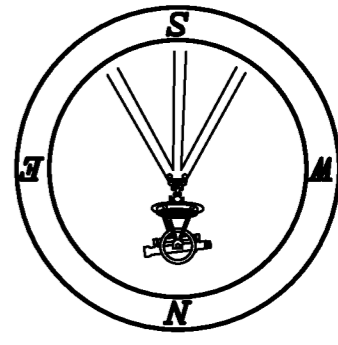


Submitted electronically by "Cawthorne, Moss & Panciera, P.C." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-17-2022 AT 09:36:02
BOOK: BM2022 PAGE: 00481 - 00483

CMP



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:1000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, UNLESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL
THIS 11th DAY OF MARCH A.D. 2022



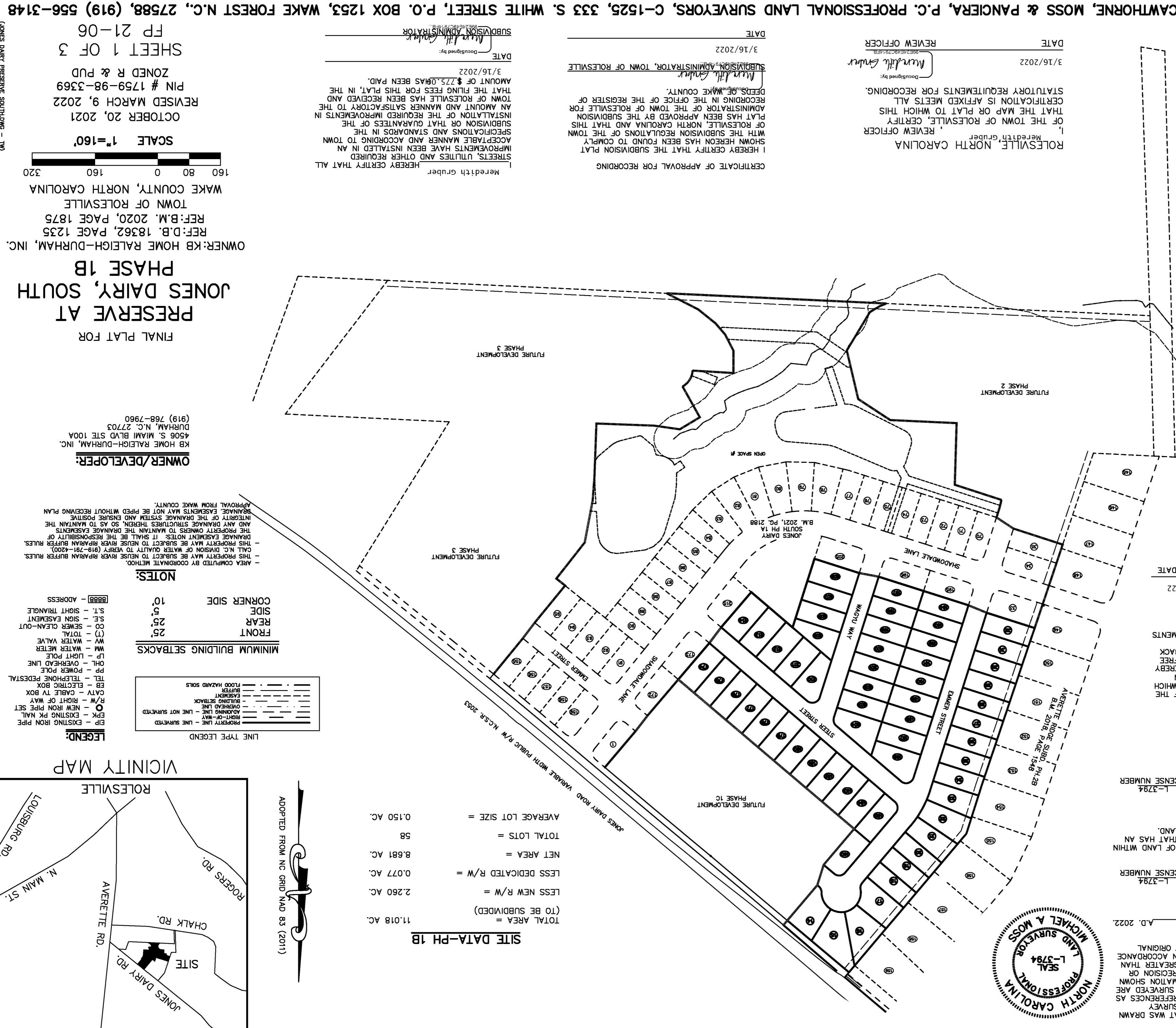
Documented by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR
L-3794
850193172200411
THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
Documented by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR
L-3794
850193172200411
LICENSE NUMBER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED
Documented by: Yong Schwartz
Division President
KB Home
OWNER
DATE 3/11/2022

ROLESVILLE NORTH CAROLINA
I, Meredith Gruber, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 3/16/2022
REVIEW OFFICER
Meredith Gruber
DESIGNED BY: Meredith Gruber

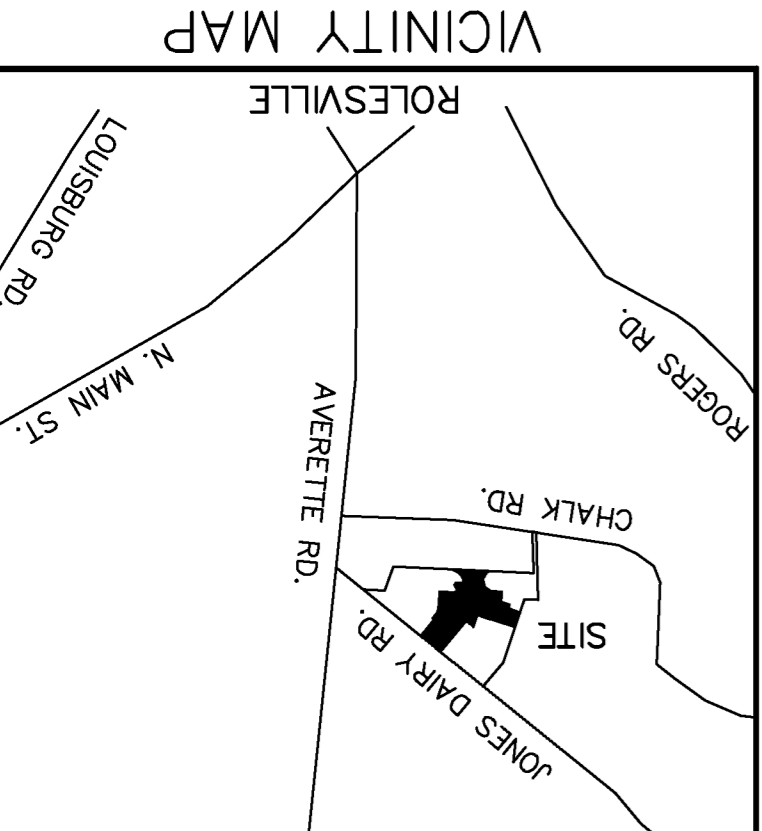
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAN HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, OF WAKE COUNTY.
DATE 3/16/2022
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
Meredith Gruber

HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLAN, IN THE AMOUNT OF \$775.00, HAS BEEN PAID.
DATE 3/16/2022
DESIGNED BY: Meredith Gruber
SUBDIVISION ADMINISTRATOR



SITE DATA-PH 1B

TOTAL AREA =	11.018 AC.
LESS NEW R/W =	2.260 AC.
LESS DEDICATED R/W =	0.077 AC.
NET AREA =	8.681 AC.
TOTAL LOTS =	58
AVERAGE LOT SIZE =	0.150 AC.



LEGEND

EP - EXISTING IRON PIPE	LINE TYPE LEGEND
EPK - EXISTING PK MAIL	PROPERTY LINE - LINE SURVEYED
OR - NEW IRON PIPE SET	RIGHT-OF-WAY - LINE NOT SURVEYED
R/W - RIGHT OF WAY	ADJOINING LINE - LINE NOT SURVEYED
CAV - CABLE TV BOX	OVERLAP SETBACK
EB - ELECTRIC BOX	ENCLOSURE
TEL - TELEPHONE PEDESTAL	ENCLOSURE SETBACK
PP - POWER POLE	ENCLOSURE SETBACK
OH - OVERHEAD LINE	ENCLOSURE SETBACK
LP - LIGHT POLE	ENCLOSURE SETBACK
WM - WATER METER	ENCLOSURE SETBACK
WV - WATER VALVE	ENCLOSURE SETBACK
(1) - TOTAL	ENCLOSURE SETBACK
CO - SEWER CLEAN-OUT	ENCLOSURE SETBACK
SE - SIGN EASEMENT	ENCLOSURE SETBACK
S.T. - SIGHT TRIANGLE	ENCLOSURE SETBACK
8888 - ADDRESS	ENCLOSURE SETBACK

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	25'
CORNER SIDE	10'

NOTES:

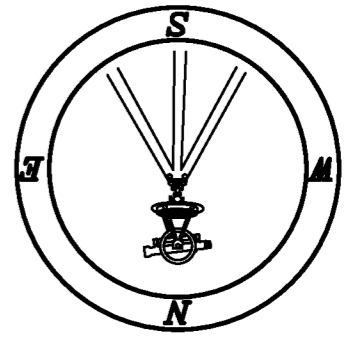
- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. DRAINAGE EASEMENT NOTES. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PEED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

OWNER/DEVELOPER:
KB HOME RATEIGH-DURHAM, INC.
4506 S. MIAMI BLVD STE 100A
DURHAM, N.C. 27703
(919) 768-7960

FINAL PLAN FOR
**PRESERVE AT
JONES DAIRY, SOUTH
PHASE 1B**
OWNER: KB HOME RATEIGH-DURHAM, INC.
REF: D.B. 18362, PAGE 1235
REF: B.M. 2020, PAGE 1875
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

SCALE 1"=160'
160 80 0 160 320

OCTOBER 20, 2021
REVISED MARCH 9, 2022
PIN # 1759-98-3369
ZONED R & PUD
SHEET 1 OF 3
FP 21-06



NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.
- C.M.C. DIVISION OF WATER QUALITY TO PERMIT (919-781-4200).
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.
- DRAINAGE EASEMENT NOTES: IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES HEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

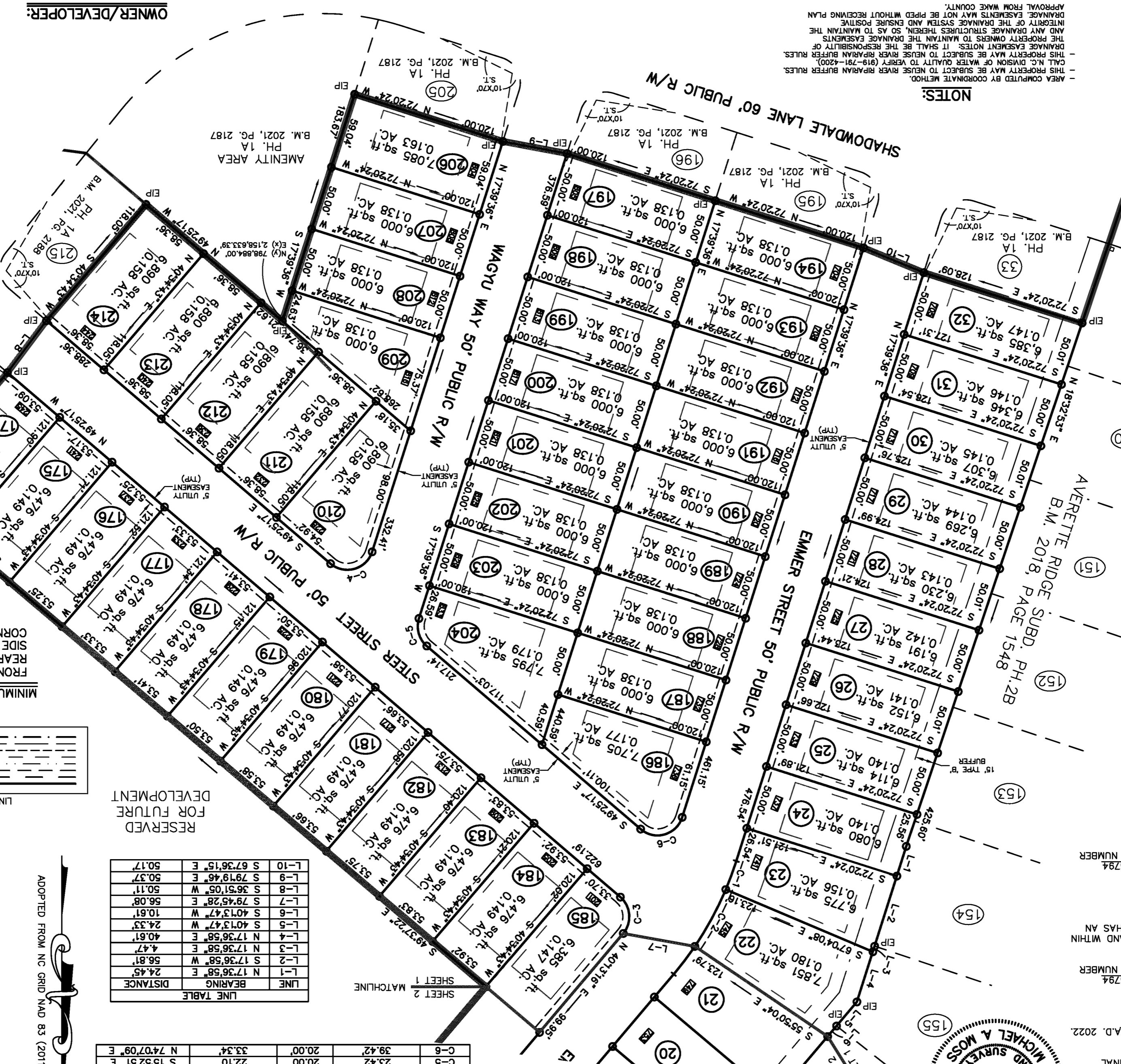
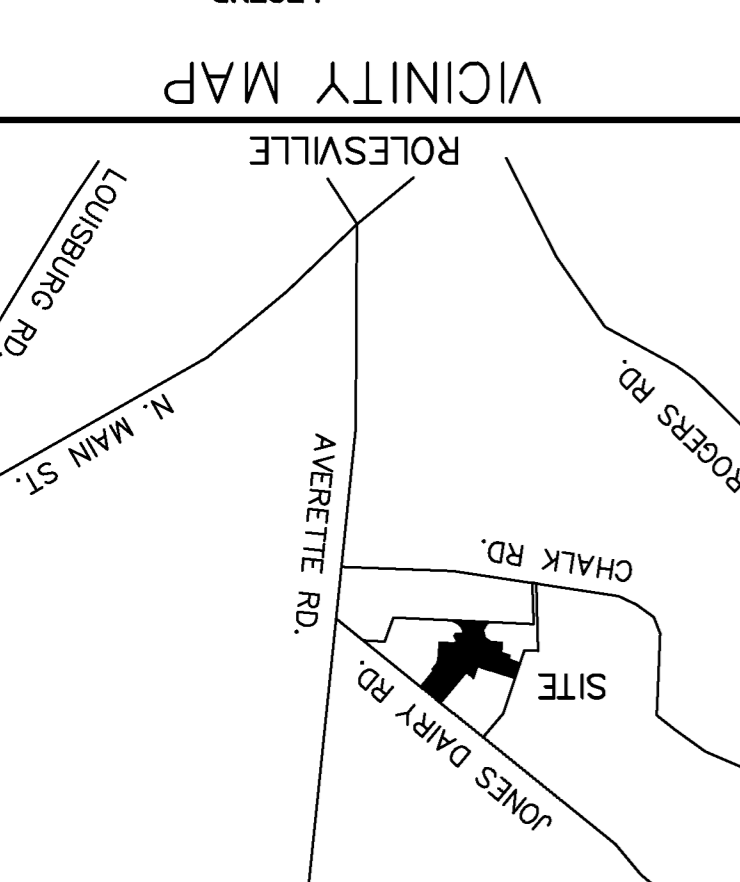
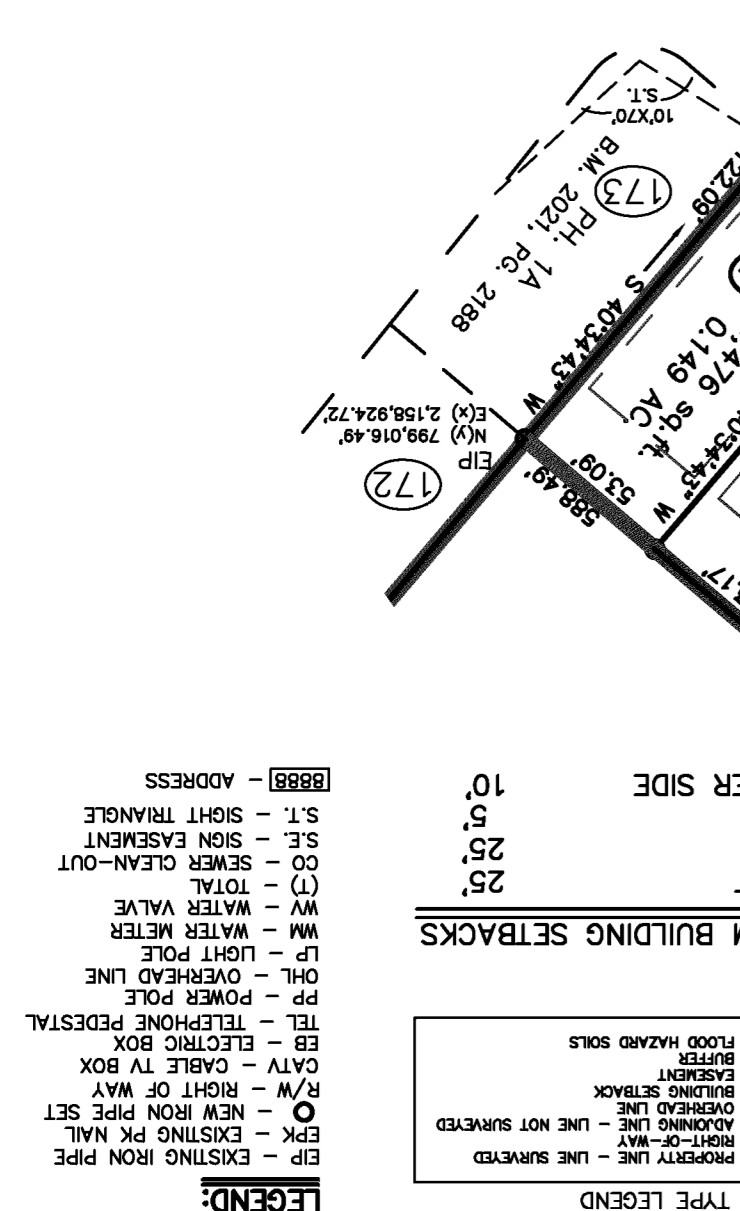
OWNER/DEVELOPER:
 KB HOME RATEIGH-DURHAM, INC.
 4506 S. MIAMI BLVD STE 100A
 DURHAM, N.C. 27703
 (919) 768-7960

OWNER: KB HOME RATEIGH-DURHAM, INC.
 REF: D.B. 18362, PAGE 1235
 REF: B.M. 2020, PAGE 1875
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA

SCALE 1"=60'

OCTOBER 20, 2021
 REVISED MARCH 9, 2022
 PIN # 1759-98-3369
 ZONED R & PUD
 SHEET 2 OF 3
 FP 21-06

FINAL PLAN FOR
 PRESERVE AT
 JONES DAIRY, SOUTH
 PHASE 1B



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	23.46'	255.00'	23.45'	S 207°44' W
C-2	50.00'	255.00'	49.92'	S 283°25'4" W
C-3	31.28'	28.20'	S 04°36'01" E	
C-4	39.42'	33.34'	N 74°07'09" E	
C-5	23.42'	22.10'	S 152°51' E	
C-6	39.42'	20.00'	N 74°07'09" E	

RESERVED FOR FUTURE DEVELOPMENT

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 17°36'58" E	24.45'
L-2	N 17°36'58" W	58.81'
L-3	N 17°36'58" E	4.47'
L-4	N 17°36'58" W	40.81'
L-5	S 40°13'47" W	24.33'
L-6	S 40°13'47" W	10.81'
L-7	S 79°45'28" E	56.08'
L-8	S 36°51'05" W	50.11'
L-9	S 79°19'46" E	50.37'
L-10	S 87°36'15" E	50.17'

THIS 11th DAY OF MARCH A.D. 2022

Michael A. Moss
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794

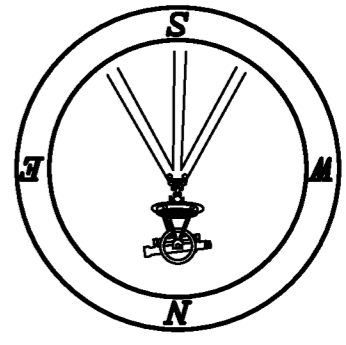
Michael A. Moss
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794

THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794

Michael A. Moss
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794

SEAL
 NORTH CAROLINA
 PROFESSIONAL LAND SURVEYOR
 MICHAEL A. MOSS
 L-3794



NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.
- CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES.
- DRAINAGE ASSESSMENT NOTES: IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-7	26.95'	25.00'	N 37°11'36" E	16.90'
C-8	17.45'	20.00'	S 15°13'25" W	14.30'
C-9	42.39'	50.00'	S 14°30'52" W	35.68'
C-10	35.68'	50.00'	S 91°45'47" W	34.93'
C-11	36.56'	50.00'	S 79°21'29" E	35.75'
C-12	51.25'	50.00'	S 29°02'56" E	49.03'
C-13	17.45'	20.00'	N 24°41'05" W	16.90'
C-14	31.45'	20.00'	N 85°16'10" E	28.31'
C-15	205.24'	92317.96'	N 49°20'52" W	205.24'
C-16	124.93'	410686.77'	S 49°55'00" E	124.93'
C-17	80.28'	410686.74'	N 49°55'52" W	80.28'

LINE TABLE

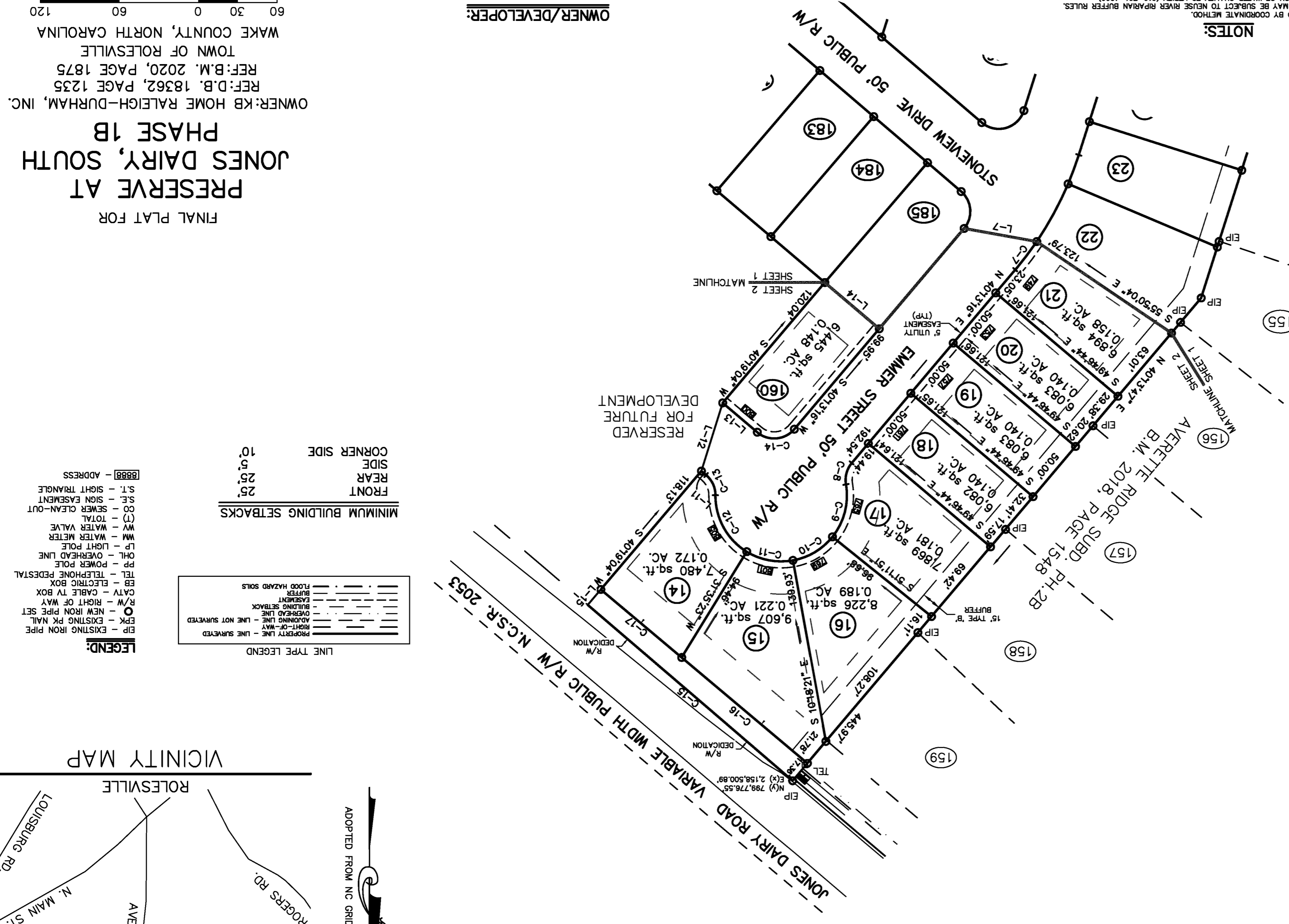
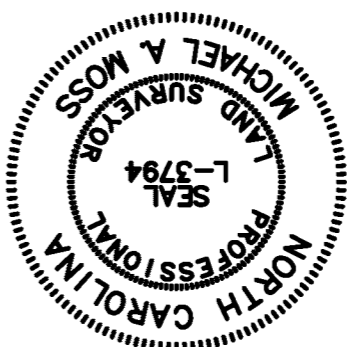
LINE	BEARING	DISTANCE
L-7	S 79°45'28" E	56.08'
L-11	N 49°40'56" W	4.74'
L-12	S 17°20'11" W	54.31'
L-13	N 49°40'56" W	34.49'
L-14	S 49°37'22" E	54.32'
L-15	N 40°19'04" E	15.31'

THIS 11th DAY OF MARCH A.D. 2022

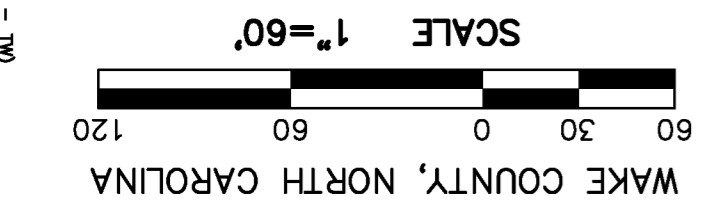
Designed by: *Michael A. Moss*
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Designed by: *Michael A. Moss*
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-3794



OWNER/DEVELOPER:
 KB HOME RALEIGH-DURHAM, INC.
 4506 S. MIAMI BLVD STE 100A
 DURHAM, N.C. 27703
 (919) 768-7960



FINAL PLAN FOR
PRESERVE AT JONES DAIRY, SOUTH PHASE 1B
 OWNER: KB HOME RALEIGH-DURHAM, INC.
 REF: D.B. 18362, PAGE 1235
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 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA

OCTOBER 20, 2021
 REVISED MARCH 9, 2022
 PIN # 1759-98-3369
 ZONED R & PUD
 SHEET 3 OF 3
 FP 21-06
 CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - R/W - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - (T) - TOTAL
 - CO - SEWER CLEAN-OUT
 - S.E. - SIGN EASEMENT
 - S.T. - SIGHT TRIANGLE
 - 8888 - ADDRESS

- LINE TYPE LEGEND**
- PROPERTY LINE - LINE SURVEYED
 - RIGHT-OF-WAY - LINE NOT SURVEYED
 - ADJOINING LINE - LINE NOT SURVEYED
 - OVERHEAD LINE
 - BUILDING SETBACK
 - EASEMENT
 - BUFFER
 - FLOOD HAZARD SOILS

- MINIMUM BUILDING SETBACKS**
- | | |
|-------------|-----|
| FRONT | 25' |
| REAR | 25' |
| SIDE | 10' |
| CORNER SIDE | 10' |

