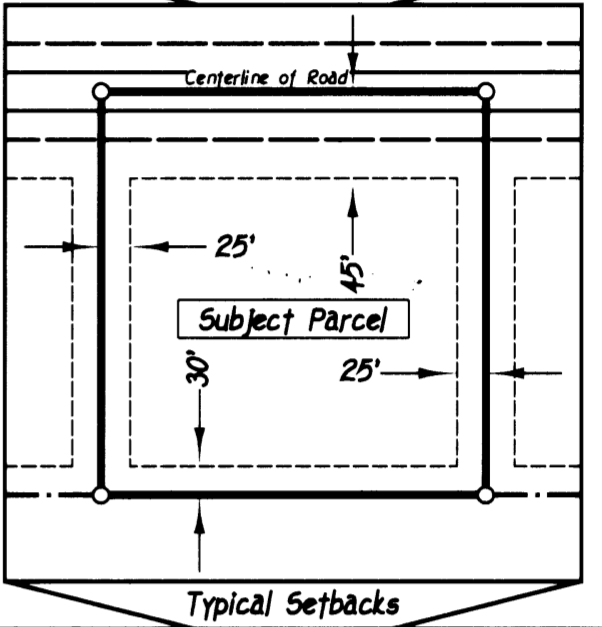
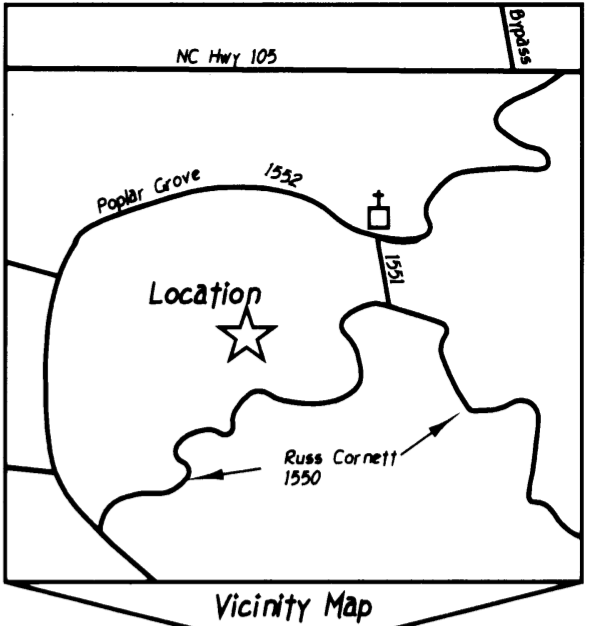
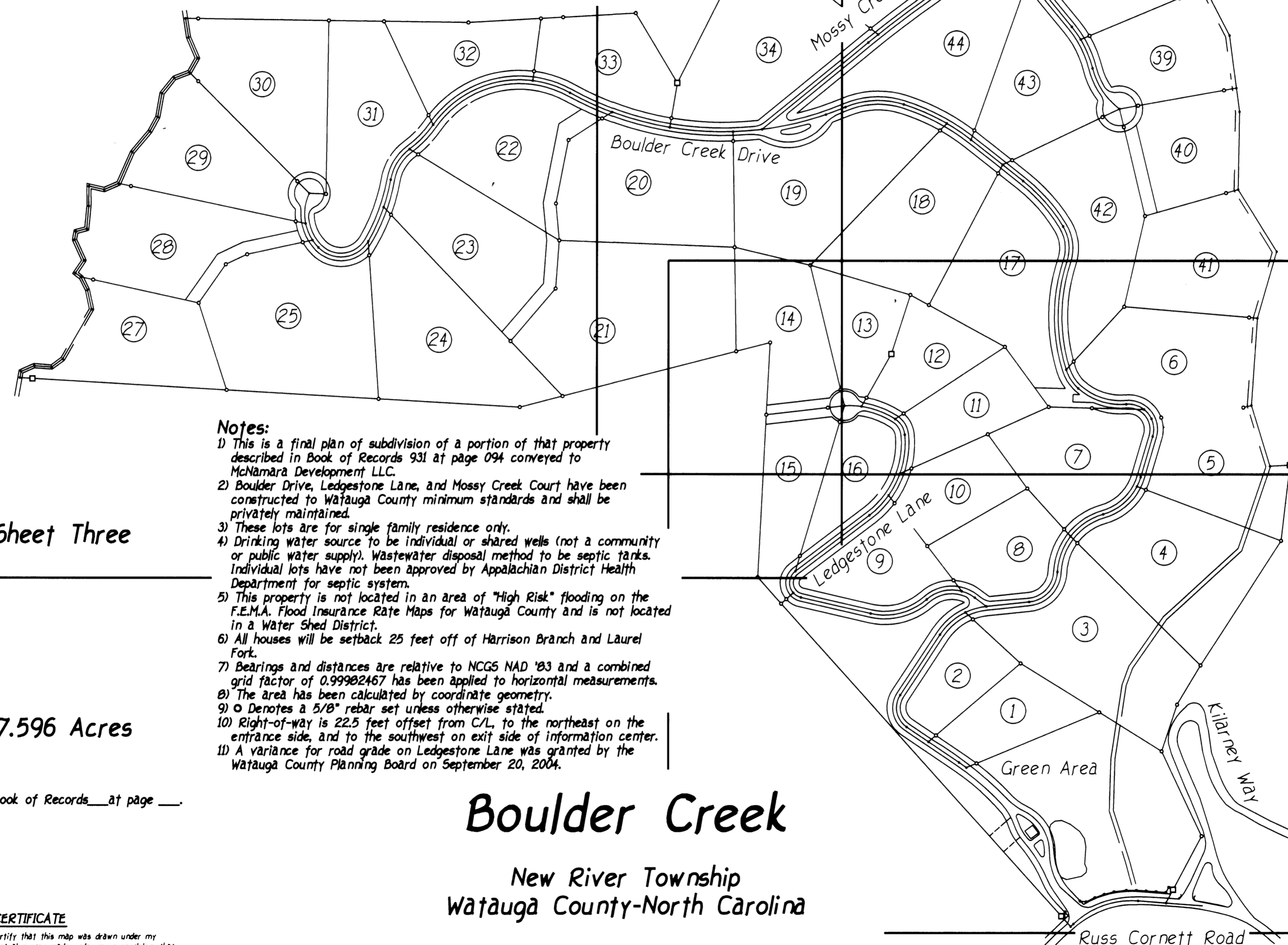
I (we) hereby certify that I (and we are) the owner (s) of the property shown and described hereon, that the property is within the regulatory jurisdiction of Watauga County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish all lots, and dedicate all streets,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

11/3/2004 [Signature]  
Date Owner

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



**Notes:**

- 1) This is a final plan of subdivision of a portion of that property described in Book of Records 931 at page 094 conveyed to McNamara Development LLC.
- 2) Boulder Drive, Ledgestone Lane, and Mossy Creek Court have been constructed to Watauga County minimum standards and shall be privately maintained.
- 3) These lots are for single family residence only.
- 4) Drinking water source to be individual or shared wells (not a community or public water supply). Wastewater disposal method to be septic tanks. Individual lots have not been approved by Appalachian District Health Department for septic system.
- 5) This property is not located in an area of "High Risk" flooding on the F.E.M.A. Flood Insurance Rate Maps for Watauga County and is not located in a Water Shed District.
- 6) All houses will be setback 25 feet off of Harrison Branch and Laurel Fork.
- 7) Bearings and distances are relative to NCGS NAD '83 and a combined grid factor of 0.99982467 has been applied to horizontal measurements.
- 8) The area has been calculated by coordinate geometry.
- 9) O Denotes a 5/8" rebar set unless otherwise stated.
- 10) Right-of-way is 22.5 feet offset from C/L, to the northeast on the entrance side, and to the southwest on exit side of information center.
- 11) A variance for road grade on Ledgestone Lane was granted by the Watauga County Planning Board on September 20, 2004.

Sheet Three

Sheet Four

Sheet Two

Total Area is 87.596 Acres

Restrictive covenants are recorded in Book of Records \_\_\_ at page \_\_\_.

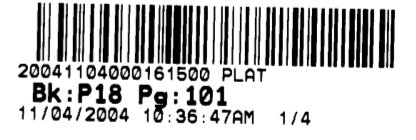
**Boulder Creek**

New River Township  
Watauga County-North Carolina

Developed by McNamara Development LLC  
Land Planner/Surveyor: Frank Lee Hayes

October 4, 2004

Appalachian Professional Land Surveyors & Consultants, PA  
180 Hidden Shadows Drive, Suite 3 / Boone, North Carolina 28607 / (828) 264-0290



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

Sheet One of Four  
Scale is 1"=200' (1:2400)



Job No. 04017-5P

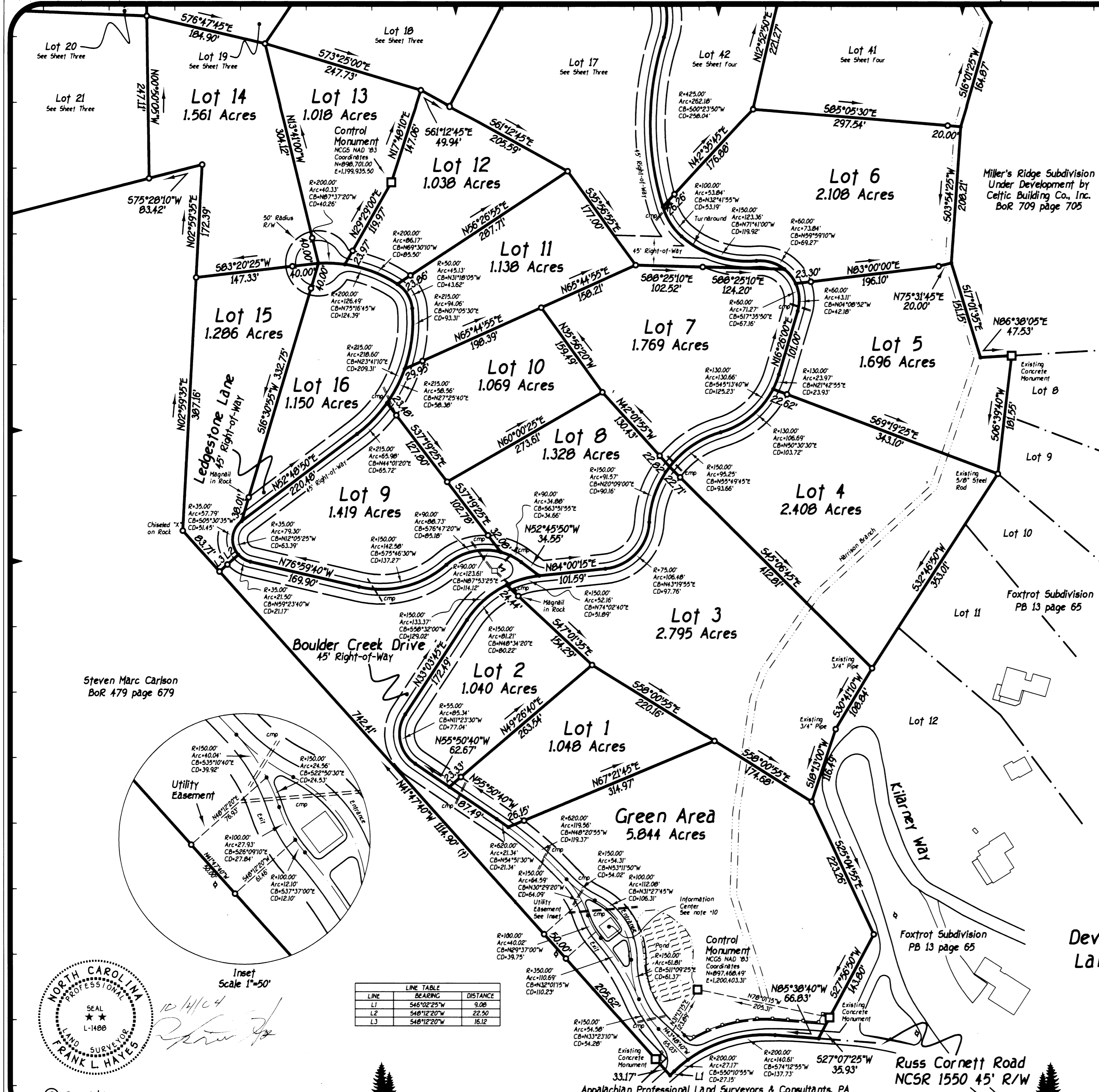


**SURVEYOR'S CERTIFICATE**

I, Frank Lee Hayes, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitude and departure is 1/10,000 or better, that the boundaries not surveyed are clearly indicated with their source and that this map was prepared in accordance with G. S. 47-30 as amended, and I further certify 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, license number and seal this 15th day of October, A.D. 2004.

[Signature] PLS L-1488

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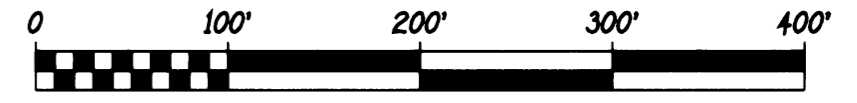
# Boulder Creek

New River Township  
Watauga County-North Carolina

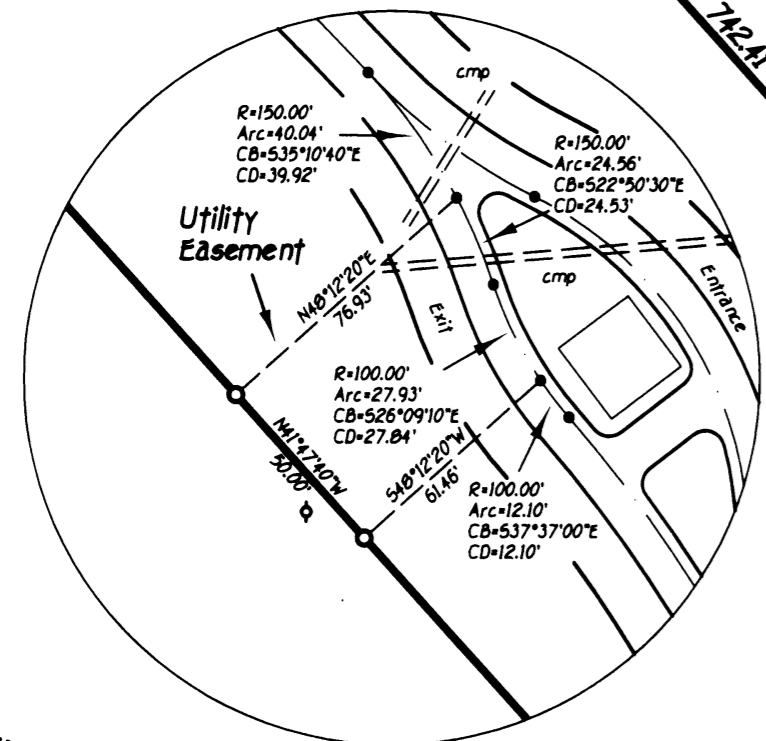
Developed by McNamara Development LLC  
Land Planner/Surveyor: Frank Lee Hayes

October 4, 2004

Sheet Two of Four  
Scale is 1"=100' (1:1200)

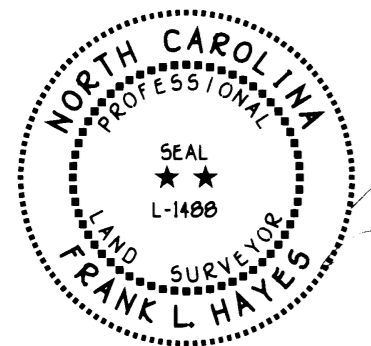


Job No. 04017\_SP



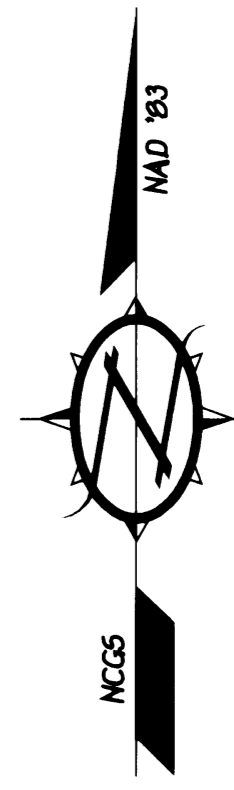
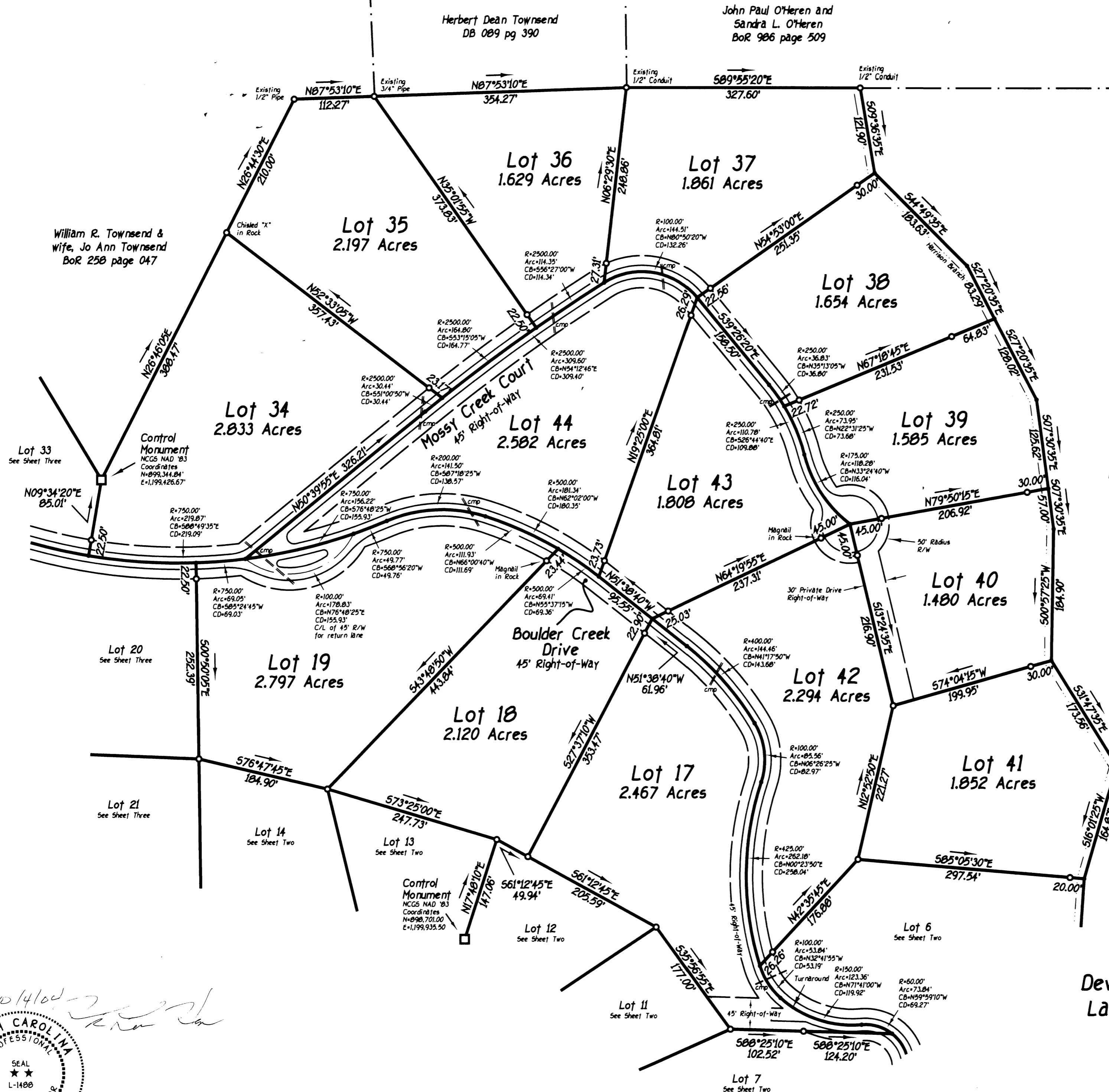
Inset  
Scale 1"=50'

LINE	BEARING	DISTANCE
L1	S46°02'25"W	9.00
L2	S48°12'20"W	22.50
L3	S48°12'20"W	16.12



10/14/04  
*Frank L. Hayes*





Miller's Ridge Subdivision  
Under Development by  
Celtic Building Co., Inc.  
BoR 709 page 705

# Boulder Creek

New River Township  
Watauga County-North Carolina

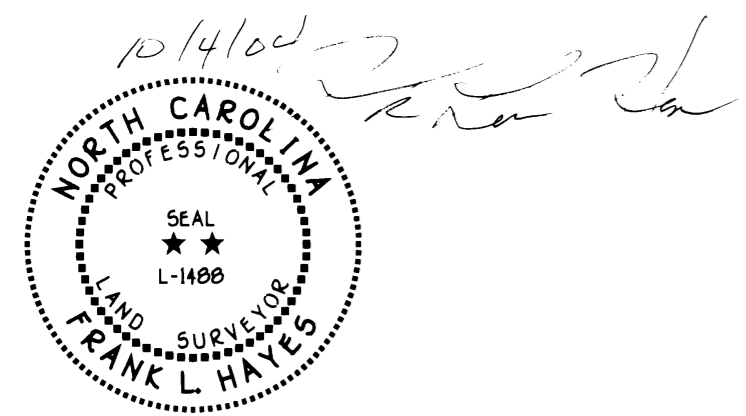
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Sheet Four of Four  
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