

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT 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 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL



THIS 13th DAY OF APRIL A.D. 2022.

DocuSigned by: Michael A. Moss, L-3794, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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.

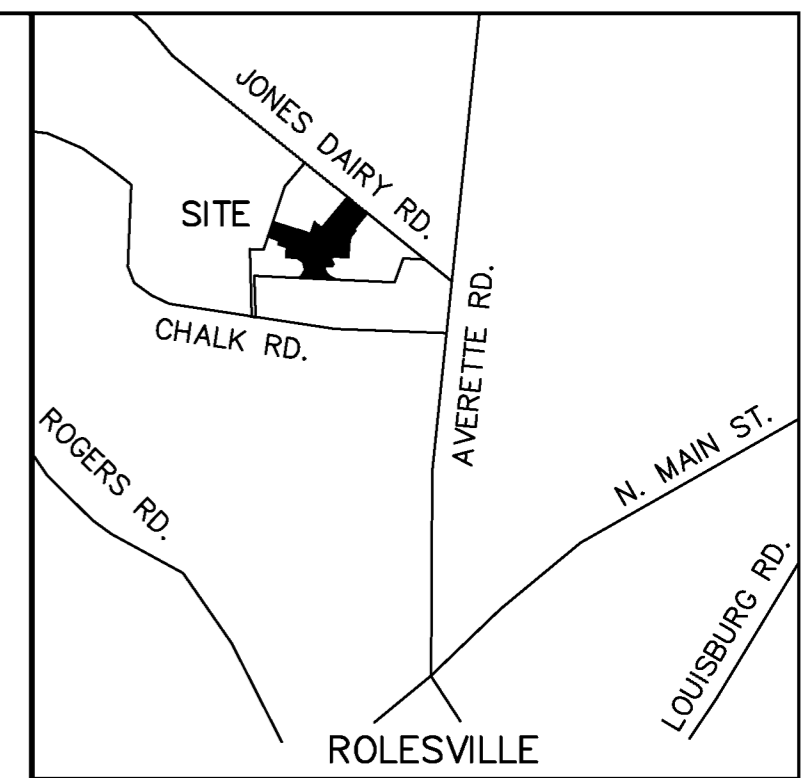
DocuSigned by: Michael A. Moss, L-3794, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

DocuSigned by: Doug Schwartz, 4/13/2022, KB Home

OWNER: Division President, DATE

SITE DATA-PH 1C table with columns for description and value. Includes: TOTAL AREA = 4.187 AC., LESS NEW R/W = 0.686 AC., LESS DEDICATED R/W = 0.207 AC., NET AREA = 3.374 AC., TOTAL LOTS = 23, AVERAGE LOT SIZE = 0.147 AC.



LINE TYPE LEGEND table defining symbols for Property Line, Right-of-Way, Adjoining Line, Overhead Line, Building Setback, Easement Buffer, and Flood Hazard Solis.

- LEGEND: EIP - EXISTING IRON PIPE, EPK - EXISTING PK NAIL, O - 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

MINIMUM BUILDING SETBACKS table: FRONT 25', REAR 25', SIDE 5', 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 PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY, BOUNDARY SURVEY WAS CONDUCTED ON OCTOBER 14, 2015.

OWNER/DEVELOPER:

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

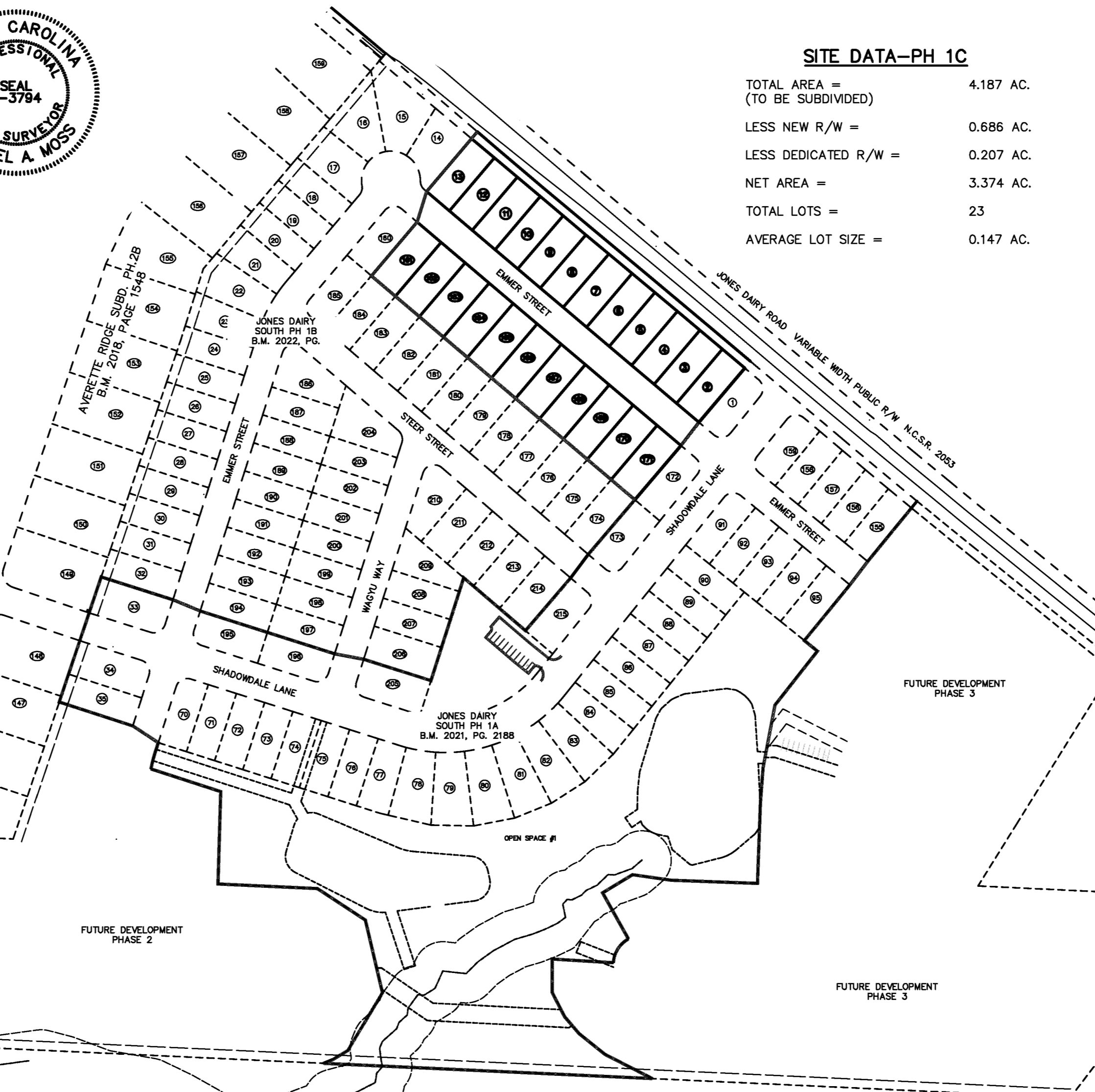
FINAL PLAT FOR PRESERVE AT JONES DAIRY, SOUTH PHASE 1C

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



SCALE 1"=60'

NOVEMBER 2, 2021 REVISED APRIL 11, 2022 PIN # 1759-89-7392 ZONED R & PUD SHEET 1 OF 2 FP 21-07



CERTIFICATE OF APPROVAL FOR RECORDING

ROLESVILLE, NORTH CAROLINA Meredith Gruber, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

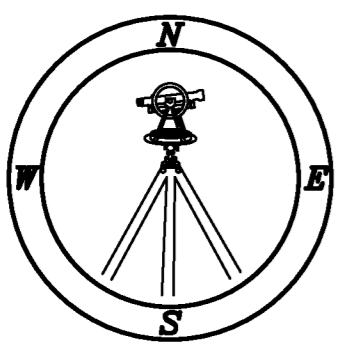
4/14/2022 DATE, Meredith Gruber REVIEW OFFICER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT 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.

Meredith Gruber SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE 4/14/2022 DATE

Meredith Gruber HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN 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 PLAT, IN THE AMOUNT OF \$425 HAS BEEN PAID. 4/14/2022

Meredith Gruber SUBDIVISION ADMINISTRATOR



WAKE COUNTY, NC REGISTER OF DEEDS PRESENTED & RECORDED ON 04-14-2022 AT 14:28:39 BOOK: BM2022 PAGE: 00707 - 00708

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

(JONES DAIRY PRESERVE SOUTH.DWG - TW)

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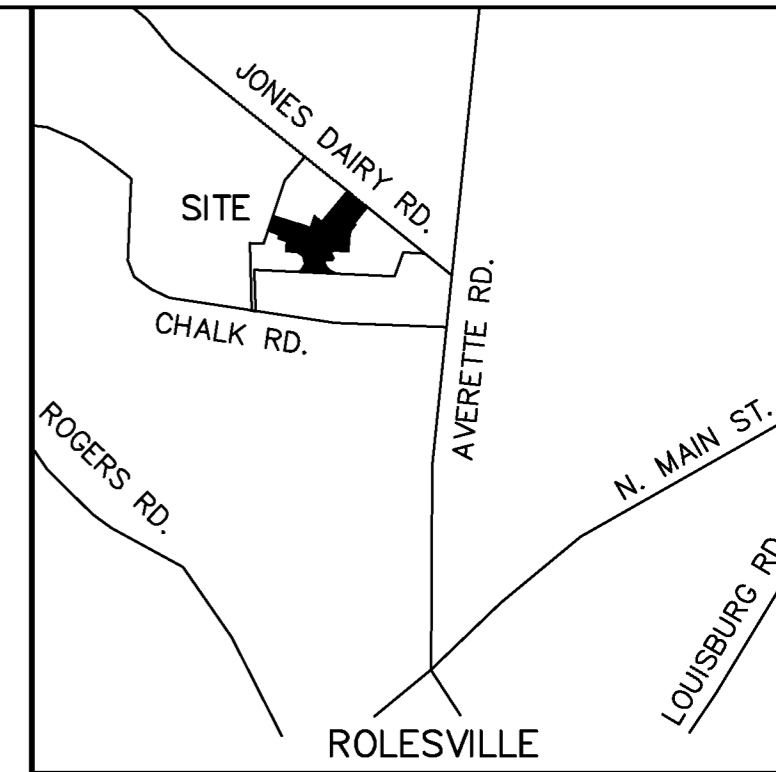
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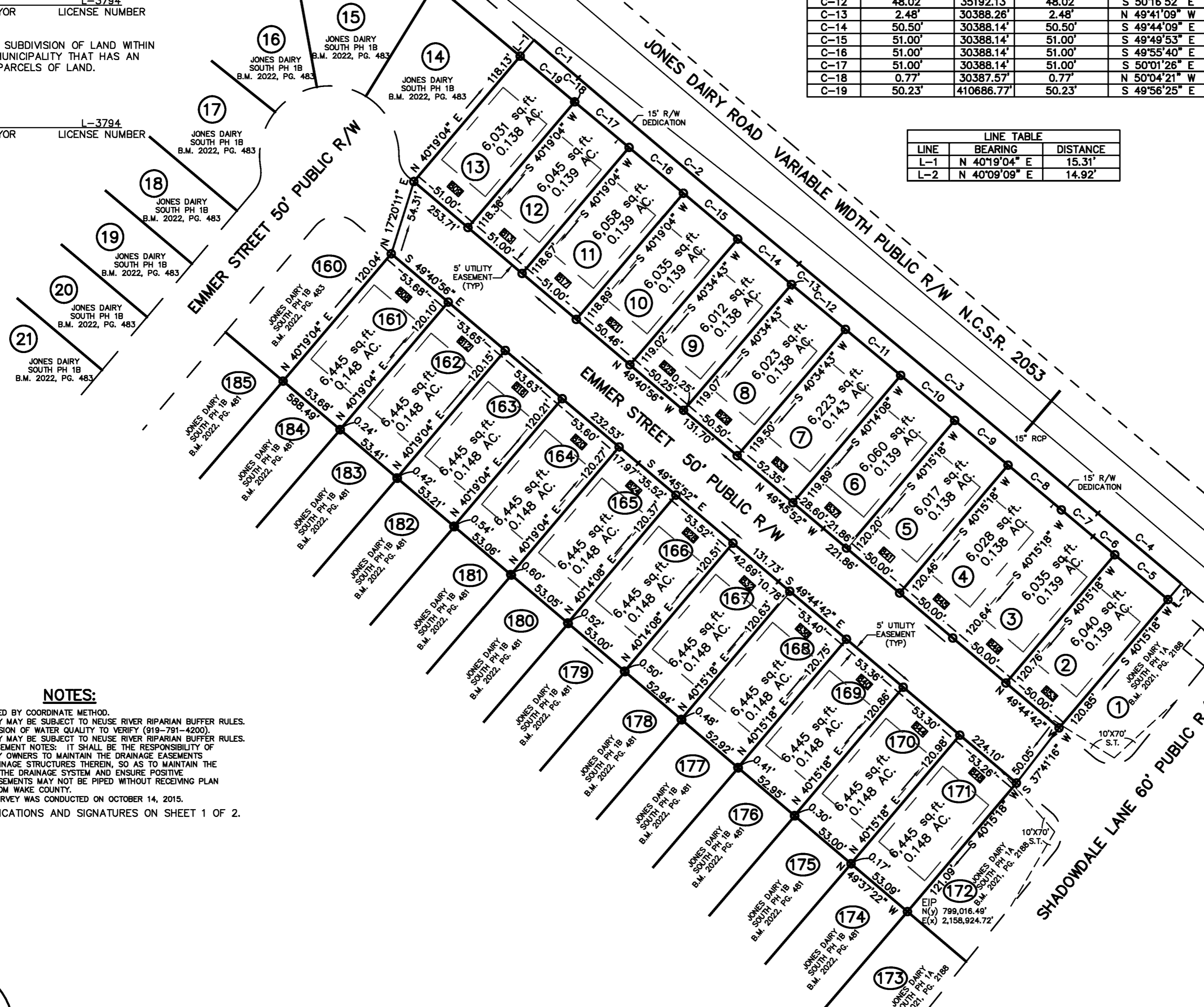
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CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-19 with their respective measurements.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-1 and L-2 with their bearings and distances.



LEGEND: LINE TYPE LEGEND (Property line, Right-of-way, etc.), MINIMUM BUILDING SETBACKS (Front 25', Rear 25', etc.), and LEGEND (EIP - Existing Iron Pipe, EPK - Existing PK Nail, etc.).



- 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).

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

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