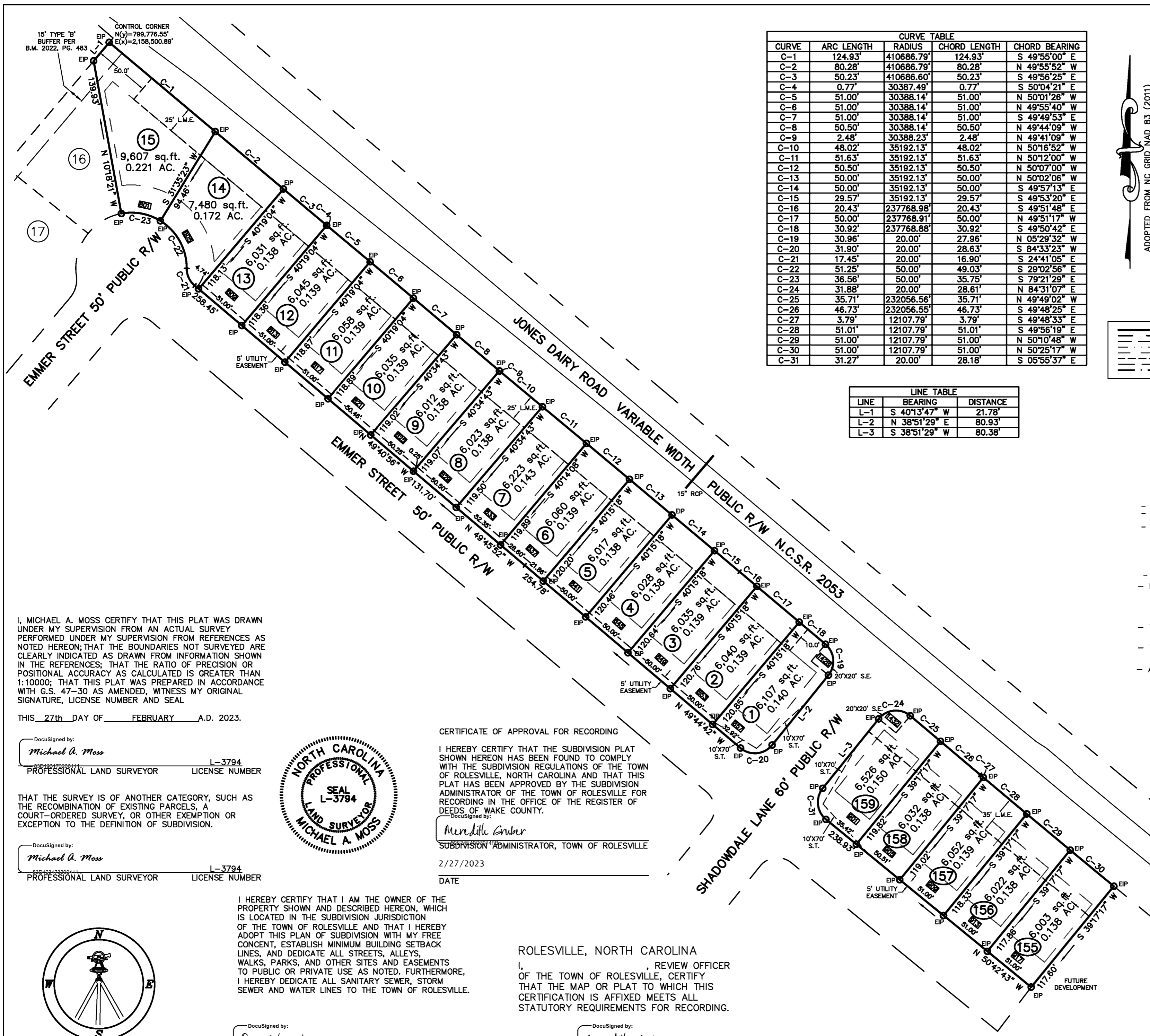


WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTERED & RECORDED ON
02-28-2023 AT 15:27:38
BOOK: BM2023 PAGE: 00364 - 00364

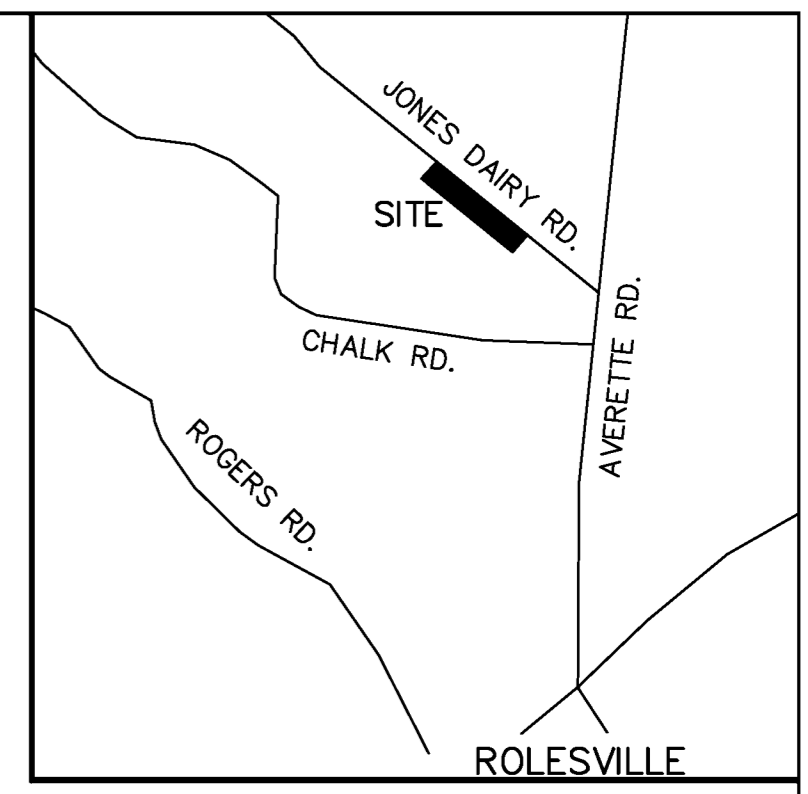


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	124.93'	410686.79'	124.93'	S 49°55'00" E
C-2	80.28'	410686.79'	80.28'	N 49°55'52" W
C-3	50.23'	410686.60'	50.23'	S 49°56'25" E
C-4	0.77'	30387.49'	0.77'	S 50°04'21" E
C-5	51.00'	30388.14'	51.00'	N 50°01'26" W
C-6	51.00'	30388.14'	51.00'	N 49°55'40" W
C-7	51.00'	30388.14'	51.00'	S 49°49'53" E
C-8	50.50'	30388.14'	50.50'	N 49°44'09" W
C-9	2.48'	30388.23'	2.48'	N 49°41'09" W
C-10	48.02'	35192.13'	48.02'	N 50°16'52" W
C-11	51.63'	35192.13'	51.63'	N 50°12'00" W
C-12	50.50'	35192.13'	50.50'	N 50°07'00" W
C-13	50.00'	35192.13'	50.00'	N 50°02'06" W
C-14	50.00'	35192.13'	50.00'	S 49°57'13" E
C-15	29.57'	35192.13'	29.57'	S 49°53'20" E
C-16	20.43'	237768.98'	20.43'	S 49°51'48" E
C-17	50.00'	237768.91'	50.00'	N 49°51'17" W
C-18	30.92'	237768.88'	30.92'	S 49°50'42" E
C-19	30.96'	20.00'	27.96'	N 05°29'32" W
C-20	31.90'	20.00'	28.63'	S 84°33'23" W
C-21	17.45'	20.00'	16.90'	S 24°41'05" E
C-22	51.25'	50.00'	49.03'	S 29°02'56" E
C-23	36.56'	50.00'	35.75'	S 79°21'29" E
C-24	31.88'	20.00'	28.61'	N 84°31'07" E
C-25	35.71'	232056.56'	35.71'	N 49°49'02" W
C-26	46.73'	232056.55'	46.73'	S 49°48'25" E
C-27	3.79'	12107.79'	3.79'	S 49°48'33" E
C-28	51.01'	12107.79'	51.01'	S 49°58'19" E
C-29	51.00'	12107.79'	51.00'	N 50°10'48" W
C-30	51.00'	12107.79'	51.00'	N 50°25'17" W
C-31	31.27'	20.00'	28.18'	S 05°55'37" E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 40°13'47" W	21.78'
L-2	N 38°51'29" E	80.93'
L-3	S 38°51'29" W	80.38'



ADOPTED FROM NC GRID NAD 83 (2011)

LINE TYPE LEGEND

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

LEGEND

EIP	- EXISTING IRON PIPE
EPK	- EXISTING PK NAIL
○	- 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
L.M.E.	- LANDSCAPE ACCESS & MAINTENANCE EASEMENT

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).
 - 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.
 - LOTS WERE PREVIOUSLY RECORDED ON THE FOLLOWING PLATS:
 - LOTS 1, 155-159 - B.M. 2021, PG. 2187
 - LOTS 2-13 - B.M. 2022, PG. 707
 - LOTS 14-15 - B.M. 2022, PG. 481
 - THE PURPOSE OF THIS PLAT IS TO ADD A LANDSCAPE ACCESS & MAINTENANCE EASEMENT TO THE LOTS ALONG JONES DAIRY ROAD.
 - THE INTENT IS FOR THE EASEMENT TO BE FOR THE HOA AND ITS AGENTS TO MAINTAIN THE LANDSCAPING WITHIN THE EASEMENT.
 - ACCORDING TO THE COVENANTS, CONDITIONS AND RESTRICTIONS, THE OWNERS OF THE LOTS WILL BE RESTRICTED FROM REMOVING OR ADDING TO THE PLANTINGS WITHIN THE EASEMENT.

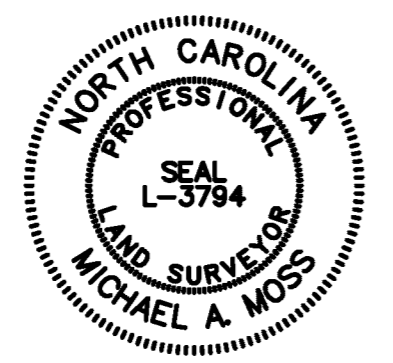
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL 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 27th DAY OF FEBRUARY A.D. 2023.

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

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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



CERTIFICATE OF APPROVAL FOR RECORDING

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.

DocuSigned by:
Menditha Gruber
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

2/27/2023
DATE

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 CONCENT, 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.

ROLESVILLE, NORTH CAROLINA

I, _____, 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.

DocuSigned by:
Doug Schwartz
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

2/27/2023
DATE

DocuSigned by:
Menditha Gruber
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

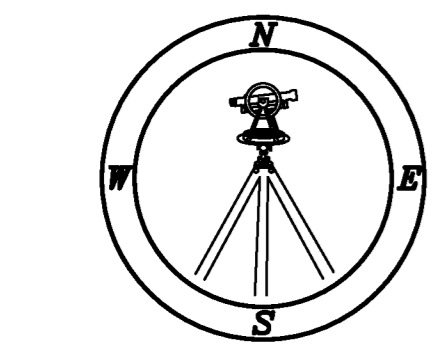
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DATE



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.

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

LANDSCAPE MAINTENANCE EASEMENT PLAT FOR
PRESERVE AT JONES DAIRY, SOUTH
OWNER: KB HOME RALEIGH-DURHAM, INC.
REF: D.B. 18362, PAGE 1235
REF: B.M. 2021, PAGE 2187
REF: B.M. 2022, PAGE 481
REF: B.M. 2022, PAGE 707
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

NOVEMBER 2, 2021
REVISED DECEMBER 21, 2022
PIN # 1759-89-7392
ZONED R & PUD
FP 22-18

JONES DAIRY PRESERVE SOUTH.DWG - TW