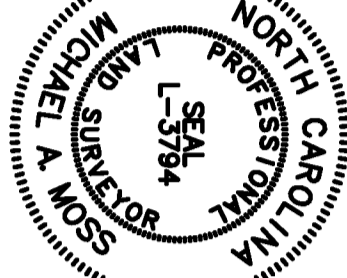


I, MICHAEL A. MOSS CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.



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.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794  
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.

OWNER: PRESERVE AT JONES DAIRY, LLC - REMAINDER  
DATE: 6/29/2023  
OWNER: THE DREES COMPANY - LOTS 12-16, 18, 20-21, 47-49, 51-52, 73-80, 209-214 & 237-230  
DATE: 6/29/2023

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 DEEDS OF WAKE COUNTY.

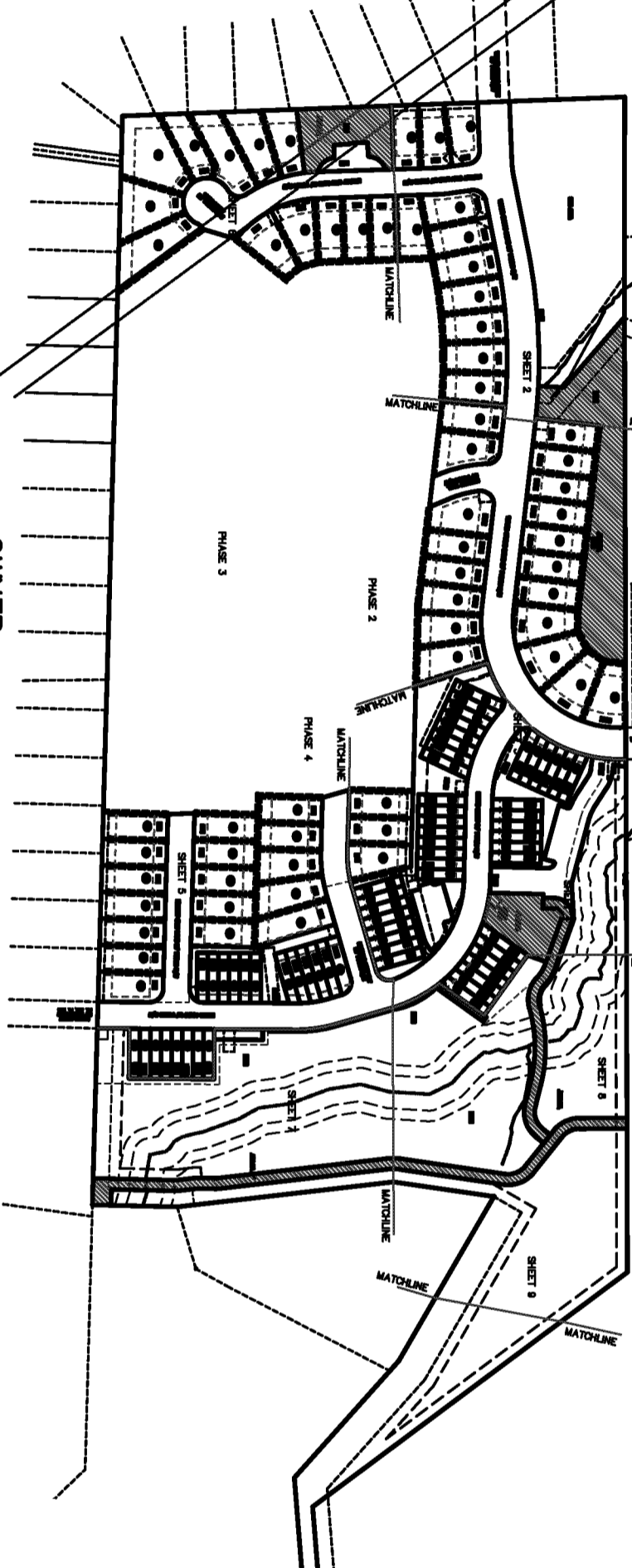
OWNER: MEREDITH GRUBER  
DATE: 7/6/2023

ROLESVILLE, NORTH CAROLINA  
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: 7/6/2023  
REVIEW OFFICER: Meredith Gruber

DATE: 7/6/2023  
SUBDIVISION ADMINISTRATOR: Meredith Gruber

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, CHORD BEARING. Multiple tables for different curves (C-1 to C-58).



OWNER: THE DREES COMPANY  
8521 SIX FORKS ROAD STE. 500  
RALEIGH, NC. 27615  
(919) 844-9288

NOTE: THE PURPOSE OF THIS PLAN IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALETS.

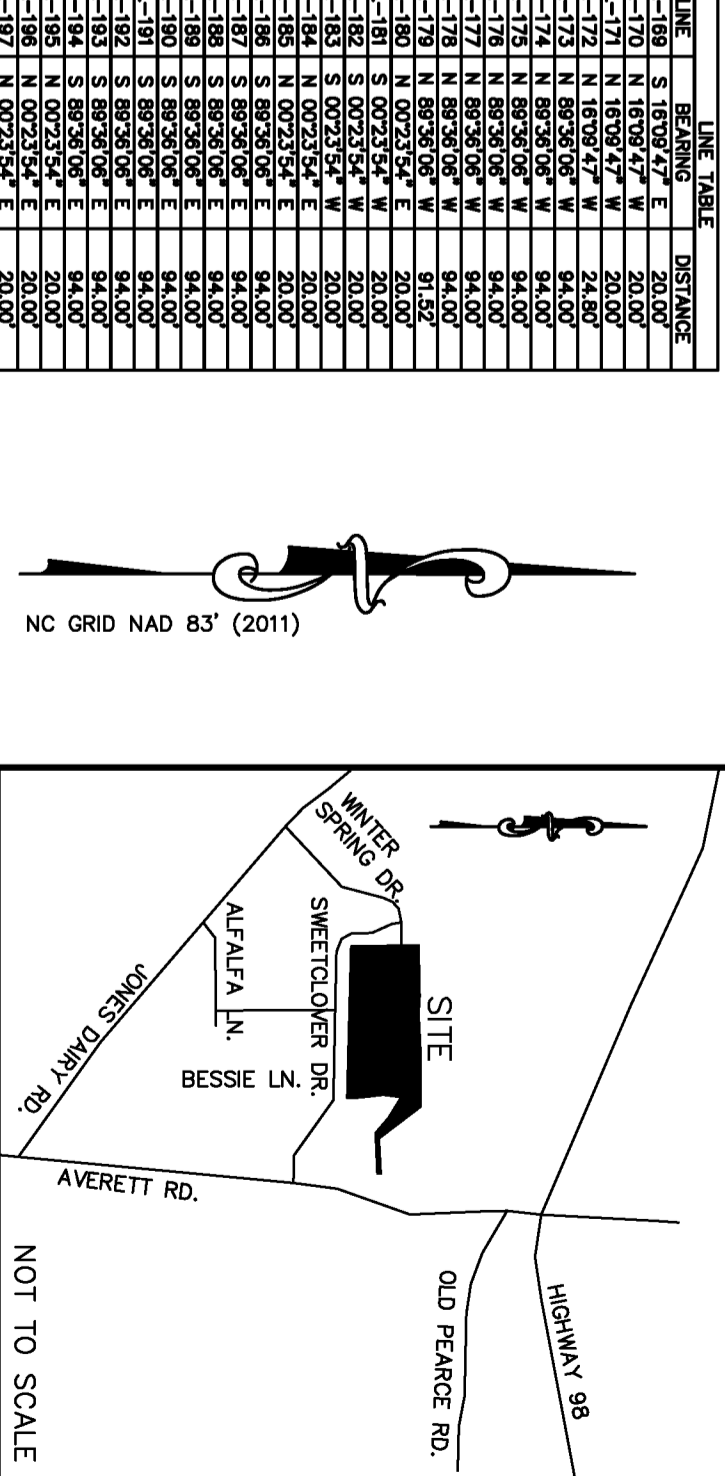
Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, CHORD BEARING. Multiple tables for different curves (C-59 to C-233).

LEGEND:  
EIP - EXISTING IRON PIPE  
EIB - EXISTING IRON BAR  
BEIP - BENT IRON PIPE  
BEIB - BENT IRON BAR  
CM - CONCRETE MONUMENT  
SRK - SINKING IRON NAIL  
NIP - NEW IRON PIPE SET  
R/W - RIGHT OF WAY SET  
EB - ELECTRICAL BOX  
TEL - TELEPHONE PEDESTAL  
OH - POWER POLE LINE  
LP - LIGHT POLE  
WM - WATER METER  
WW - WATER VALVE  
CO - SEWER CLEAN-OUT  
CC - CONCRETE  
MB - MANHOLE BASIN  
FH - FIRE HYDRANT  
P.S.D. - PUBLIC STORM DRAINAGE EASEMENT  
P.D.E. - PRIVATE DRAINAGE EASEMENT

OWNER AT JONES DAIRY, LLC  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS:  
FRONT 15'  
REAR 15'  
MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS:  
FRONT 25'  
REAR 25'  
SIDE 10'  
CORNER SIDE 10'

FSP 23-06

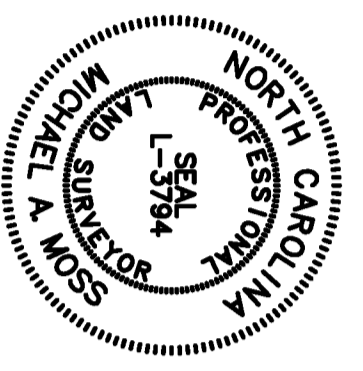


NOTES:  
- AREA COMPUTED BY COORDINATE METHOD.  
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY (919-781-4200) FOR MORE INFORMATION.  
- THE PROPERTY DIMENSIONS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE APPROVAL FROM WAKE COUNTY.  
- BUILDING EASEMENTS NOT ALLOWED IN RIPARIAN BUFFER.  
- PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE LOCATED OUTSIDE OF THE RIGHT-OF-WAY.  
- BOUNDARY SURVEY WAS CONDUCTED ON APRIL 20, 2018.  
- BUILDING EASEMENTS AND SUBSEQUENT BILLOWD AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER. SEE 21-04-00-21-04-01 S.F.P. 18-07-02 TOWNSHIP 21-02, PAR. 02.  
- OPEN SPACE TABLES LOCATED ON SHEET 3 OF 9.  
- OPEN SPACE TABLES LOCATED ON SHEET 3 OF 9.  
- UTILITY EASEMENTS SHALL INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.  
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.

TOTAL AREA = 35,104 AC.  
(TO BE SUBDIVIDED)  
LESS NEW R/W = 4,986 AC.  
LESS OPEN SPACE = 12,039 AC.  
LESS ACTIVE OPEN SPACE = 2,566 AC.  
LESS ADDITIONAL OPEN SPACE = 1,040 AC.  
LESS SCM AREA = 2,150 AC.  
NET AREA = 12,323 AC.  
NET AREA FOR SINGLE FAMILY LOTS = 9,565 AC.  
TOTAL LOTS = 62  
AVERAGE LOT SIZE = 0.154 AC.  
NET AREA FOR TOWNHOME LOTS = 2,758 AC.  
TOTAL TOWNHOME LOTS = 63  
AVERAGE TOWNHOME LOT SIZE = 0.044 AC.  
TOTAL GREENWAY AREA = 0.508 AC.

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 28th DAY OF JUNE A.D. 2023.



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.

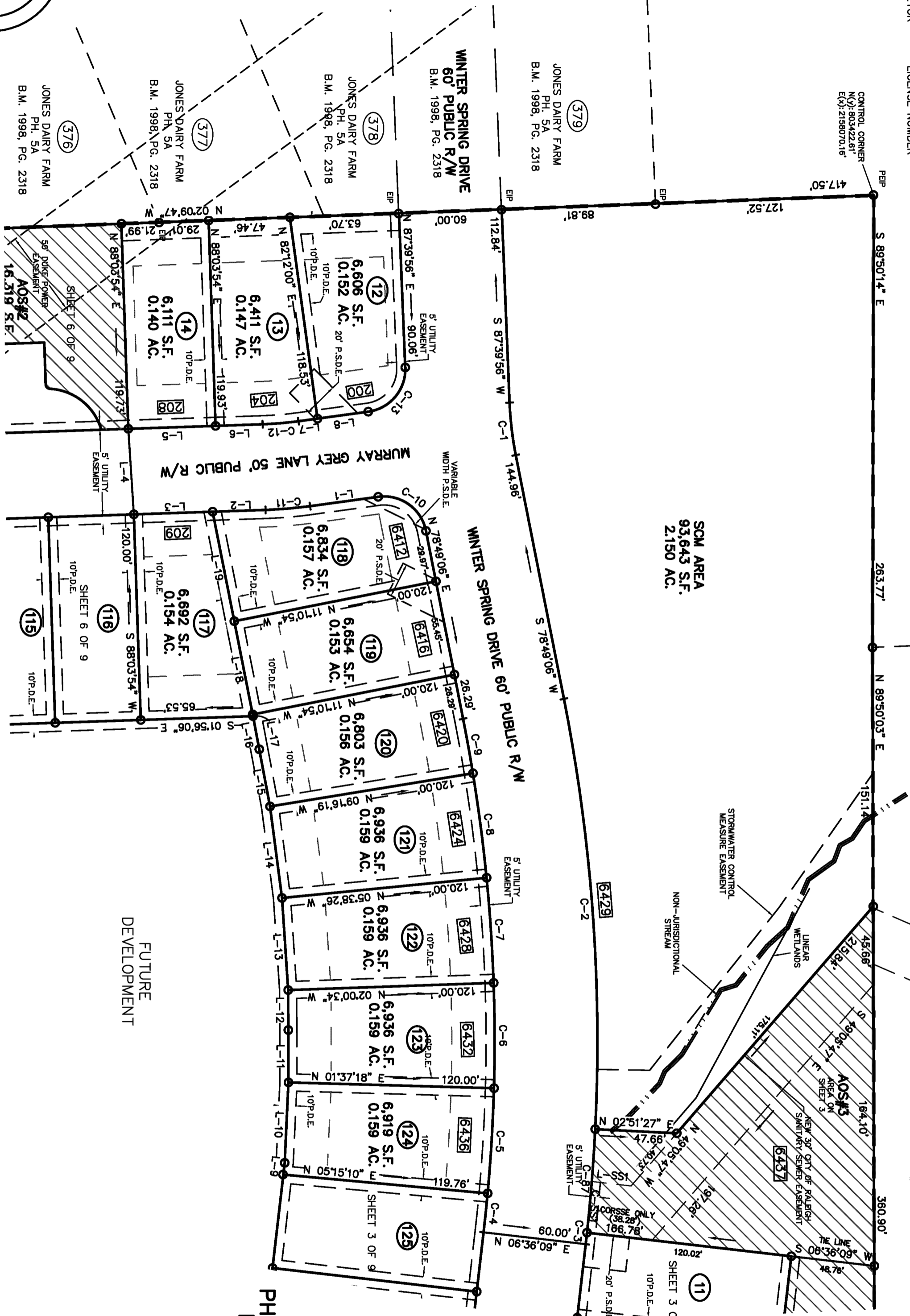
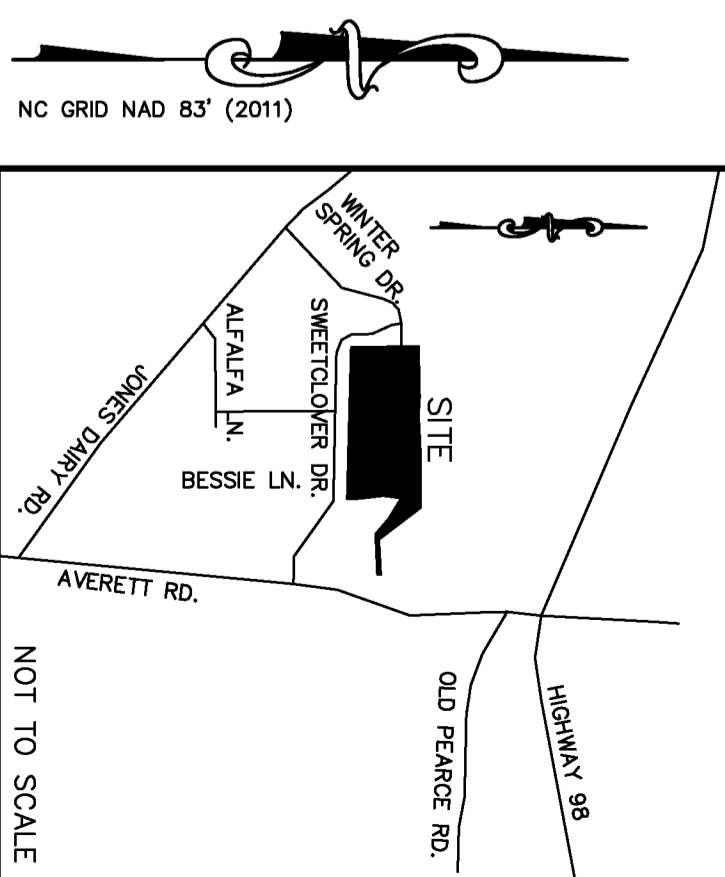
Designed by:  
**Michael A. Moss**  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

N/F  
LENNAR CAROLINAS, LLC  
D.B. 15377, PG. 2089  
B.M. 2006, PG. 1172  
PIN # 1850.04-73-6733

SANITARY SEWER LINE TABLE			
LINE BEARING	DISTANCE	CURVE BEARING	CHORD BEARING
L-SST1 N 08°36'09" E	23.06'		
C-SST1	30.01'	1030.00'	30.01'

EXISTING 30" CITY OF RALEIGH PERM. SANITARY SEWER LINE PER B.M. 2021, PG. 119-126

N/F  
EXPERIENCE HOME, LLC  
D.B. 17209, PG. 578  
B.M. 2022, PG. 578  
PIN # 1850.04-83-8619



**NOTES:**  
- AREA COMPUTED BY COORDINATE METHOD.  
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.  
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.  
NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.

- LEGEND:**
- EP - EXISTING IRON PIPE
  - EB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CBM - CONCRETE MONUMENT
  - CKM - CONCRETE MONUMENT
  - SRK - SET BK NAIL MARK
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - TEL - TELEPHONE PEDESTAL
  - EL - ELECTRIC BOX
  - PH - OVERHEAD LINE
  - UP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CC - CONCRETE
  - CC - CONCRETE
  - MH - MANHOLE
  - FH - FIRE HYDRANT
  - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
  - ADR - ADDRESS
  - PRD.E. - PRIVATE DRAINAGE EASEMENT
- LINE TYPE LEGEND**
- PROPERTY LINE - LINE SURVEYED
  - RIGHT-OF-WAY
  - ADJOINING LINE - LINE NOT SURVEYED
  - EASEMENT
  - BUILDING SETBACK
  - SETBACK
  - FLOOD HAZARD SOILS

**OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10534 ANNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0781

**OWNER:**  
THE DRESS COMPANY  
8521 SIX FORKS ROAD STE. 500  
RALEIGH, N.C. 27615  
(919) 844-9288

**FINAL PLAT FOR MEADOW AT JONES DAIRY PHASE 1, SINGLE FAMILY DWELLINGS PHASES 1, 2 & 3, TOWNHOMES F.K.A. "PRESERVE AT JONES DAIRY NORTH"**

OWNER: PRESERVE AT JONES DAIRY, LLC

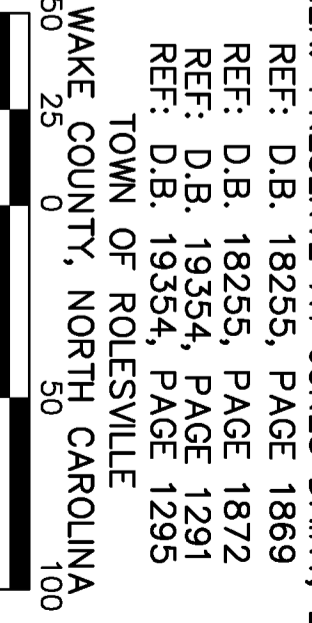
REF: D.B. 18255, PAGE 1869

REF: D.B. 18255, PAGE 1872

REF: D.B. 19354, PAGE 1291

REF: D.B. 19354, PAGE 1295

TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'

OCTOBER 13, 2022

REVISED MARCH 22, 2023

REVISED JUNE 9, 2023

REVISED JUNE 28, 2023

PIN # 1750-93-1255

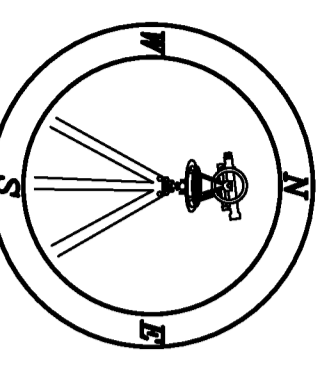
PIN # 1750-92-2931

ZONED R & PUD

SHEET 2 OF 9

FP 22-17

FSP 23-06

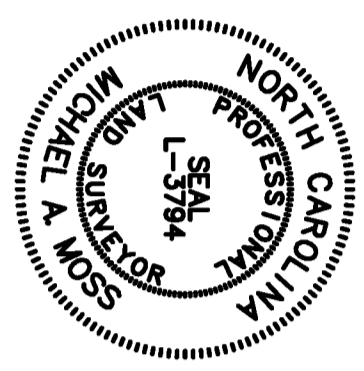


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM INFORMATION 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 28th DAY OF JUNE A.D. 2023.



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.

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

N/F  
EXPERIENCE HOME HOMES, LLC  
D.B. 17509, PG. 110  
B.M. 2022, PG. 576  
PIN # 1650104-83-8619

OPEN SPACE PROVIDED

AREA ID	AREA	PER CD 21-04
OS #1	78,132 S.F.	78,132 S.F.
OS #2	180,318 S.F.	180,318 S.F.
OS #3	221,238 S.F.	221,238 S.F.
OS #4	10,227 S.F.	10,227 S.F.
OS #5	25,005 S.F.	25,005 S.F.
OS #6	9,502 S.F.	9,891 S.F.
TOTAL	524,422 S.F.	524,951 S.F.

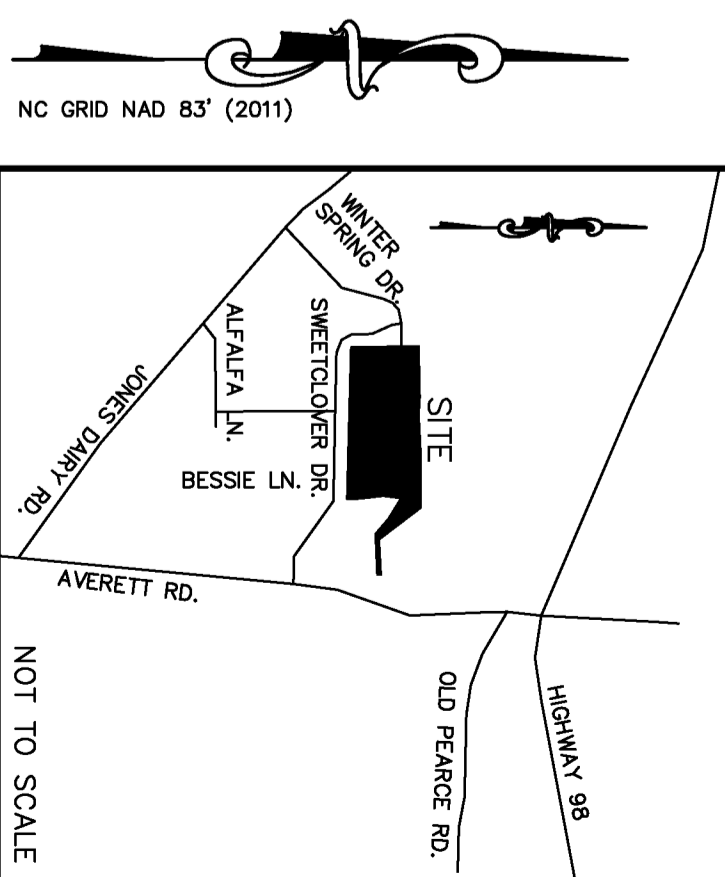
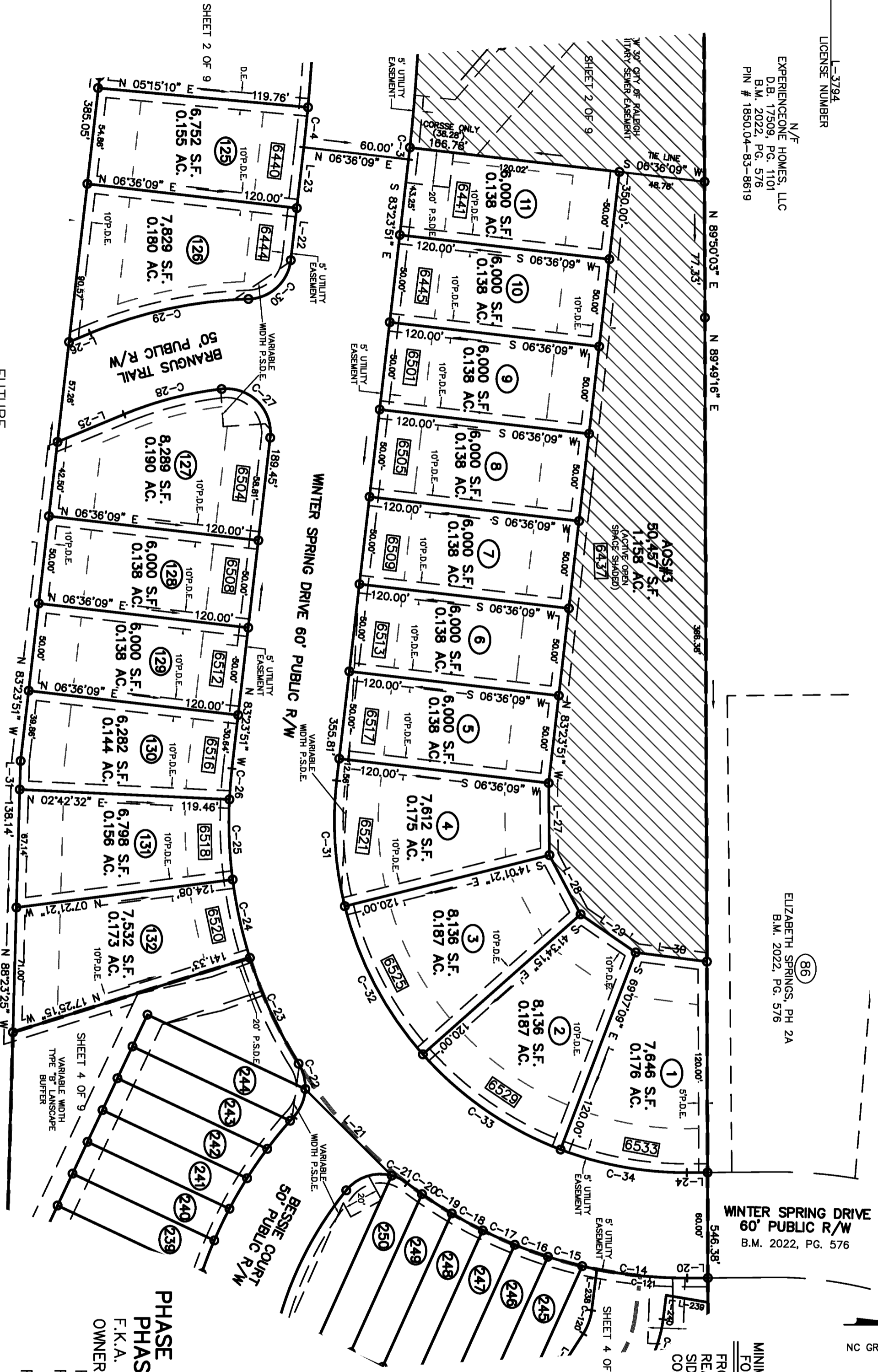
ACTIVE OPEN SPACE PROVIDED

AREA ID	AREA	PER CD 21-04
AOS #1	16,319 S.F.	16,319 S.F.
AOS #2	50,457 S.F.	50,457 S.F.
AOS #3	32,321 S.F.	32,321 S.F.
AOS #4	12,657 S.F.	12,657 S.F.
TOTAL	111,754 S.F.	111,754 S.F.

AOS #1 WILL BE RECORDED WITH PHASE 3

ADDITIONAL OPEN SPACE PROVIDED

AREA ID	AREA	AREA
OS #7	4,432 S.F.	4,432 S.F.
OS #8	20,336 S.F.	20,336 S.F.
OS #9	6,341 S.F.	6,341 S.F.
OS #10	12,405 S.F.	12,405 S.F.
OS #11	1,784 S.F.	1,784 S.F.
TOTAL	45,298 S.F.	45,298 S.F.



VICINITY MAP  
NOT TO SCALE

- LEGEND:
- EIP - EXISTING IRON PIPE
  - EIB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CBM - CONCRETE BLOCK MANT
  - CM - CONCRETE CURB MANT
  - SPK - SET PK NAIL
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - EL - ELECTRIC FEEDER/STAL
  - CHL - OVERHEAD LINE
  - LM - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CC - CEMENT CLEAN-OUT
  - CS - CONCRETE SIGN
  - CO - CONCRETE CURB
  - MH - MANHOLE
  - FH - FIRE HYDRANT
  - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
  - ##### - ADDRESS

- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS
- FRONT 25'
  - REAR 25'
  - SIDE 5'
  - CORNER SIDE 10'

- LINE TYPE LEGEND
- PROPERTY LINE - LINE SURVEYED
  - ADJOINING LINE - LINE NOT SURVEYED
  - BOUNDARY LINE - LINE NOT SURVEYED
  - ENCUMBRANCE
  - EASEMENT
  - ROAD HAZARD SOLS

OWNER/DEVELOPER:  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

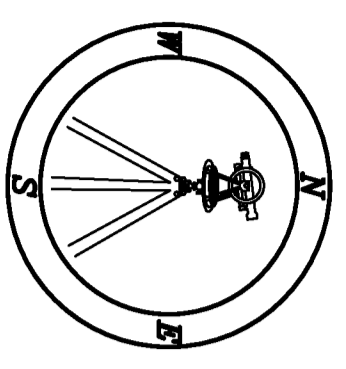
FINAL PLAT FOR  
MEADOW AT  
JONES DAIRY  
PHASES 1, 2 & 3, TOWNHOMES  
F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
OWNER: PRESERVE AT JONES DAIRY, LLC  
REF: D.B. 18255, PAGE 1869  
REF: D.B. 18255, PAGE 1872  
REF: D.B. 19354, PAGE 1291  
REF: D.B. 19354, PAGE 1295  
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'  
OCTOBER 13, 2022  
REVISED MARCH 22, 2023  
REVISED JUNE 9, 2023  
REVISED JUNE 28, 2023  
PIN # 1750-93-1255  
PIN # 1750-92-2931  
ZONED R & PUD  
SHEET 3 OF 9  
FP 22-17  
FSP 23-06

- NOTES:
- AREA COMPUTED BY COORDINATE METHOD.
  - ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
  - ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.

FUTURE DEVELOPMENT



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

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM INFORMATION CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 28th DAY OF JUNE A.D. 2023.

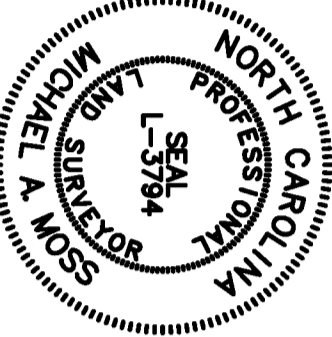
Designed by:  
*Michael A. Moss*

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

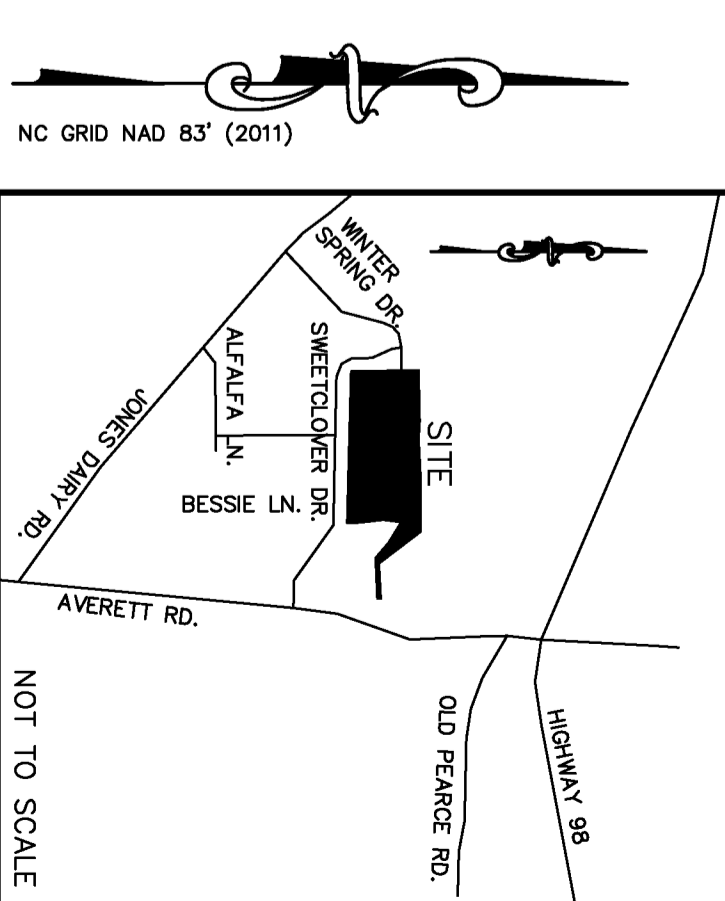
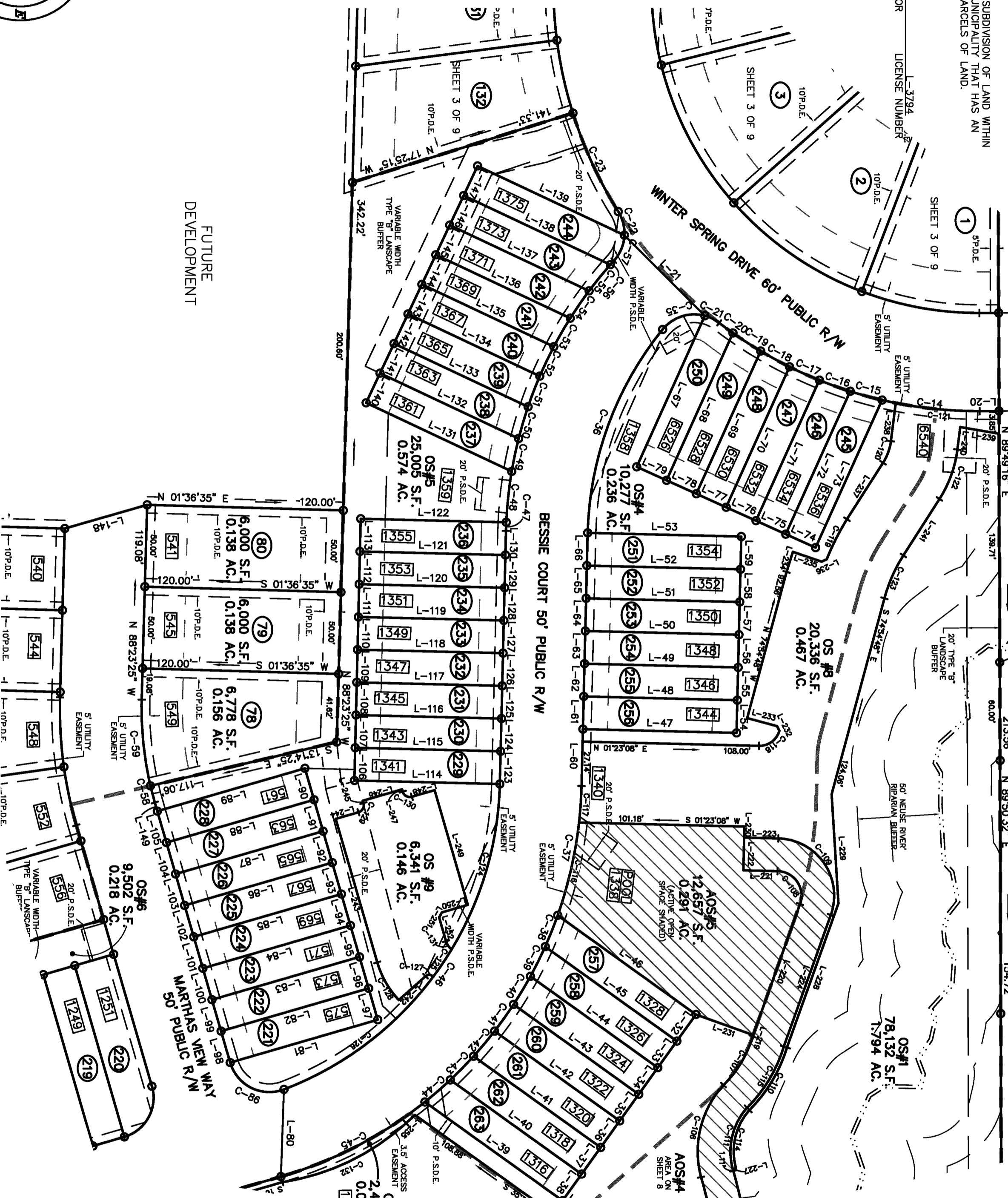


WINTER SPRING DRIVE 60' PUBLIC R/W  
B.M. 2022, PG. 576

N/F  
EXPERIENCEONE HOMES, LLC  
D.B. 17509, PG. 1101  
B.M. 2022, PG. 574  
PIN # 1850.04-93-5615

N/F  
EXPERIENCEONE HOMES, LLC  
D.B. 17509, PG. 1101  
B.M. 2021, PG. 111  
PIN # 1850.03-03-1589

LOT #	SQ.F.T.	ACRES
221	1,880	0.043
222	1,880	0.043
223	1,880	0.043
224	1,880	0.043
225	1,880	0.043
226	1,880	0.043
227	1,880	0.043
228	1,880	0.043
229	1,780	0.041
230	1,780	0.041
231	1,780	0.041
232	1,780	0.041
233	1,780	0.041
234	1,780	0.041
235	1,780	0.041
236	1,780	0.041
237	1,918	0.044
238	1,840	0.042
239	1,795	0.041
240	1,795	0.041
241	1,799	0.041
242	1,849	0.042
243	1,931	0.044
244	2,011	0.046
245	1,945	0.045
246	1,897	0.044
247	1,881	0.043
248	1,896	0.044
249	1,942	0.045
250	2,012	0.046
251	1,880	0.043
252	1,880	0.043
253	1,880	0.043
254	1,880	0.043
255	1,880	0.043
256	1,880	0.043
257	2,028	0.047
258	1,947	0.045
259	1,898	0.044
260	1,881	0.043
261	1,896	0.044
262	1,942	0.045
263	2,021	0.046



VICINITY MAP

NOT TO SCALE

- MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS**
- FRONT 15'
  - REAR 15'
- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**
- FRONT 25'
  - REAR 25'
  - SIDE 5'
  - CORNER SIDE 10'

**LINE TYPE LEGEND**

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY - LINE NOT SURVEYED
---	ADJOINING LINE - LINE NOT SURVEYED
---	BUILDING SETBACK
---	EASEMENT
---	FLOOD HAZARD SOILS

**OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616

**OWNER:**  
THE DREES COMPANY  
8521 SIX FORKS ROAD STE. 500  
RALEIGH, N.C. 27615  
(919) 844-9288

**FINAL PLAT FOR MEADOW AT JONES DAIRY PHASES 1, 2 & 3, TOWNHOMES**  
F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
OWNER: PRESERVE AT JONES DAIRY, LLC

REF: D.B. 18255, PAGE 1869  
REF: D.B. 18255, PAGE 1872  
REF: D.B. 19354, PAGE 1291  
REF: D.B. 19354, PAGE 1295

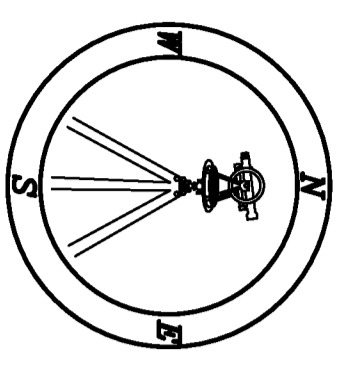
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



**SCALE**  
1" = 50'  
OCTOBER 13, 2022  
REVISED MARCH 22, 2023  
REVISED JUNE 9, 2023  
REVISED JUNE 28, 2023  
PIN # 1750-93-1255  
PIN # 1750-92-2931  
ZONED R & PUD  
SHEET 4 OF 9  
FP 22-17  
FSP 23-06

**NOTES:**

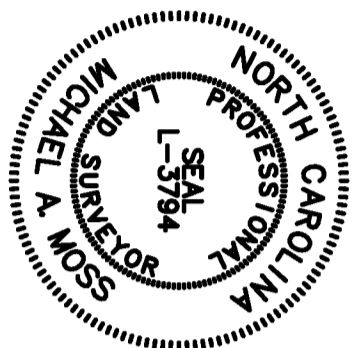
- AREA COMPUTED BY COORDINATE METHOD.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.



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

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.

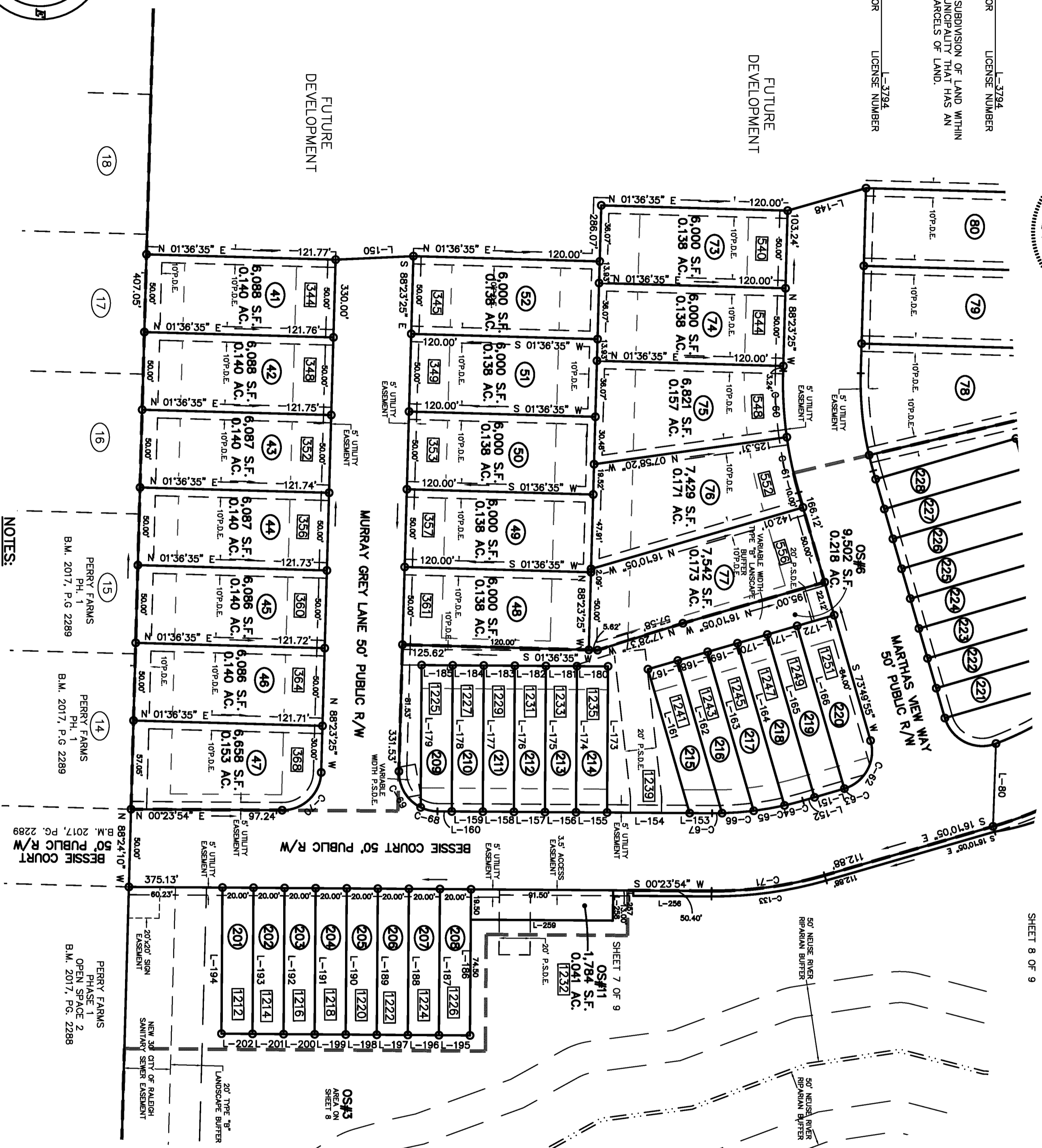
THIS 28th DAY OF JUNE A.D. 2023.



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

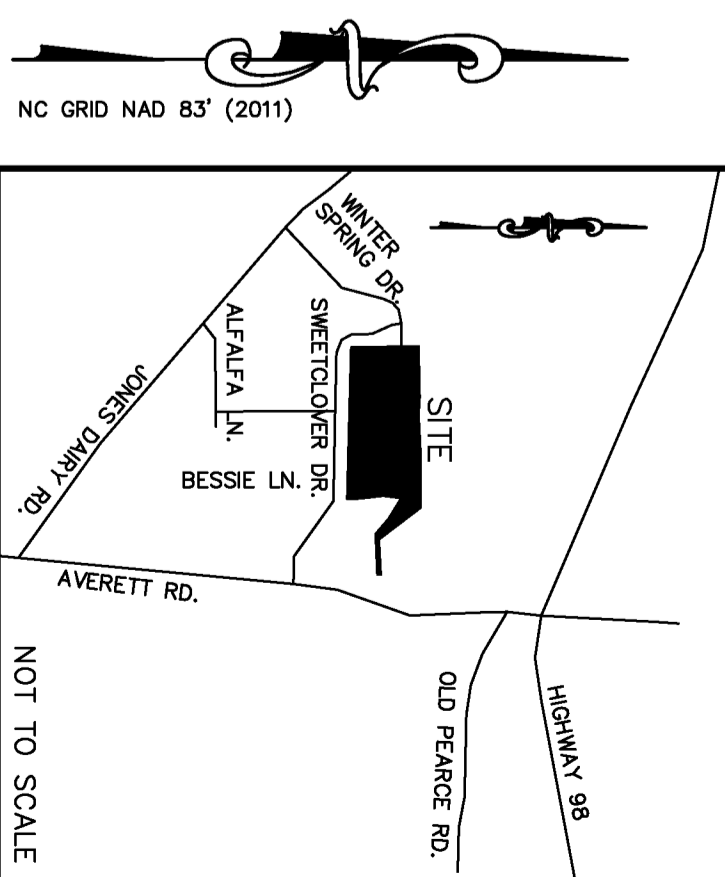
Designed by:  
*Michael A. Moss*  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

LOT#	SQ.FT.	ACRES
201	1,880	0.043
202	1,880	0.043
203	1,880	0.043
204	1,880	0.043
205	1,880	0.043
206	1,880	0.043
207	1,880	0.043
208	1,880	0.043
209	1,871	0.043
210	1,880	0.043
211	1,880	0.043
212	1,880	0.043
213	1,880	0.043
214	1,880	0.043
215	1,987	0.046
216	2,090	0.048
217	2,154	0.049
218	2,179	0.050
219	2,180	0.050
220	2,570	0.059



NOTES:  
- AREA COMPUTED BY COORDINATE METHOD.  
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.  
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.  
NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.

SHEET 8 OF 9



- LEGEND:**
- EB - EXISTING IRON PIPE
  - EB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - CM - CONCRETE MONUMENT
  - EPK - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CAV - CABLE TV BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OH - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CC - CONCRETE
  - CB - CATCH BASIN
  - MH - MANHOLE
  - PH - FIRE HYDRANT
  - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
  - [8888] - ADDRESS
- MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS**
- FRONT 15'
  - REAR 15'
- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**
- FRONT 25'
  - REAR 25'
  - SIDE 5'
  - CORNER SIDE 10'

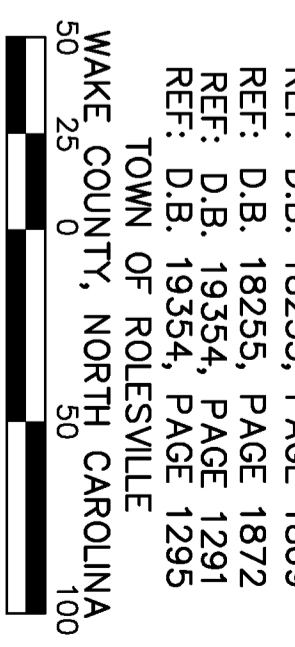
**OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

**OWNER:**  
THE DREES COMPANY  
8521 SIX FORKS ROAD STE. 500  
RALEIGH, N.C. 27615  
(919) 844-9288

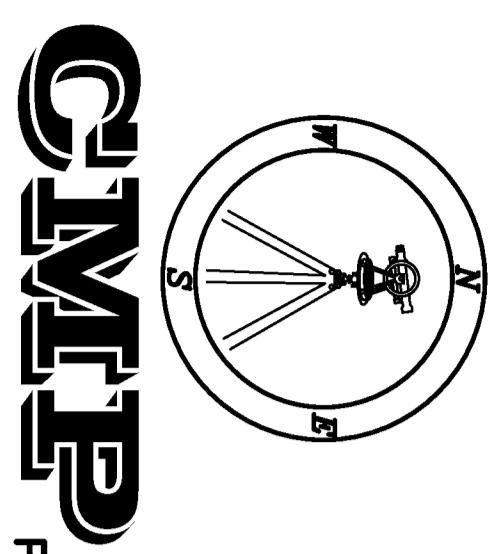
**FINAL PLAT FOR MEADOW AT JONES DAIRY PHASE 1, SINGLE FAMILY DWELLINGS PHASES 1, 2 & 3, TOWNHOMES**  
F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
OWNER: PRESERVE AT JONES DAIRY, LLC

REF: D.B. 18255, PAGE 1869  
REF: D.B. 18255, PAGE 1872  
REF: D.B. 19354, PAGE 1291  
REF: D.B. 19354, PAGE 1295

TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



**SCALE**  
1" = 50'  
OCTOBER 13, 2022  
REVISED MARCH 22, 2023  
REVISED JUNE 9, 2023  
REVISED JUNE 28, 2023  
PIN # 1750-93-1255  
PIN # 1750-92-2931  
ZONED R & PUD  
SHEET 5 OF 9  
FP 22-17  
FSP 23-06

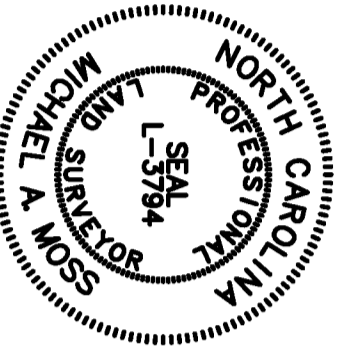


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



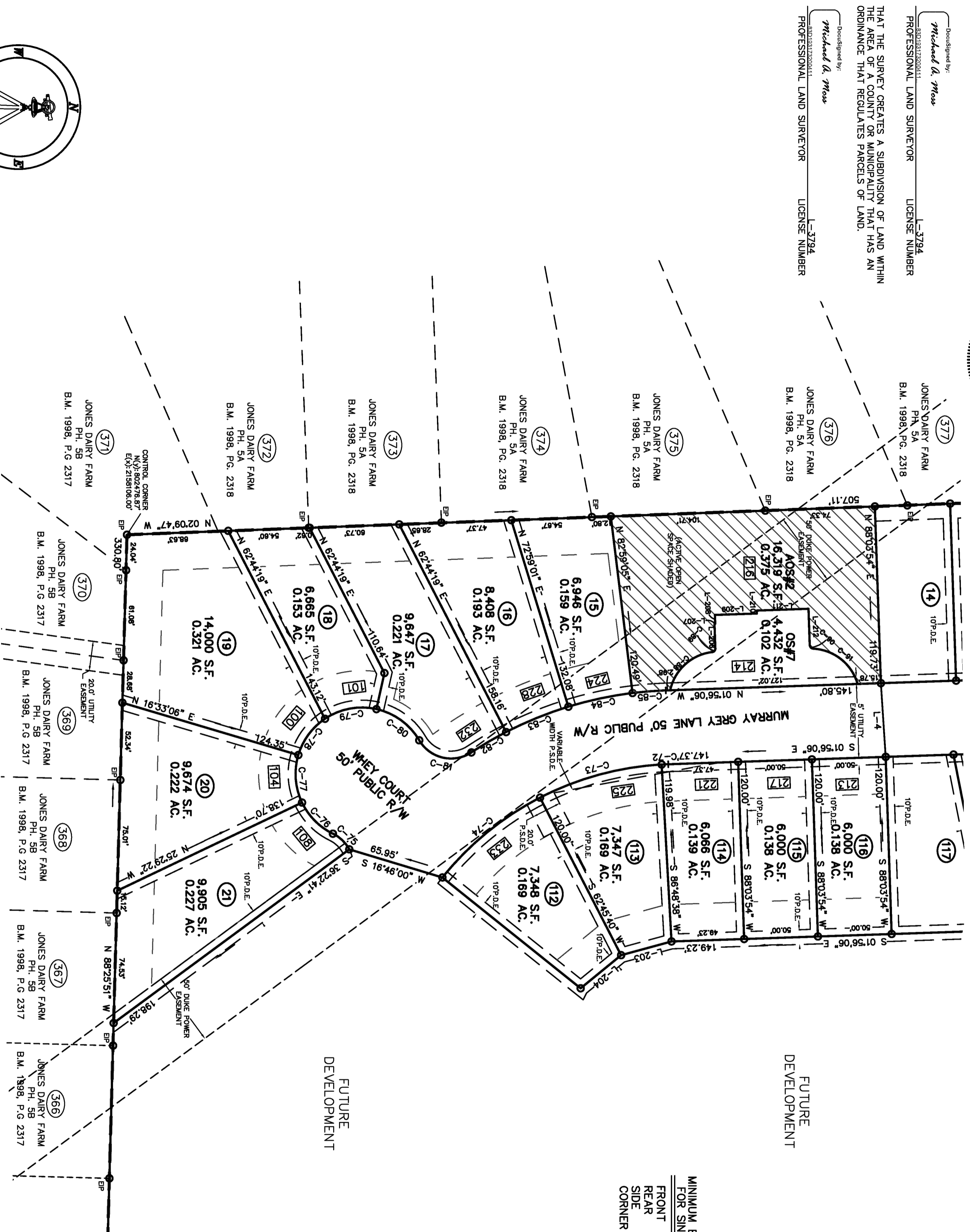
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL 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 28th DAY OF JUNE A.D. 2023.



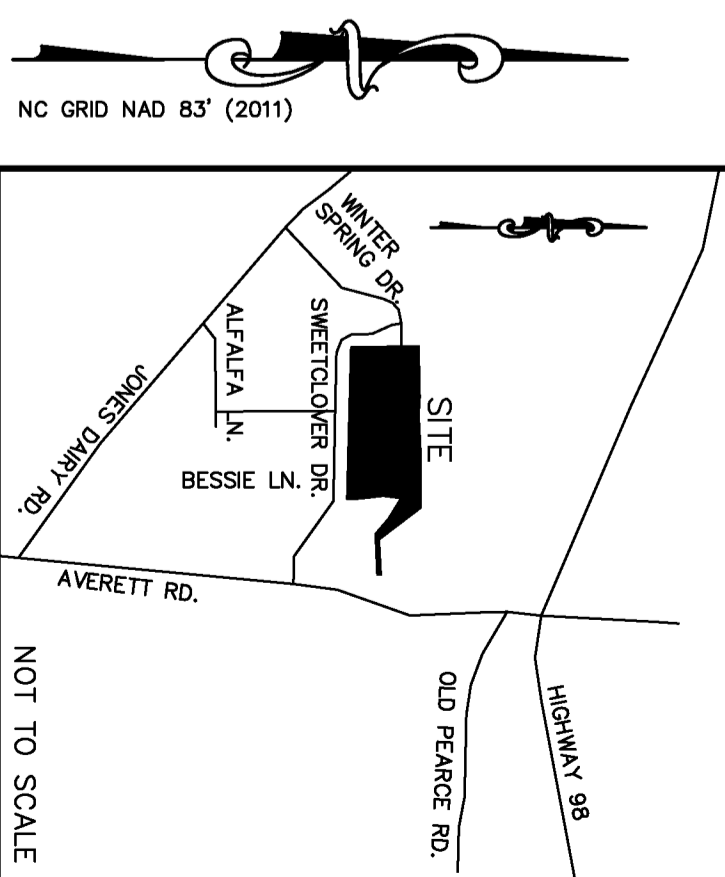
Deedsigned by:  
**Michael A. Moss**  
 880183172800411  
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.



**NOTES:**

- AREA COMPUTED BY COORDINATE METHOD.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.



**VICINITY MAP**

**MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**

- FRONT 25'
- REAR 25'
- SIDE 5'
- CORNER SIDE 10'

**LEGEND:**

- EP - EXISTING IRON PIPE
- EB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- C/W - CABLE TV BOX
- BE - ELECTRICAL BOX
- EE - ELECTRICAL EASEMENT
- PE - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - CATCH BASIN
- CS - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- BBB - ADDRESS

**OWNER/DEVELOPER:**

PRESERVE AT JONES DAIRY, LLC  
 10534 ARNOLD PALMER DRIVE  
 RALEIGH, N.C. 27616  
 (919) 491-0761

**OWNER:**

THE DREES COMPANY  
 8521 SIX FORKS ROAD STE. 500  
 RALEIGH, N.C. 27615  
 (919) 844-9288

**FINAL PLAT FOR MEADOW AT JONES DAIRY**

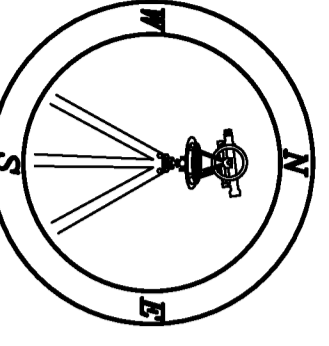
**PHASE 1, SINGLE FAMILY DWELLINGS PHASES 1, 2 & 3, TOWNHOMES**  
 F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
 OWNER: PRESERVE AT JONES DAIRY, LLC

- REF: D.B. 18255, PAGE 1869
- REF: D.B. 18255, PAGE 1872
- REF: D.B. 19354, PAGE 1291
- REF: D.B. 19354, PAGE 1295

WAKE COUNTY, NORTH CAROLINA  
 50 25 0 50 100

**SCALE 1"=50'**

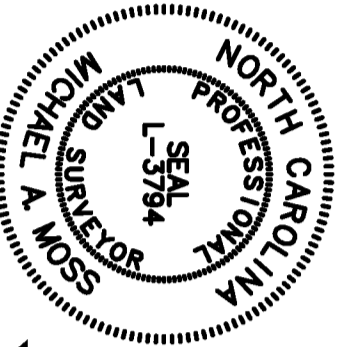
- OCTOBER 13, 2022
- REVISED MARCH 22, 2023
- REVISED JUNE 9, 2023
- REVISED JUNE 28, 2023
- PIN # 1750-93-1255
- PIN # 1750-92-2931
- ZONED R & PUD
- SHEET 6 OF 9
- FP 22-17
- FSP 23-06



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

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.

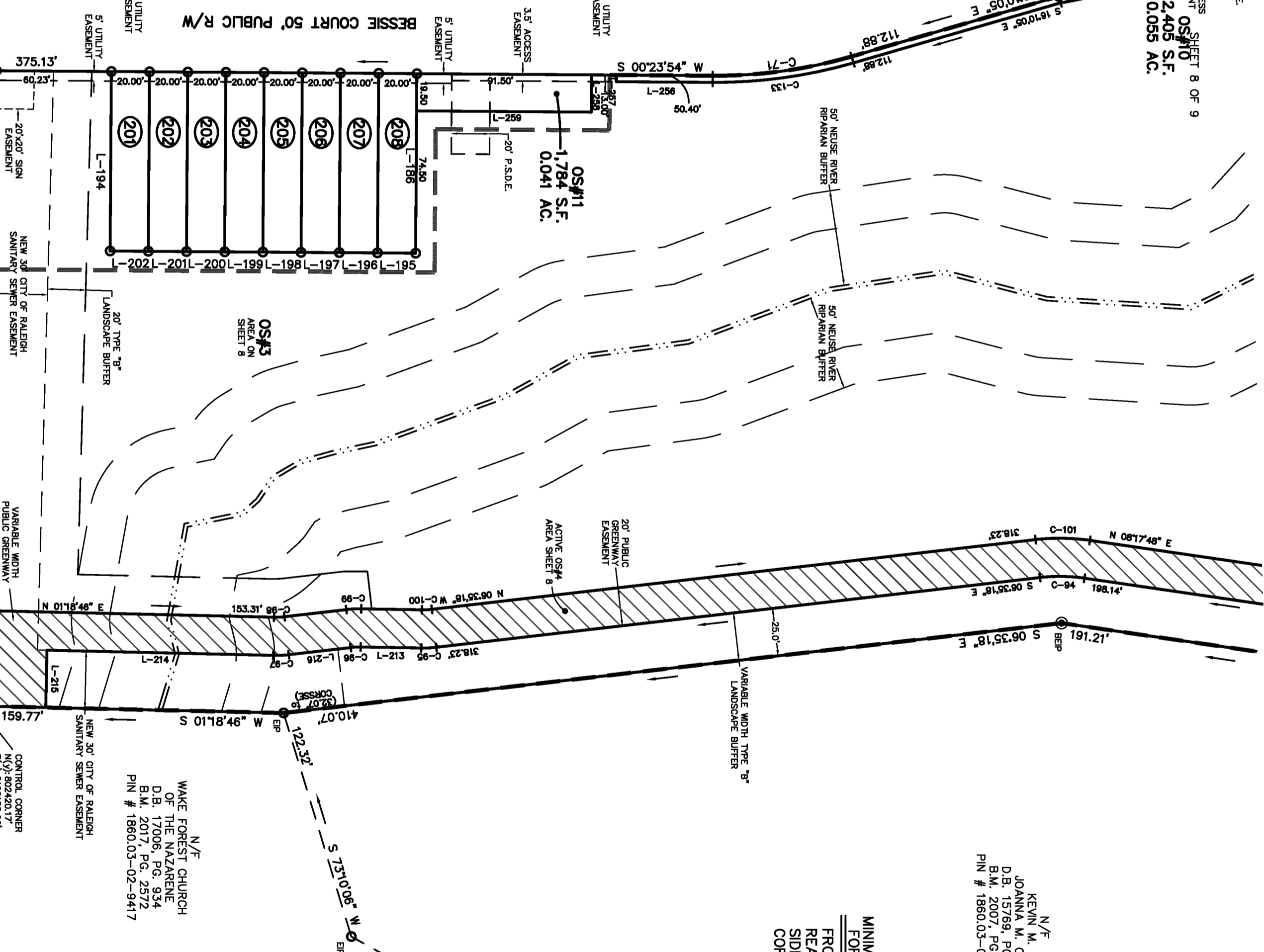
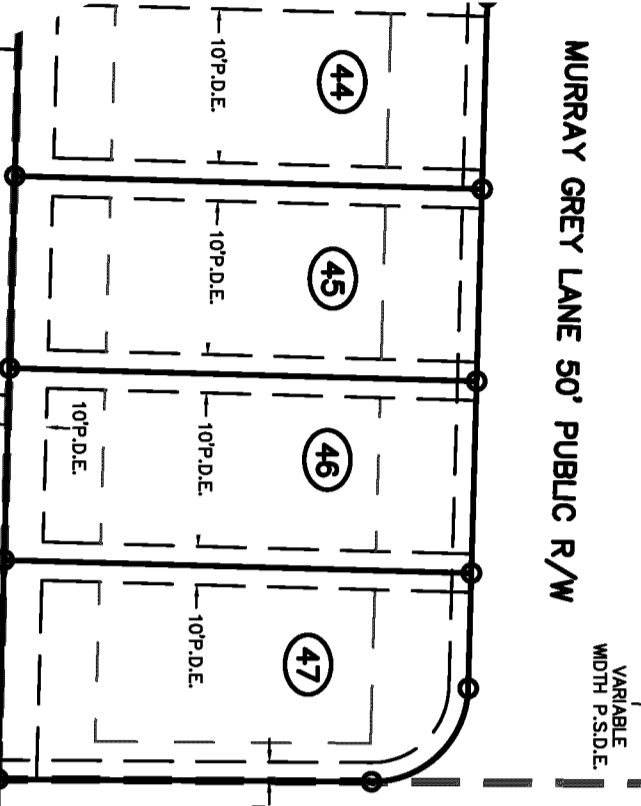
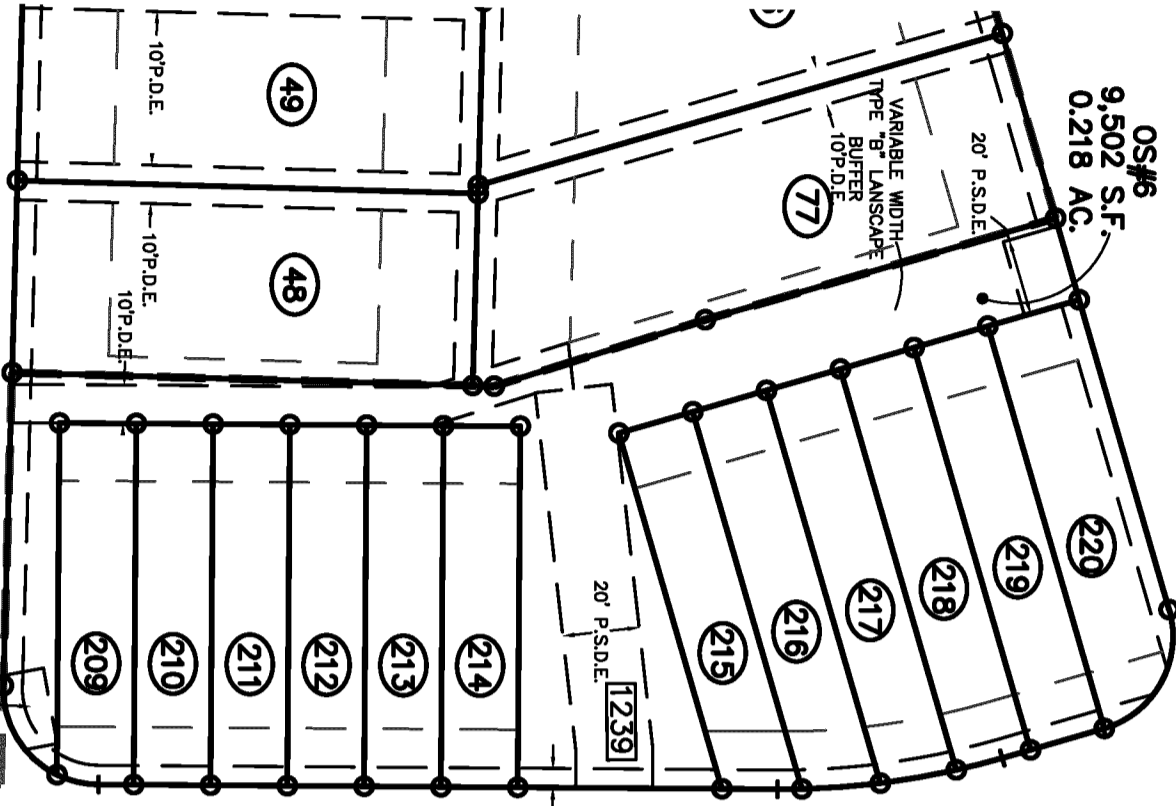
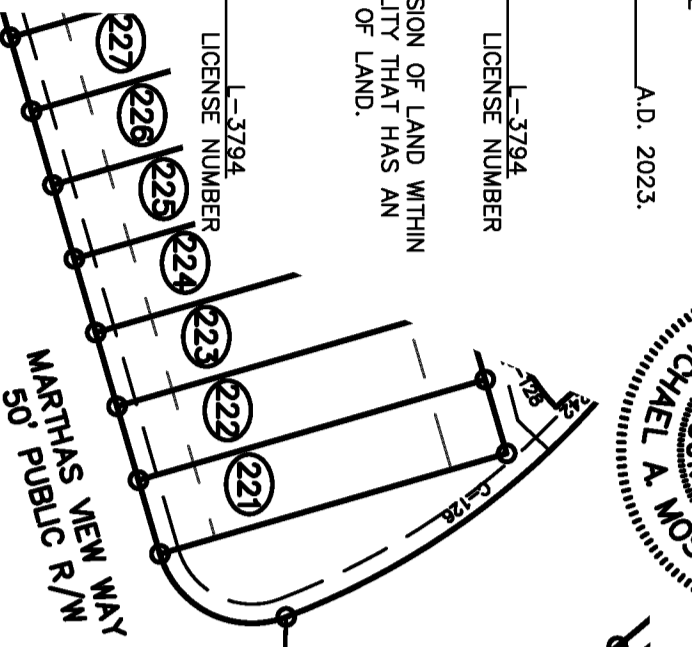
THIS 28th DAY OF JUNE A.D. 2023.



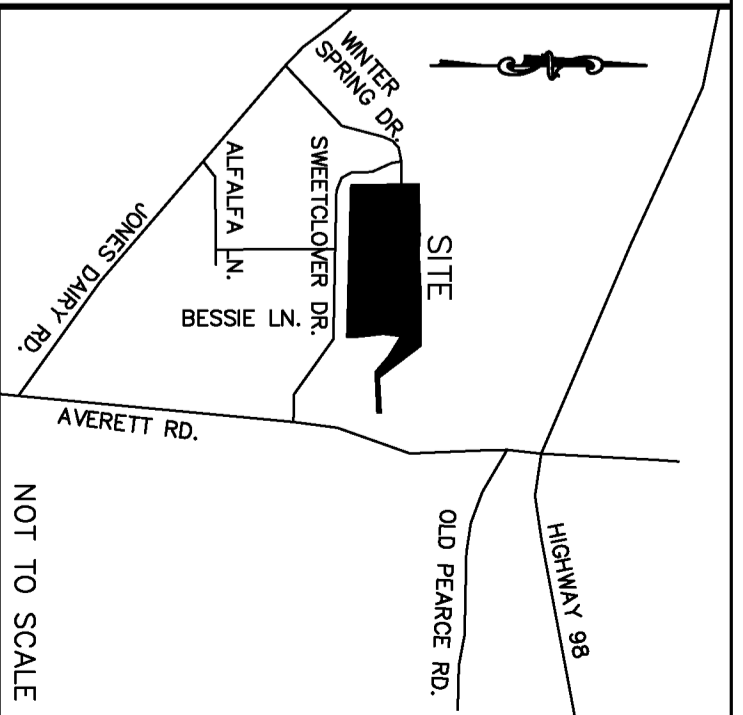
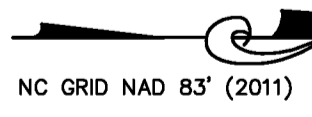
Designed by:  
**Michael A. Moss**  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-5794

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-5794



N/E  
KEVIN M. &  
JOANNA M. CROW  
D.B. 15769, PG. 755  
B.M. 2007, PG. 1763  
PIN # 1860.03-02-2839



VICINITY MAP  
NOT TO SCALE

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

FRONT	25'
REAR	25'
SIDE	5'
CORNER SIDE	10'

- LEGEND:**
- EBP - EXISTING IRON PIPE
  - EBB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIR - BENT IRON ROD
  - CB - CONCRETE MONUMENT
  - EPK - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CAV - CABLE TV BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - PH - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WW - WATER WALK
  - CC - CONCRETE
  - CB - CATCH BASIN
  - MH - MANHOLE
  - FH - FIRE HYDRANT
  - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- LINE TYPE LEGEND**
- PROPERTY LINE - LINE SURVEYED
  - ADJOINING LINE - LINE NOT SURVEYED
  - OVERHEAD EASEMENT
  - UNDERGROUND EASEMENT
  - BUFFER HAZARDOUS SOILS

**OWNER/DEVELOPER:**

PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

**OWNER:**

THE DREES COMPANY  
8521 SIX FORKS ROAD STE. 500  
RALEIGH, N.C. 27615  
(919) 844-9288

FINAL PLAT FOR  
**MEADOW AT  
JONES DAIRY**  
PHASE 1, SINGLE FAMILY DWELLINGS  
PHASES 1, 2 & 3, TOWNHOMES  
F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
OWNER: PRESERVE AT JONES DAIRY, LLC

REF: D.B. 18255, PAGE 1869  
REF: D.B. 18255, PAGE 1872  
REF: D.B. 19354, PAGE 1291  
REF: D.B. 19354, PAGE 1295

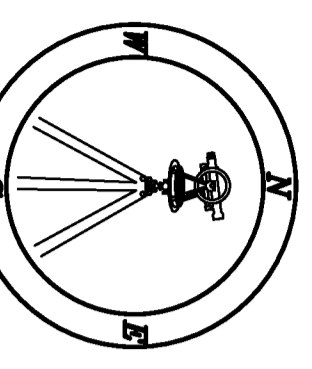
WAKE COUNTY, NORTH CAROLINA  
50  
25  
0  
100

**NOTES:**

- AREA COMPUTED BY COORDINATE METHOD.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.



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



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 28th DAY OF JUNE A.D. 2023.

Designed by:

Michael A. Moss

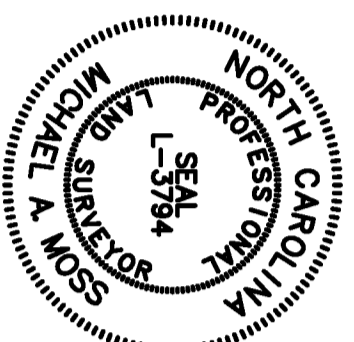
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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

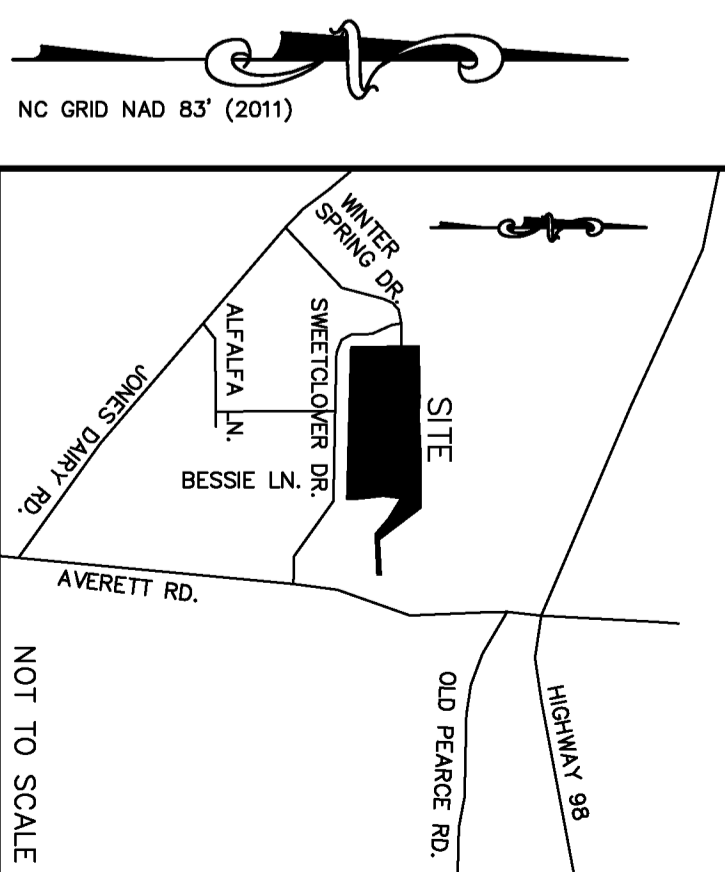
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



N/F  
EXPERIENCEONE HOMES, LLC  
D.B. 17509, PG. 1101  
B.M. 2021, PG. 111  
PIN # 1880.03-03-1589

N/F  
CONTROL CORNER  
N(17) 803427.84'  
E(17) 2160284.78'

VICINITY MAP  
NOT TO SCALE



NC GRID NAD 83' (2011)

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

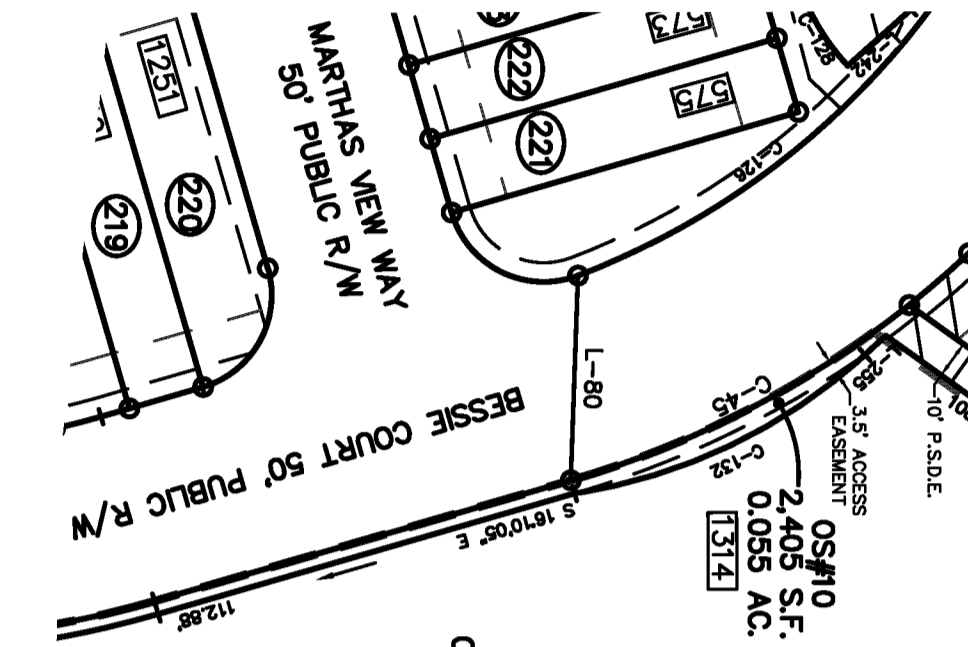
FRONT	25'
REAR	5'
SIDE	5'
CORNER SIDE	10'

OS#2  
180,318 S.F.  
4.140 AC.

AOS#4  
32,321 S.F.  
0.742 AC.  
(ACTIVE OPEN SPACE SHADED)

OS#3  
221,238 S.F.  
5.079 AC.  
[248]

OS#10  
2,405 S.F.  
0.055 AC.  
[314]



N/F  
KEVIN M. &  
JOVANNA M. CROW  
D.B. 15769, PG. 755  
B.M. 2007, PG. 1763  
PIN # 1860.03-02-2839

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.

LINE TYPE LEGEND

PROPERTY LINE - LINE SHOWN	---
ADJOINING LINE - LINE NOT SHOWN	---
BUILDING SETBACK	---
EASEMENT	---
FLOOD HAZARD SOUS	---

OWNER/DEVELOPER:  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

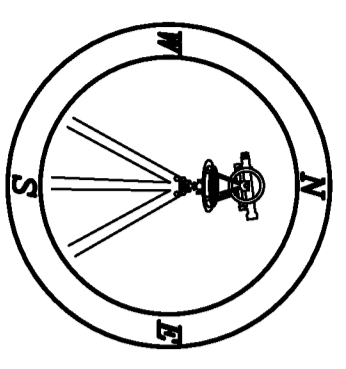


SCALE  
1" = 50'  
OCTOBER 13, 2022  
REVISED MARCH 22, 2023  
REVISED JUNE 9, 2023  
REVISED JUNE 28, 2023  
PIN # 1750-93-1255  
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ZONED R & PUD  
SHEET 8 OF 9  
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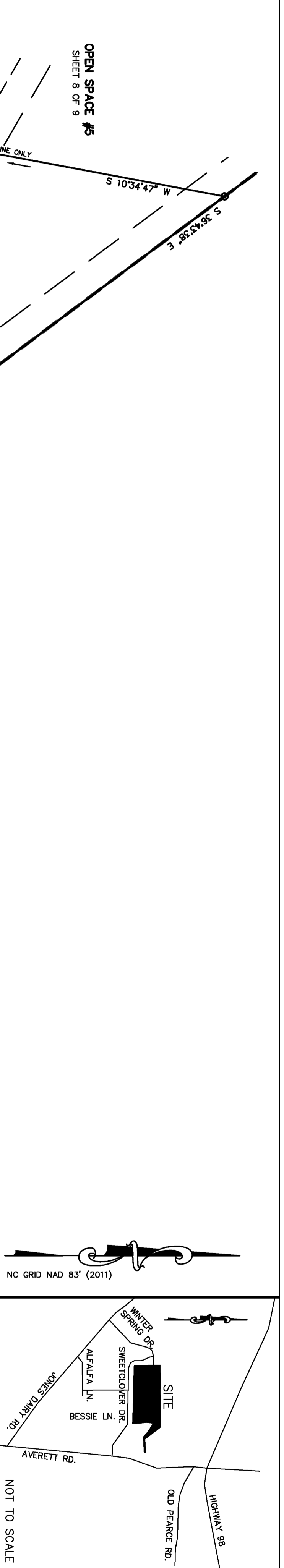
FINAL PLAT FOR  
MEADOW AT  
JONES DAIRY  
PHASE 1, SINGLE FAMILY DWELLINGS  
PHASES 1, 2 & 3, TOWNHOMES  
F.K.A. "PRESERVE AT JONES DAIRY NORTH"  
OWNER: PRESERVE AT JONES DAIRY, LLC  
REF: D.B. 18255, PAGE 1869  
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TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



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







VICINITY MAP  
NOT TO SCALE

LINE TYPE LEGEND

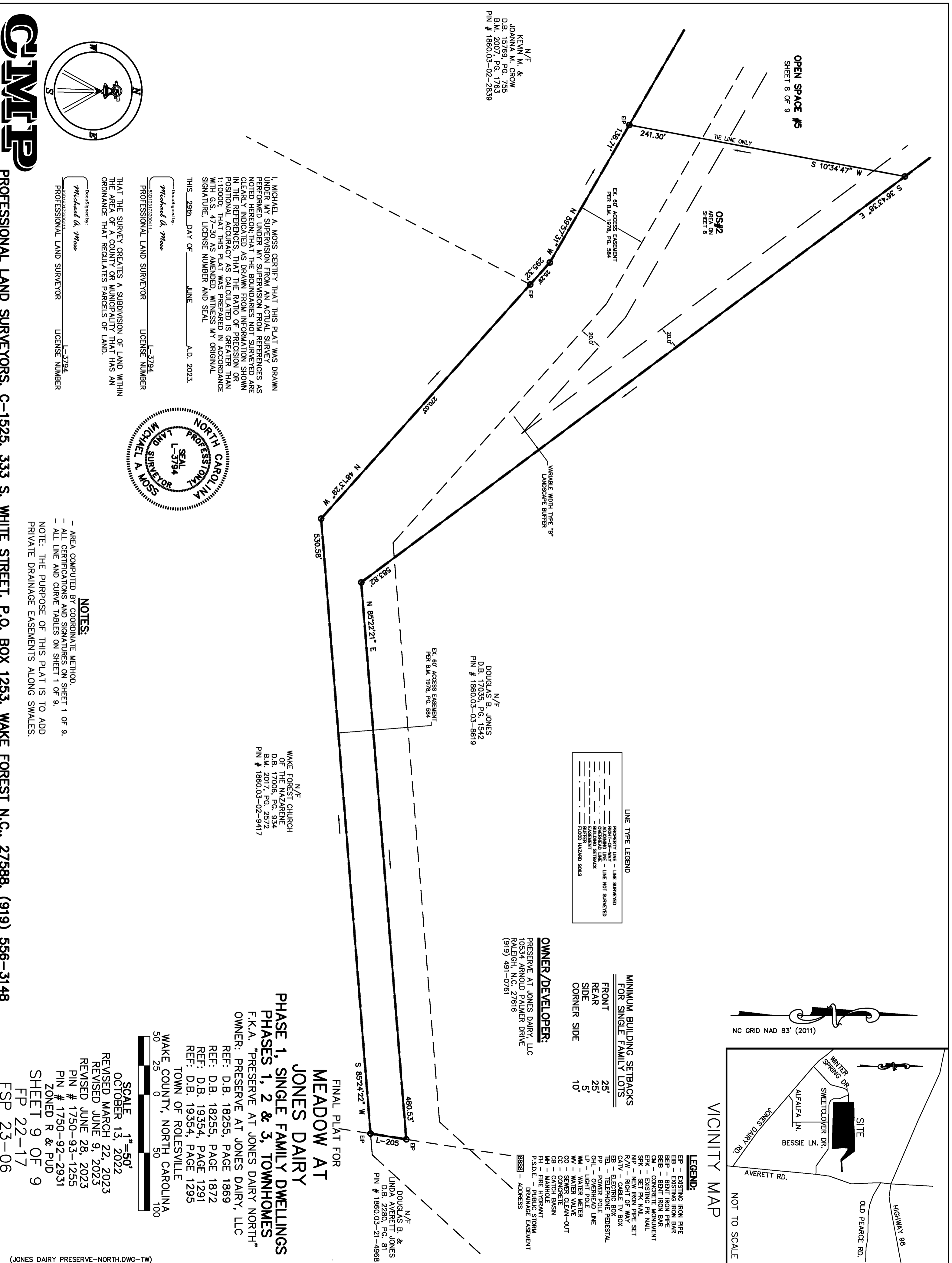
---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	DRIVEWAY
---	BUFFER
---	FLOOD HAZARD SOALS

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

FRONT	25'
REAR	25'
SIDE	5'
CORNER SIDE	10'

**OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

- LEGEND:**
- EP - EXISTING IRON PIPE
  - EB - EXISTING BENT IRON PIPE
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CM - CONCRETE MONUMENT
  - EPK - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - RP - NEW IRON PIPE SET
  - RPV - NEW IRON PIPE SET
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WM - WATER VALVE
  - CC - CONCRETE
  - CC - SEWER CLEAN-OUT
  - CB - CATCH BASIN
  - MH - MANHOLE
  - NH - FIRE HYDRANT
  - P.S.D.E. - DRAINAGE EASEMENT
  - [8899] - ADDRESS



N/F  
KEVIN M. &  
JOANNA M. CROW  
D.B. 15769, PG. 755  
B.M. 2007, PG. 1763  
PIN # 1860.03-02-2839

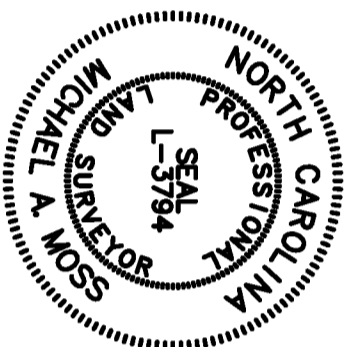
N/F  
DOUGLAS B. JONES  
D.B. 17035, PG. 1542  
PIN # 1860.03-03-8619

N/F  
WAKE FOREST CHURCH  
OF THE NAZARENE  
D.B. 17006, PG. 934  
B.M. 2017, PG. 2572  
PIN # 1860.03-02-9417

N/F  
LINDA AVERETT JONES  
D.B. 2280, PG. 8168  
PIN # 1860.03-21-4968

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 REFERRED 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 29th DAY OF JUNE A.D. 2023.

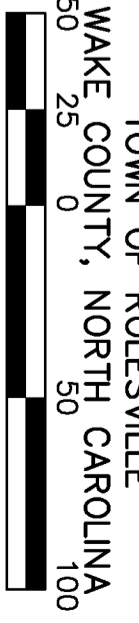


Declarant:  
*Michael A. Moss*  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-5784

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.

**NOTES:**

- AREA COMPUTED BY COORDINATE METHOD.
  - ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 9.
  - ALL LINE AND CURVE TABLES ON SHEET 1 OF 9.
- NOTE: THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE DRAINAGE EASEMENTS ALONG SWALES.



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