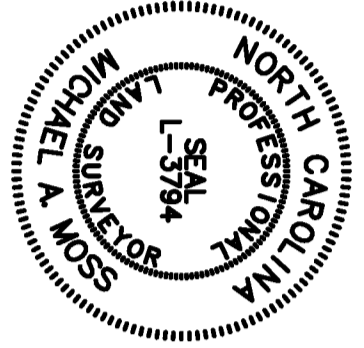


Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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 11th DAY OF DECEMBER 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

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.

Designed by: [Signature]  
DATE 12/11/2023

OWNER DATE

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.

Designed by: Murshille Gubler  
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

DATE 12/13/2023

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.

Designed by: Murshille Gubler  
DATE 12/13/2023 REVIEW OFFICER

Meredith Gruber

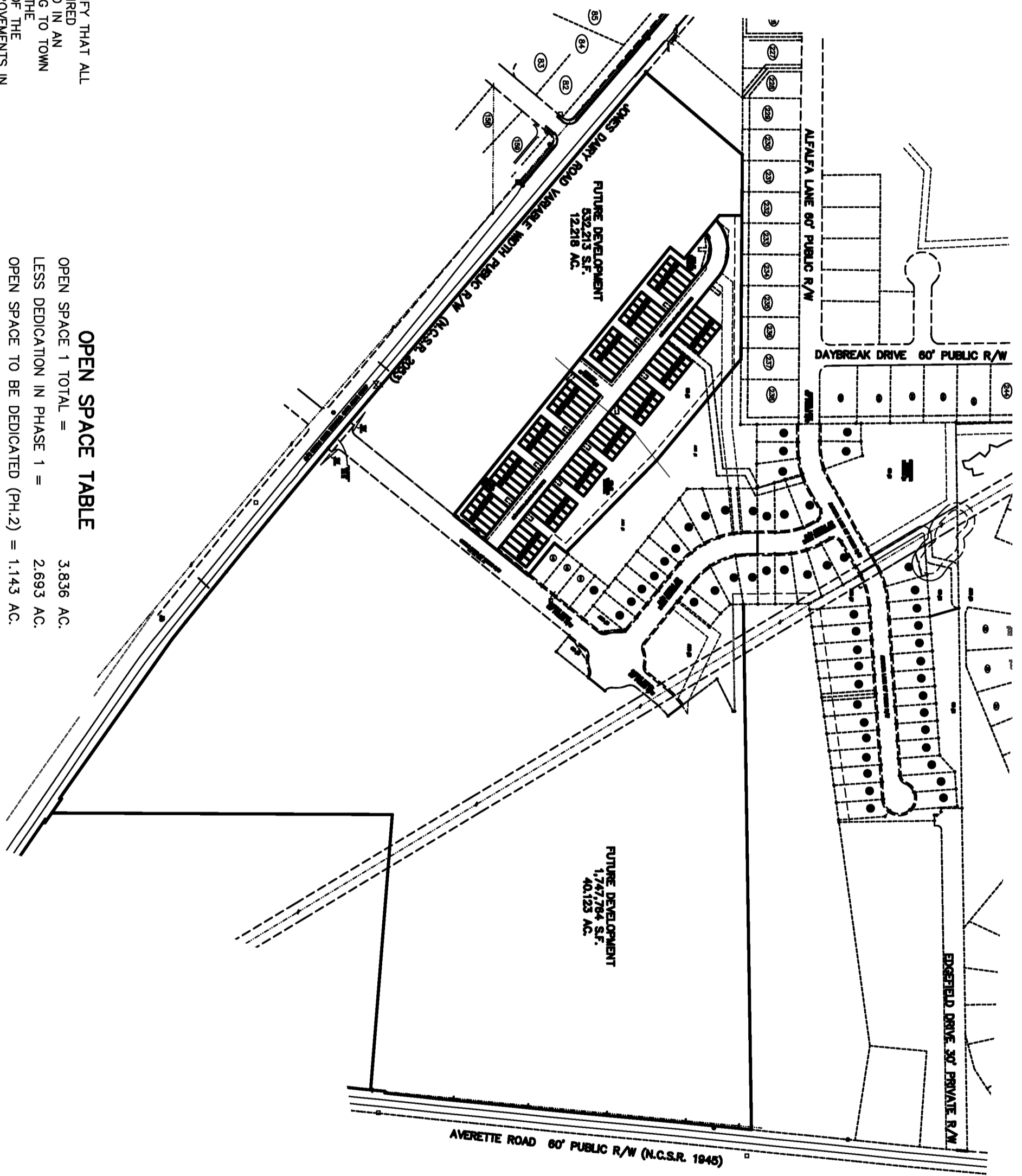
HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE PLING FEES FOR THIS PLAT, IN THE AMOUNT OF \$1342.34MS BEEN PAID.

DATE 12/13/2023

Designed by: Murshille Gubler  
SUBDIVISION ADMINISTRATOR

**SITE DATA**  
PH 1-TH

TOTAL AREA =	8,213 AC.
LESS NEW PRIVATE R/W =	1,452 AC.
LESS ACTIVE OPEN SPACE =	0,964 AC.
LESS OPEN SPACE =	2,693 AC.
NET AREA =	3,104 AC.
TOTAL LOTS =	70
AVERAGE LOT SIZE =	0,044 AC.

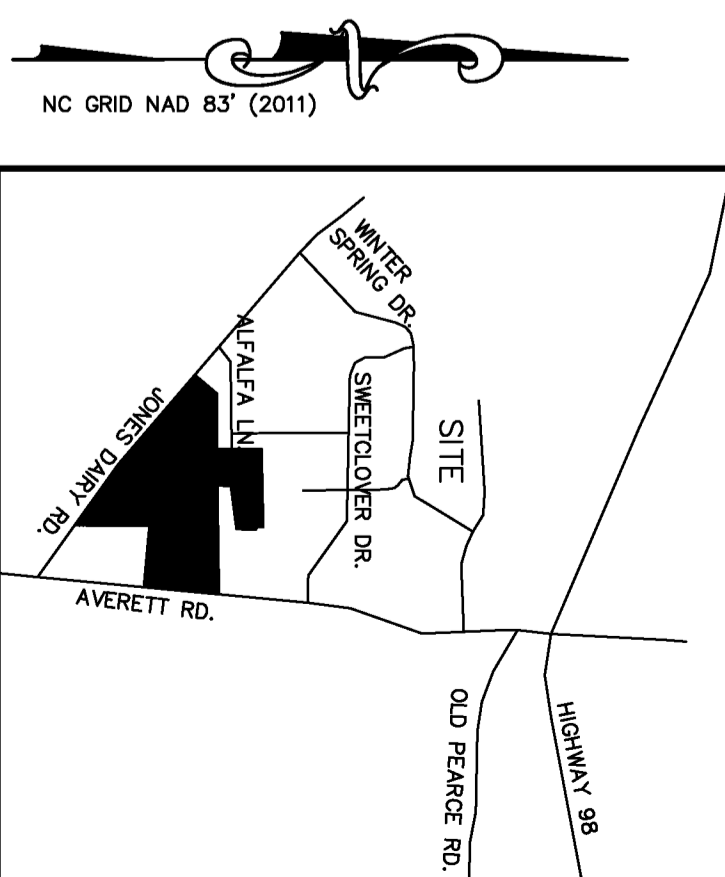


**OPEN SPACE TABLE**

OPEN SPACE 1 TOTAL =	3,836 AC.
LESS DEDICATION IN PHASE 1 =	2,693 AC.
OPEN SPACE TO BE DEDICATED (PH:2) =	1,143 AC.

**NOTES:**

1. AREA COMPUTED BY COORDINATE METHOD.
2. NORTH ROTATION WAS OBTAINED VIA NGS - NAD 83.
3. UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
4. OPEN SPACE LOTS TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
5. UTILITY EASEMENTS SHALL INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.
6. PARCEL NOT IN A FEMA FLOOD ZONE PER PAVES #3720-1799-00K, #3720-1850-00K, #3720-1850-00K.
7. ALL DRAINAGE EASEMENTS ARE CENTERED ON STORM STRUCTURES.
8. PHASE 1 AND 2 TOWNHOMES: THE DEVELOPER WILL CONSTRUCT A PLAYGROUND AND OPEN SPACE, AND IT IS TO BE COMPLETED BY THE 50 PERCENT ISSUANCE OF BUILDING PERMITS IN PH. 2.
9. THE MINIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.



**OWNER/DEVELOPER:**  
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'
BETWEEN BUILDINGS	30'
MIN. SIZE FOR TH	1,100 s.f.

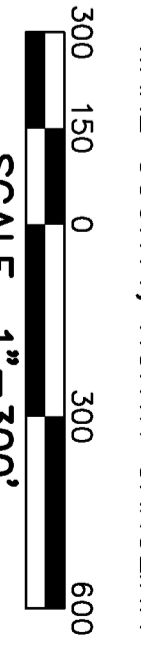
**LINE TYPE LEGEND**

[Symbol]	PROPERTY LINE - LINE SURVEYED
[Symbol]	RIGHT-OF-WAY - LINE SURVEYED
[Symbol]	ADJOINING LINE - LINE NOT SURVEYED
[Symbol]	OVERHEAD SETBACK EASEMENT
[Symbol]	BUFFER
[Symbol]	FLOOD HAZARD SOILS

FINAL PLAT OF SUBDIVISION  
**PRESTLEIGH PHASE 1 - TOWNHOMES**  
Rfd - PRESERVE AT JONES DAIRY-CENTRAL  
OWNER: PRESERVE AT JONES DAIRY, LLC

REF: D.B. 18268, PG. 1237  
REF: D.B. 18268, PG. 1240  
REF: D.B. 18268, PG. 1242  
REF: B.M. 1995, PG. 1185

TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



JULY 25, 2023  
REVISED NOVEMBER 14, 2023  
ZONED R & PUD  
PIN #1769-09-4682  
PIN #1759-99-2822  
PIN #1850-90-6787  
SHEET 1 OF 3  
FSP-23-15



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.

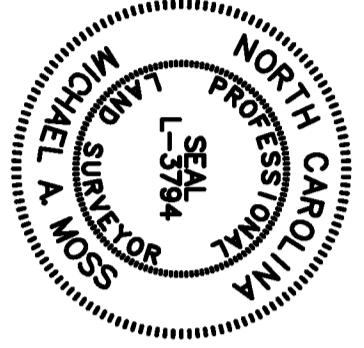
This 11th DAY OF DECEMBER A.D. 2023.

Michael A. Moss

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

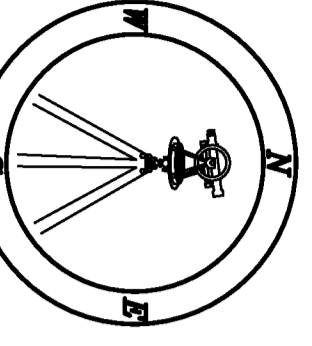
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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



SHEET 3 OF 3

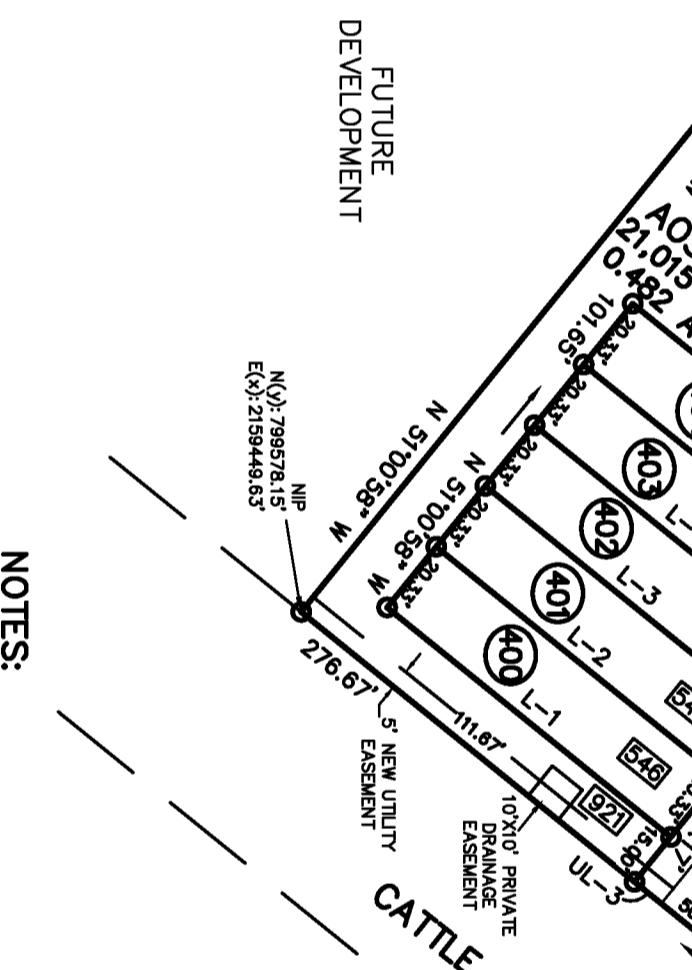
LOT #	SQ. FT.	ACRES
400	1,932	0.044
401	1,932	0.044
402	1,932	0.044
403	1,932	0.044
404	1,932	0.044
405	1,932	0.044
406	1,932	0.044
407	1,932	0.044
408	1,932	0.044
409	1,932	0.044
410	1,932	0.044
411	1,932	0.044
412	1,932	0.044
413	1,932	0.044
414	1,932	0.044
415	1,932	0.044
416	1,932	0.044
417	1,932	0.044
418	1,932	0.044
419	1,932	0.044
420	1,932	0.044
421	1,932	0.044
422	1,932	0.044
423	1,932	0.044
424	1,932	0.044
425	1,932	0.044



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

LINE	BEARING	DISTANCE
L-1	S 38°59'02" W	95.00'
L-2	N 38°59'02" E	95.00'
L-3	N 38°59'02" E	95.00'
L-4	N 38°59'02" E	95.00'
L-5	N 38°59'02" E	95.00'
L-6	S 38°59'02" W	95.00'
L-7	S 38°59'02" W	95.00'
L-8	S 38°59'02" W	95.00'
L-9	S 38°59'02" W	95.00'
L-10	S 38°59'02" W	95.00'
L-11	S 38°59'02" W	95.00'
L-12	N 38°59'02" E	95.00'
L-13	N 38°59'02" E	95.00'
L-14	N 38°59'02" E	95.00'
L-15	N 38°59'02" E	95.00'
L-16	N 38°59'02" E	95.00'
L-17	N 38°59'02" E	95.00'
L-18	N 38°59'02" E	95.00'
L-19	N 38°59'02" E	95.00'
L-20	N 38°59'02" E	95.00'
L-21	S 38°59'02" W	95.00'
L-22	S 38°59'02" W	95.00'
L-23	S 38°59'02" W	95.00'
L-24	S 38°59'02" W	95.00'
L-25	N 38°59'02" E	95.00'

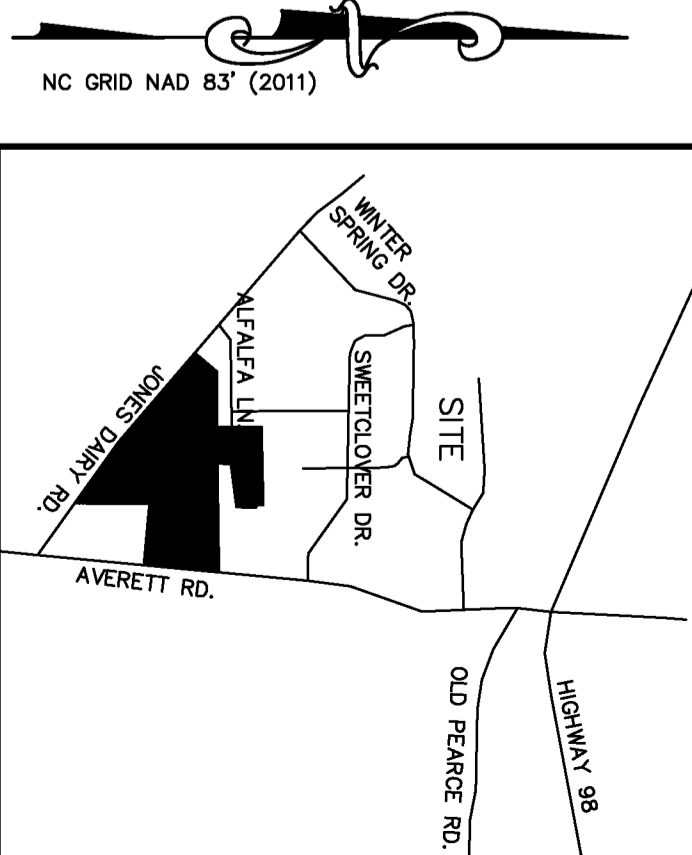
LINE	BEARING	DISTANCE
L-26	S 38°59'02" W	95.00'
L-27	S 38°59'02" W	95.00'
L-28	S 38°59'02" W	95.00'
L-29	S 38°59'02" W	95.00'
L-30	S 38°59'02" W	95.00'
L-31	S 38°59'02" W	95.00'
L-32	S 38°59'02" W	95.00'
L-33	S 38°59'02" W	95.00'
L-34	S 38°59'02" W	95.00'
L-35	S 38°59'02" W	95.00'
L-36	S 38°59'02" W	95.00'
L-37	S 38°59'02" W	95.00'
L-38	S 38°59'02" W	95.00'
L-39	S 38°59'02" W	95.00'
L-40	S 38°59'02" W	95.00'
L-41	S 38°59'02" W	95.00'
L-42	S 38°59'02" W	95.00'
L-43	S 38°59'02" W	95.00'
L-44	S 38°59'02" W	95.00'
L-45	S 38°59'02" W	95.00'
L-46	S 38°59'02" W	95.00'
L-47	S 38°59'02" W	95.00'
L-48	S 38°59'02" W	95.00'
L-49	S 38°59'02" W	95.00'



LINE	BEARING	DISTANCE
UL-1	S 38°59'02" W	1.00'
UL-2	N 38°59'02" E	40.00'
UL-3	N 38°59'02" E	9.00'
UL-4	S 51°00'58" E	535.17'
UL-5	N 38°59'02" E	120.67'
UL-6	S 51°00'58" E	40.00'
UL-7	N 51°00'58" W	1.00'
UL-8	S 51°00'58" E	9.00'
UL-9	S 38°59'02" W	120.67'
UL-18	N 51°00'58" W	997.00'

MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS  
FRONT 15'  
REAR 15'  
BETWEEN BUILDINGS 30'  
MIN. SIZE FOR TH 1,100 s.f.

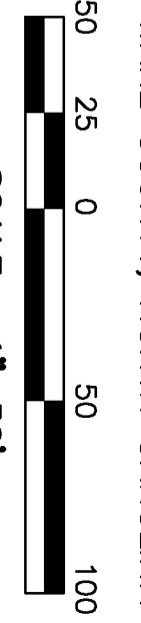
LINE TYPE LEGEND	
---	PROPERTY LINE - LINE SURVEYED
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	LANDSCAPE BUFFER
---	FLOOD HAZARD SOILS



- LEGEND:**
- EP - EXISTING IRON PIPE
  - EB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CKM - CONCRETE MONUMENT
  - SKM - SKIPPING PINK NAIL
  - NP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - TEL - TELEPHONE
  - PEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - UP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CO - SEWER CLEAN-OUT
  - CC - CONCRETE
  - MB - WATCH BURNIN
  - PH - FIRE HYDRANT
  - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
  - P.D.E. - PRIVATE DRAINAGE EASEMENT
  - 9888 - ADDRESS
  - C.O.R. - CITY OF RALEIGH

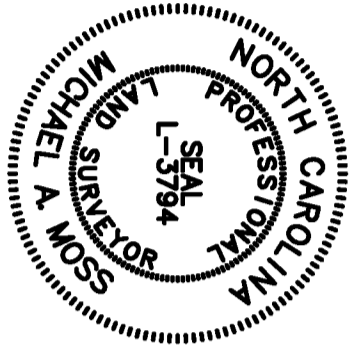
**OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10554 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761

FINAL PLAT OF SUBDIVISION  
**PRESTLEIGH PHASE 1 - TOWNHOMES**  
fkd - PRESERVE AT JONES DAIRY-CENTRAL  
OWNER: PRESERVE AT JONES DAIRY, LLC  
REF: D.B. 18268, PG. 1237  
REF: D.B. 18268, PG. 1240  
REF: D.B. 18268, PG. 1242  
REF: B.M. 1995, PG. 1185  
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



JULY 25, 2023  
REVISED NOVEMBER 14, 2023  
ZONED R & PUD  
PIN #1769-09-4682  
PIN #1759-99-2822  
PIN #1850-90-6787  
SHEET 2 OF 3  
FSP-23-15

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM SURVEYED AREAS 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.



SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL-1	N 50°10'16" W	47.22'
SL-2	S 89°57'08" E	273.86'
SL-3	S 38°59'02" E	28.52'
SL-4	S 51°00'58" E	30.00'
SL-5	N 38°59'02" E	42.96'
SL-6	N 89°37'06" W	251.84'
SL-7	N 50°10'16" W	39.37'

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
UL-5	N 38°59'02" E	120.67'
UL-6	S 89°57'08" E	40.00'
UL-7	S 51°00'58" W	1.00'
UL-8	S 51°00'58" E	9.00'
UL-9	S 38°59'02" W	120.67'
UL-10	S 51°00'58" E	432.54'
UL-11	S 51°00'58" E	94.35'
UL-12	S 82°59'39" E	18.60'
UL-13	S 51°00'58" E	44.08'
UL-14	S 51°00'58" W	6.63'
UL-15	S 38°59'02" W	48.12'
UL-16	N 82°59'39" W	113.23'
UL-17	N 51°00'58" W	12.93'
UL-18	N 51°00'58" W	997.00'

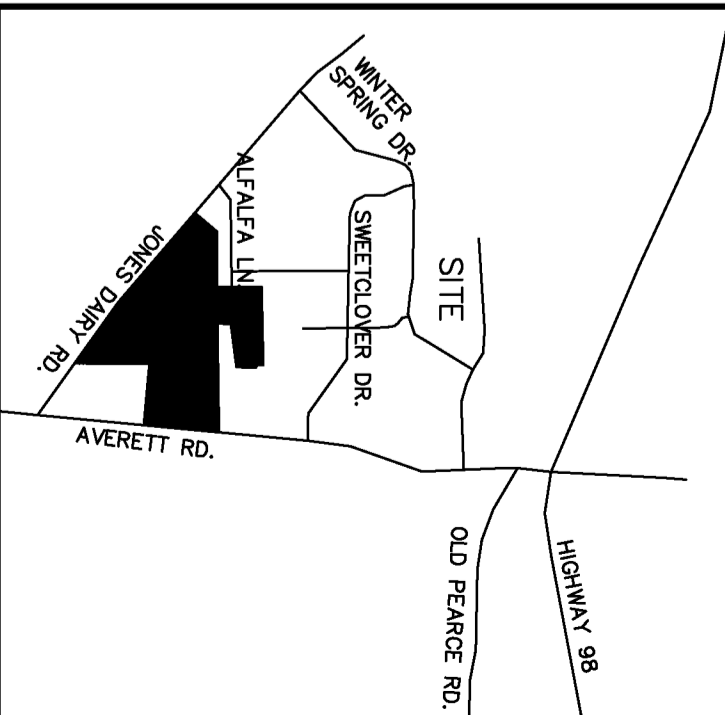
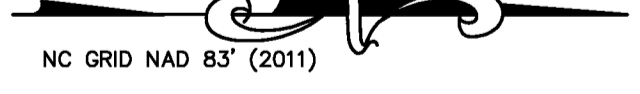
MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS

FRONT 15'

REAR 15'

BETWEEN BUILDINGS 30'

MIN. SIZE FOR TH 1,100 s.f.



THIS 11th DAY OF DECEMBER A.D. 2023.

Designed by: Michael A. Moss

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

LINE TYPE LEGEND

[Solid line]	PROPERTY LINE - LINE SURVEYED
[Dashed line]	RIGHT-OF-WAY
[Dotted line]	ADJOINING LINE - LINE NOT SURVEYED
[Dash-dot line]	OVERHEAD LINE
[Thick solid line]	EASEMENT SETBACK
[Thin solid line]	BUFFER
[Wavy line]	FLOOD HAZARD SOILS

LEGEND:

- EP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- EMK - CONCRETE MONUMENT
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDDESTAL
- PH - PAINTED OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- OO - SEWER CLEAN-OUT
- CG - CONCRETE SIGN
- WH - MANHOLE
- PH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- BBB - ADDRESS
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- C.O.R. - CITY OF RALEIGH

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

FINAL PLAT OF SUBDIVISION  
**PRESTLEIGH TOWNHOMES**  
 PHASE 1 - TOWNHOMES  
 PRESERVE AT JONES DAIRY-CENTRAL  
 OWNER: PRESERVE AT JONES DAIRY, LLC

REF: D.B. 18268, PG. 1237  
 REF: D.B. 18268, PG. 1240  
 REF: D.B. 18268, PG. 1242  
 REF: B.M. 1995, PG. 1185

TOWN OF ROLESVILLE  
 WAKE COUNTY, NORTH CAROLINA

LOT #	SQ. FT.	ACRES
430	1,932	0.044
431	1,932	0.044
432	1,932	0.044
433	1,932	0.044
434	1,932	0.044
435	1,932	0.044
436	1,932	0.044
437	1,932	0.044
438	1,932	0.044
439	1,932	0.044
440	1,932	0.044
441	1,932	0.044
442	1,932	0.044
443	1,932	0.044
444	1,932	0.044
445	1,932	0.044
446	1,932	0.044
447	1,932	0.044
448	1,932	0.044
449	1,932	0.044
450	1,932	0.044
451	1,932	0.044
452	1,932	0.044
453	1,932	0.044
454	1,932	0.044
455	1,932	0.044
456	1,932	0.044
457	1,932	0.044
458	1,932	0.044
459	1,932	0.044

LINE TABLE

LINE	BEARING	DISTANCE
L-25	N 38°59'02" E	50.00'
L-26	S 38°59'02" W	95.00'
L-50	N 51°00'58" W	22.50'
L-51	N 38°59'02" E	95.00'
L-52	N 38°59'02" E	95.00'
L-53	N 38°59'02" E	95.00'
L-54	N 38°59'02" E	95.00'
L-55	N 38°59'02" E	95.00'
L-56	S 38°59'02" W	95.00'
L-57	S 38°59'02" W	95.00'
L-58	N 38°59'02" E	95.00'
L-59	S 38°59'02" W	95.00'
L-60	N 38°59'02" E	95.00'
L-61	N 38°59'02" E	95.00'
L-62	N 38°59'02" E	95.00'
L-63	S 38°59'02" W	95.00'
L-64	S 38°59'02" W	95.00'
L-65	N 38°59'02" E	95.00'
L-66	N 38°59'02" E	95.00'
L-67	N 38°59'02" E	95.00'
L-68	N 38°59'02" E	95.00'
L-69	S 38°59'02" W	95.00'
L-70	S 38°59'02" W	95.00'
L-71	S 38°59'02" W	95.00'
L-72	S 38°59'02" W	95.00'
L-73	S 38°59'02" W	95.00'
L-74	S 38°59'02" W	95.00'
L-75	S 38°59'02" W	95.00'
L-76	S 38°59'02" W	95.00'
L-77	S 38°59'02" W	95.00'

LINE TABLE

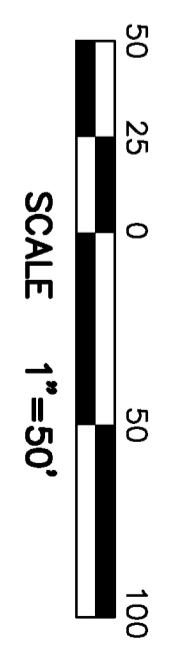
LINE	BEARING	DISTANCE
L-78	S 38°59'02" W	95.00'
L-79	S 38°59'02" W	95.00'
L-80	S 38°59'02" W	95.00'
L-81	S 38°59'02" W	95.00'
L-82	S 38°59'02" W	95.00'
L-83	S 38°59'02" W	95.00'
L-84	S 38°59'02" W	95.00'
L-85	S 38°59'02" W	95.00'
L-86	S 38°59'02" W	95.00'

CHURVE TABLE

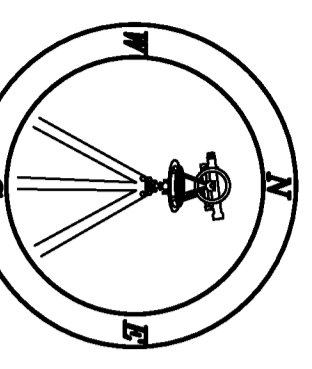
CHURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	101.77'	75.00'	94.14'	S 89°53'23" E
C-2	180.39'	125.00'	185.14'	N 87°38'30" E

FUTURE DEVELOPMENT

SHEET 2 OF 3



JULY 25, 2023  
 REVISED NOVEMBER 14, 2023  
 ZONED R & PUD  
 PIN #1769-09-4682  
 PIN #1759-99-2822  
 PIN #1850-90-6787  
 SHEET 3 OF 3  
 FSP-23-15



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