

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 24th DAY OF MARCH A.D. 2023.

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

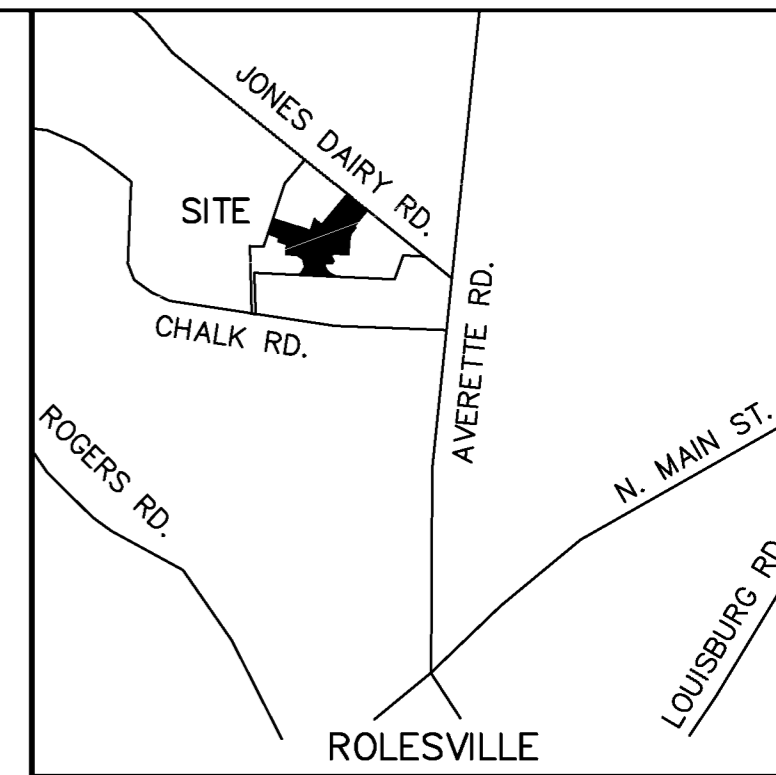
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, 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, KB Home Division President, 2/24/2023

OWNER DATE

SITE DATA-PH 2

TOTAL AREA = (TO BE SUBDIVIDED)	8.393 AC.
LESS NEW R/W =	1.287 AC.
LESS DEDICATED R/W =	1.343 AC.
NET AREA =	5.763 AC.
TOTAL LOTS =	34
AVERAGE LOT SIZE =	0.169 AC.



VICINITY MAP

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 SOLS

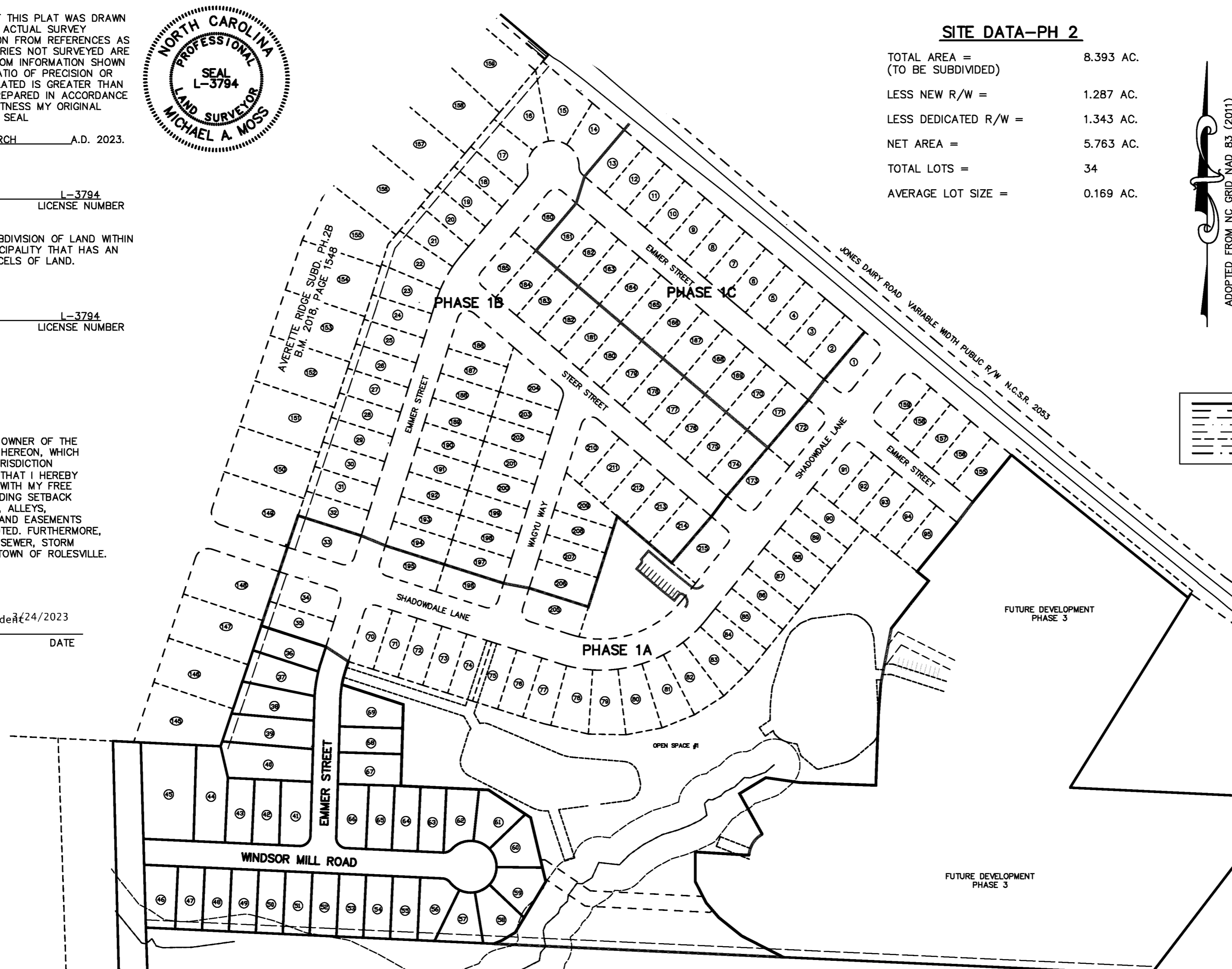
LEGEND:

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
#####	- ADDRESS

MINIMUM BUILDING SETBACKS

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).
 - 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.
 - BUILDING ENVELOPES NOT ALLOWED IN RIPARIAN BUFFER.
 - PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
 - BOUNDARY SURVEY WAS CONDUCTED ON OCTOBER 14, 2015.
 - BUILDING ENVELOPES AND SUBSEQUENT BUILDABLE AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER.
 - WARNING! DO NOT DISTURB STREAM PROTECTION BUFFERS: THESE LOTS (LOTS 48, 49 AND 50) INCLUDES A STREAM BUFFER. DISTURBANCE WITHIN THE BUFFER AREA IS REGULATED BY THE TOWN OF ROLESVILLE. CONTACT THE TOWN OF ROLESVILLE PLANNING DEPARTMENT BEFORE ENTERING OR DISTURBING THE BUFFER AREA IN ANY MANNER. UNAUTHORIZED DISTURBANCE OF THE BUFFER AREA WILL RESULT IN FINANCIAL PENALTIES. IN ADDITION, THIS BUFFER MAY BE GOVERNED BY THE STATE OF NORTH CAROLINA UNDER THE NEUSE RIVER RULES. PLEASE CONTACT THE NORTH CAROLINA DIVISION OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES FOR ADDITIONAL INFORMATION.
 - ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 2.



FINAL PLAT FOR PRESERVE AT JONES DAIRY, SOUTH PHASE 2

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

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"=160'

MAY 23, 2022
REVISED AUGUST 29, 2022
PIN # 1759-88-0203
ZONED R & PUD
SHEET 1 OF 2
FP 22-09

CERTIFICATE OF APPROVAL FOR RECORDING

ROLESVILLE, NORTH CAROLINA
I, 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.

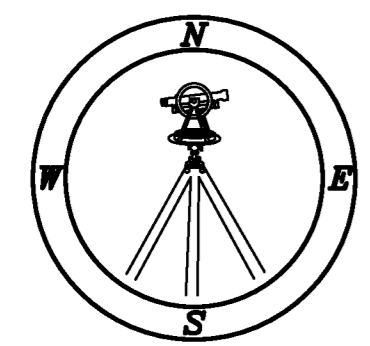
3/24/2023 DATE
Meredith Gruber REVIEW OFFICER

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
3/24/2023 DATE

Meredith Gruber
I, 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 \$535.00 HAS BEEN PAID.
3/24/2023

Meredith Gruber SUBDIVISION ADMINISTRATOR

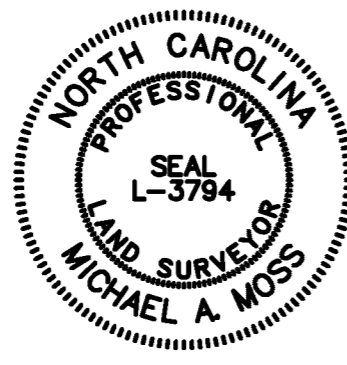


WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTERED & RECORDED ON
03-27-2023 AT 09:08:01
BOOK: BM2023 PAGE: 00570 - 00571

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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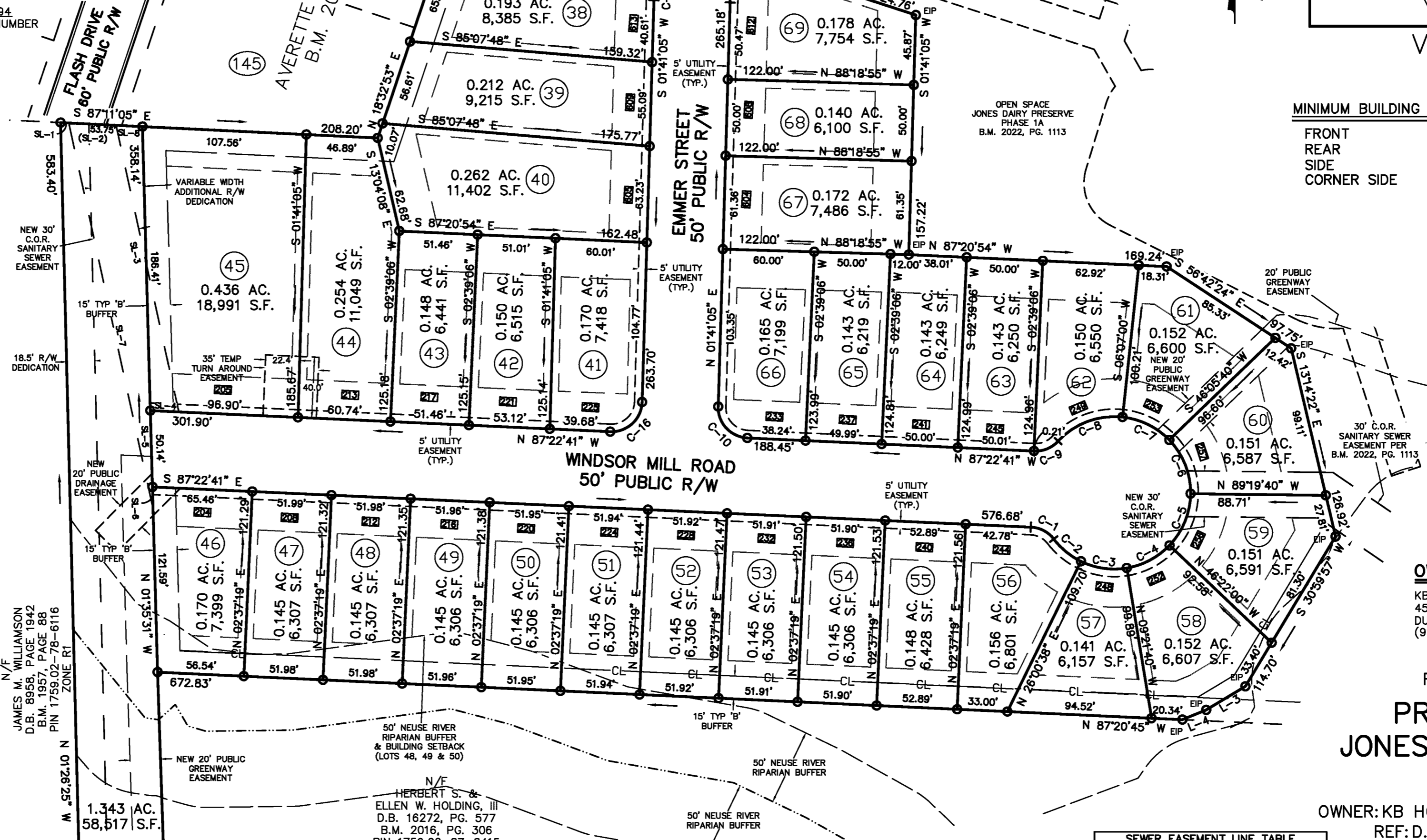
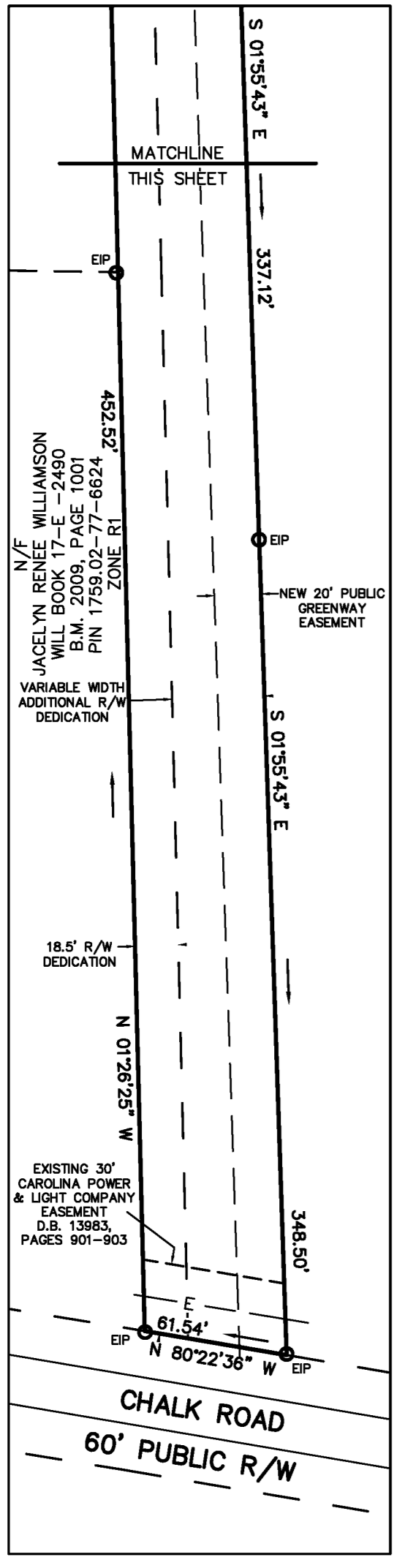
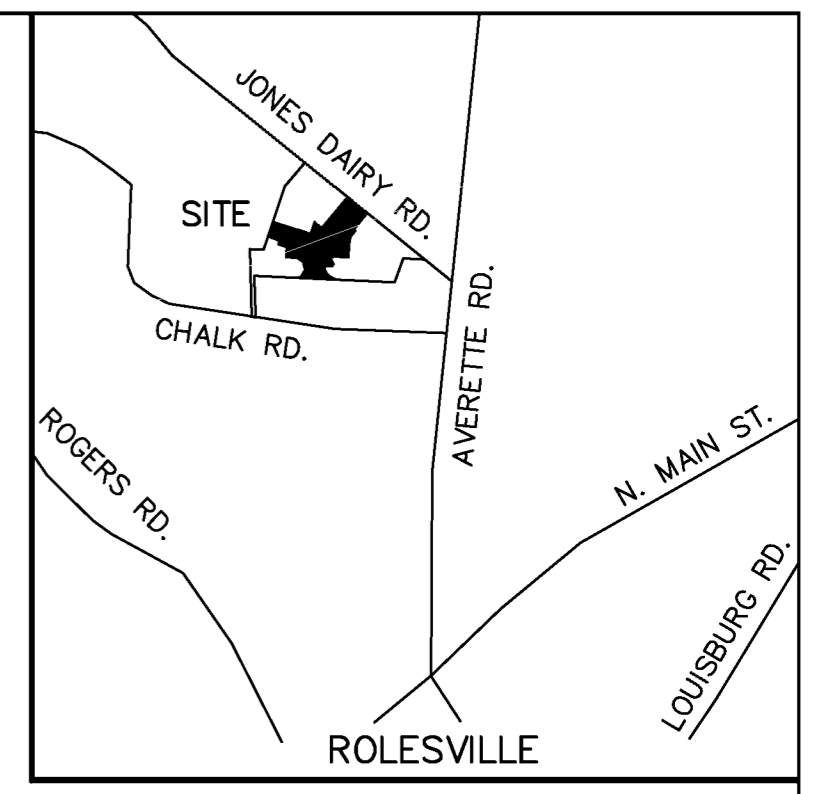
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LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-5 with their respective bearings and distances.



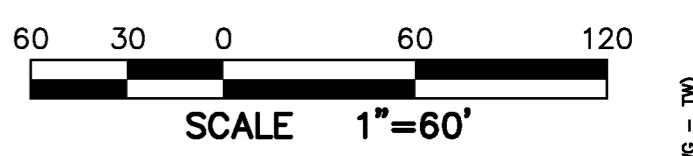
MINIMUM BUILDING SETBACKS table: FRONT 25', REAR 25', SIDE 5', CORNER SIDE 10'.

- LEGEND: EPK - EXISTING IRON PIPE, EPK - EXISTING PK NAIL, etc.

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 2

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



MAY 23, 2022 REVISED AUGUST 29, 2022 PIN # 1759-88-0203 ZONED R & PUD SHEET 2 OF 2 FP 22-09

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-16.

- NOTES: AREA COMPUTED BY COORDINATE METHOD, THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES, etc.

SEWER EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists sewer easement lines SL-1 through SL-8.

