

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 _____ DAY OF _____ A.D. 2024.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794 FOR REVIEW PURPOSES ONLY

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 _____ 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.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

DATE _____

ROLESVILLE, NORTH CAROLINA

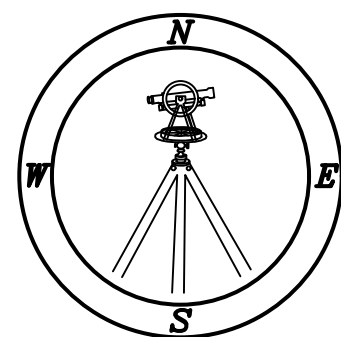
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

I, _____ 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 \$ _____ HAS BEEN PAID.

DATE _____

SUBDIVISION ADMINISTRATOR

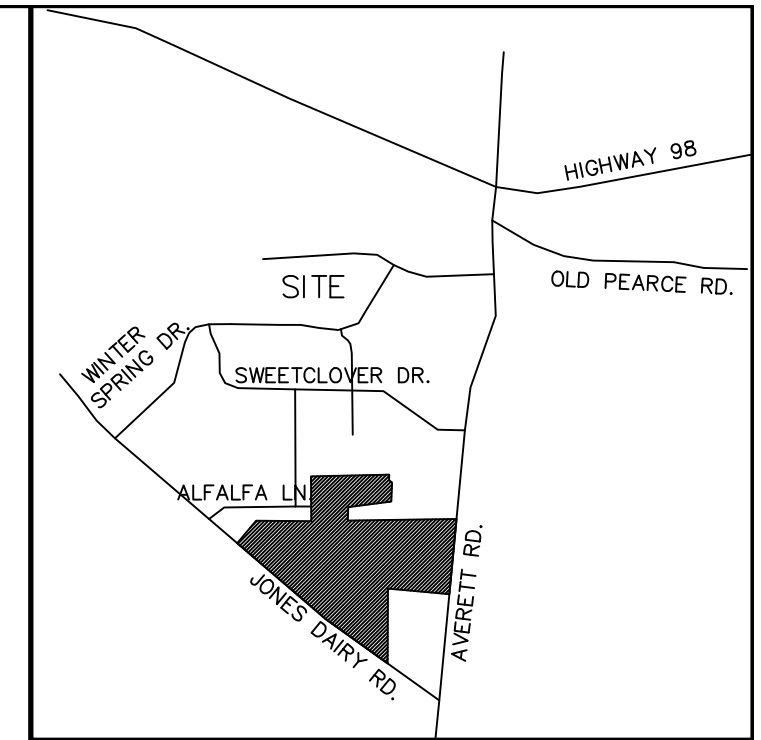


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

SITE DATA PH 2-TH

TOTAL AREA =	3.097 AC.
LESS NEW PRIVATE R/W =	0.529 AC.
LESS ACTIVE OPEN SPACE =	0.222 AC.
LESS OPEN SPACE =	1.349 AC.
NET AREA =	0.997 AC.
TOTAL LOTS =	22
AVERAGE LOT SIZE =	0.045 AC.

V1 -
FSP-24-02



VICINITY MAP

LEGEND:

OWNER/DEVELOPER:

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

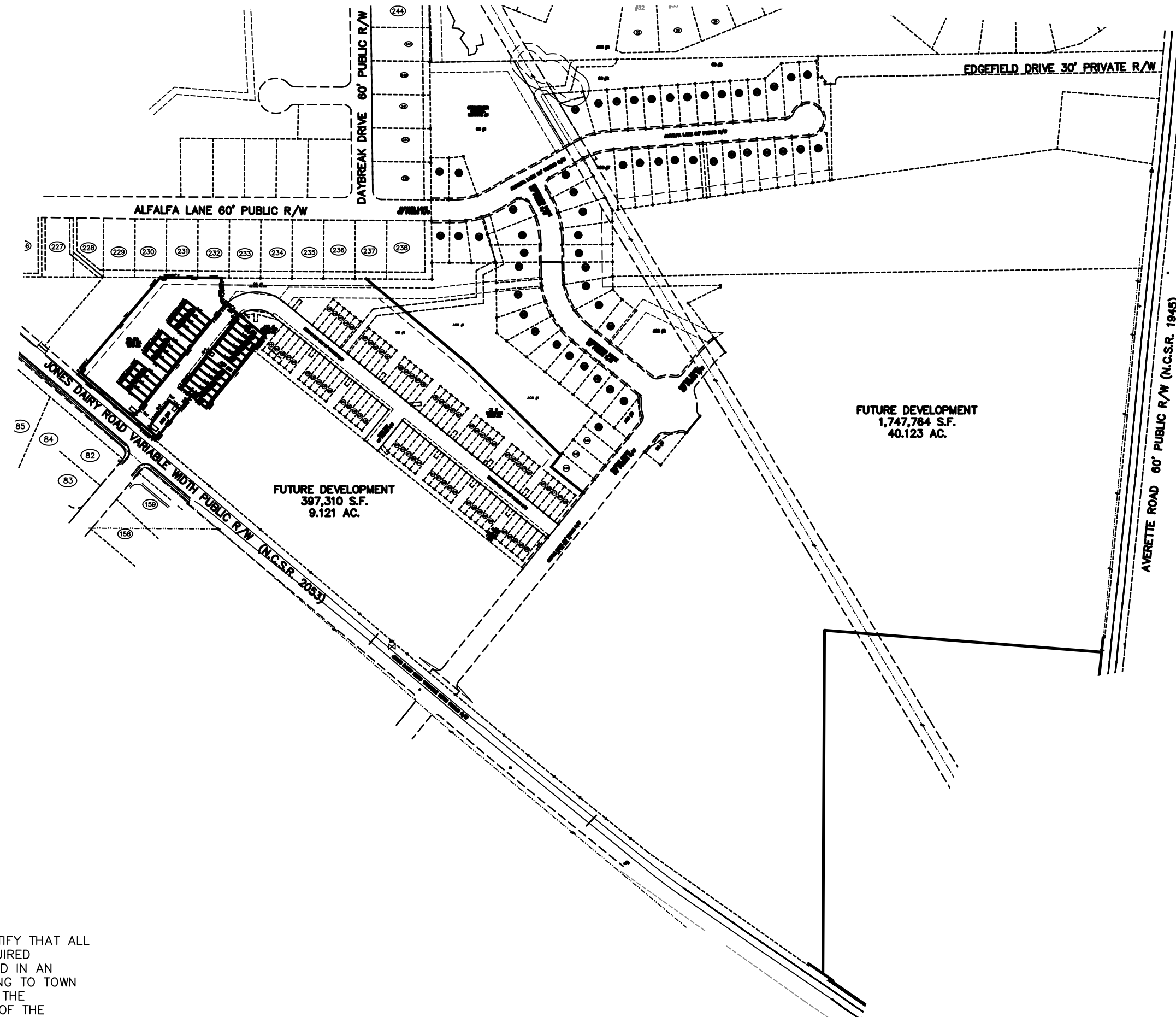
MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS

FRONT	15'
REAR	15'
BETWEEN BUILDINGS	30'
MIN. SIZE FOR TH	1,100 s.f.

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - 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
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- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- 8888 - ADDRESS
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- C.O.R. - CITY OF RALEIGH

LINE TYPE LEGEND

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



NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
3. PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY 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 PANELS #3720-1759-00K, #3720-1850-00K, & 3720-1860-00K, ALL DATED 7/19/2022.
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.

FINAL PLAT OF SUBDIVISION
**PRESTLEIGH
PHASE 2 - TOWNHOMES**
fka - 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

300 150 0 300 600

SCALE 1"=300'

JANUARY 29, 2024

ZONED R & PUD

PIN #1769-09-4682

PIN #1759-99-2822

PIN #1850-90-6787

SHEET 1 OF 2

(JONES DAIRY CENTRAL FP-TH.DWG-TW)

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THIS _____ DAY OF _____ A.D. 2024.

PRELIMINARY

FOR REVIEW PURPOSES ONLY

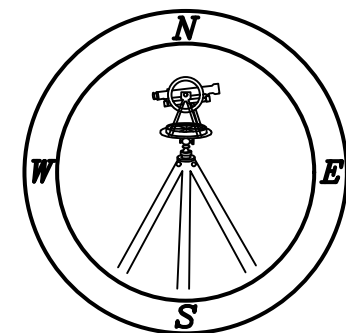
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

LOT#	SQ.FT.	ACRES
343	1,932	0.044
344	1,932	0.044
345	1,932	0.044
346	1,932	0.044
347	1,932	0.044
348	1,932	0.044
349	1,932	0.044
350	1,932	0.044
351	1,932	0.044
352	1,932	0.044
353	1,932	0.044
354	1,932	0.044
355	1,932	0.044
356	1,932	0.044
357	1,932	0.044
358	1,932	0.044
359	1,932	0.044
360	1,932	0.044
361	1,932	0.044
362	1,932	0.044
363	1,932	0.044
364	1,932	0.044
AOS#1A	1,804	0.041
AOS#1B	2,850	0.065
AOS#1C	1,282	0.029
AOS#1D	3,772	0.087

N/F
JOHN J. & SUSAN D. COLEMAN
D.B. 17893, PG. 1816
B.M. 1995, PG. 1185
PIN#1850-80-2341

LINE	BEARING	DISTANCE
UL-1	S 51°00'58" E	44.06'
UL-2	N 51°00'58" W	6.63'
UL-3	S 52°00'21" W	18.02'
UL-4	N 38°59'02" E	249.36'
UL-5	N 51°00'58" W	46.98'
UL-6	N 38°59'02" E	40.00'
UL-7	S 51°00'58" E	46.98'
UL-8	N 38°59'02" E	84.79'
UL-9	S 51°00'58" E	40.00'
UL-10	S 38°59'02" W	391.70'
UL-11	S 38°59'02" W	1.00'

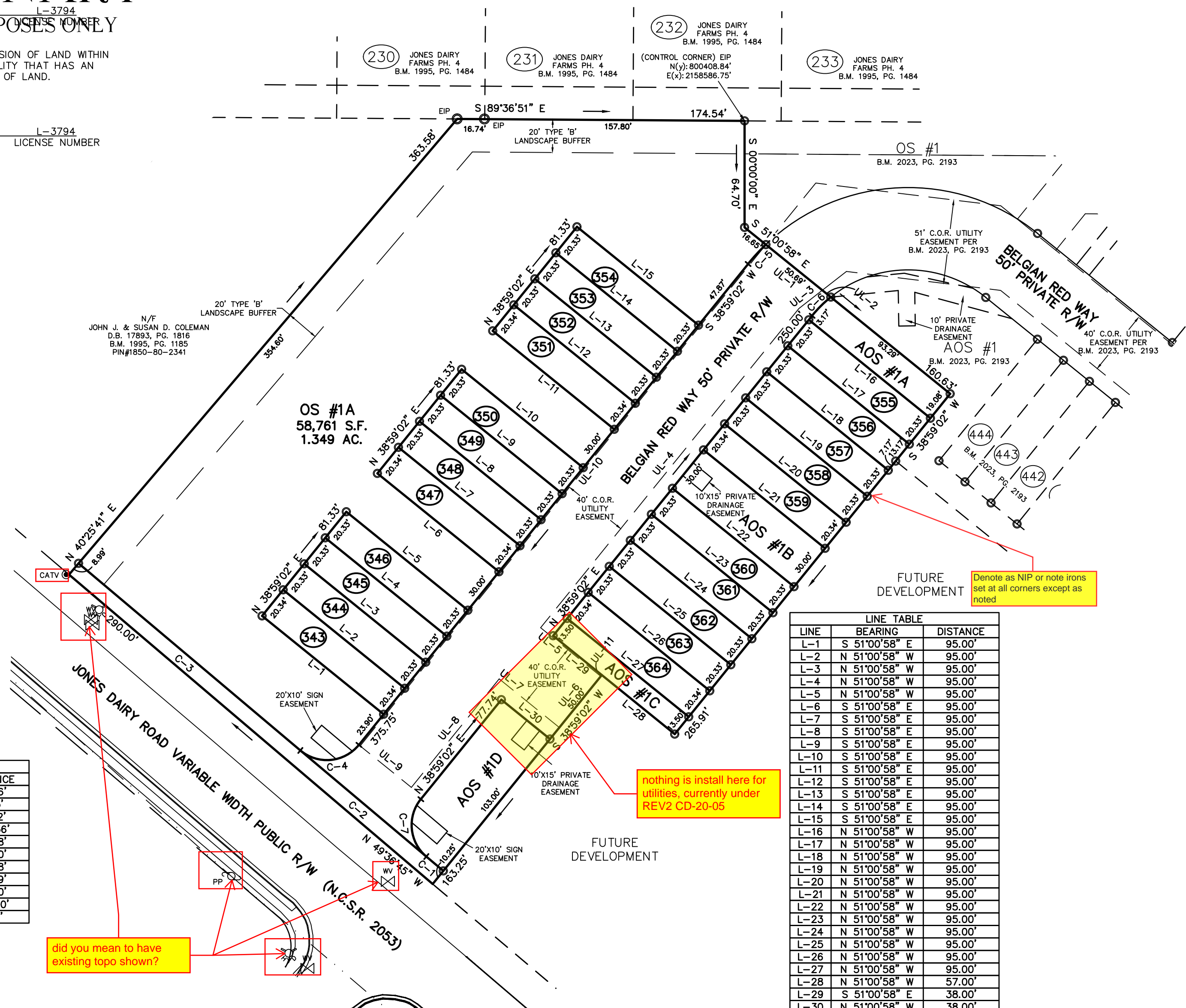


NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 2.

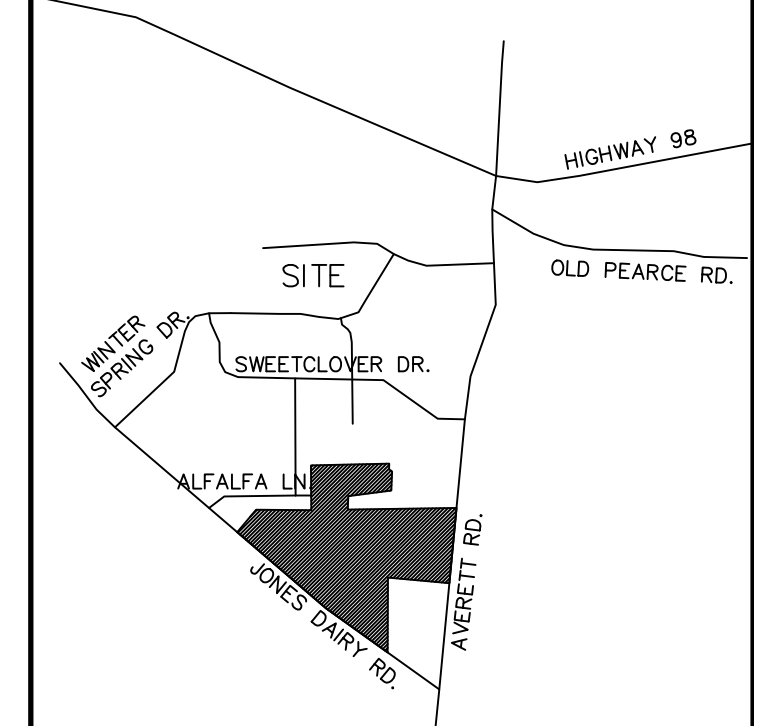


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



LINE	BEARING	DISTANCE
L-1	S 51°00'58" E	95.00'
L-2	N 51°00'58" W	95.00'
L-3	N 51°00'58" W	95.00'
L-4	N 51°00'58" W	95.00'
L-5	N 51°00'58" W	95.00'
L-6	S 51°00'58" E	95.00'
L-7	S 51°00'58" E	95.00'
L-8	S 51°00'58" E	95.00'
L-9	S 51°00'58" E	95.00'
L-10	S 51°00'58" E	95.00'
L-11	S 51°00'58" E	95.00'
L-12	S 51°00'58" E	95.00'
L-13	S 51°00'58" E	95.00'
L-14	S 51°00'58" E	95.00'
L-15	S 51°00'58" E	95.00'
L-16	N 51°00'58" W	95.00'
L-17	N 51°00'58" W	95.00'
L-18	N 51°00'58" W	95.00'
L-19	N 51°00'58" W	95.00'
L-20	N 51°00'58" W	95.00'
L-21	N 51°00'58" W	95.00'
L-22	N 51°00'58" W	95.00'
L-23	N 51°00'58" W	95.00'
L-24	N 51°00'58" W	95.00'
L-25	N 51°00'58" W	95.00'
L-26	N 51°00'58" W	95.00'
L-27	N 51°00'58" W	95.00'
L-28	N 51°00'58" W	57.00'
L-29	S 51°00'58" E	38.00'
L-30	N 51°00'58" W	38.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	13.50'	410596.77'	13.50'	N 49°52'51" W
C-2	100.03'	410596.77'	100.03'	S 49°52'23" E
C-3	176.22'	410596.77'	176.22'	S 49°51'13" E
C-4	39.77'	25.00'	35.71'	N 84°33'32" E
C-5	15.96'	125.00'	15.95'	S 42°38'30" W
C-6	16.04'	75.00'	16.01'	S 45°06'37" W
C-7	38.77'	25.00'	35.00'	N 05°26'53" W



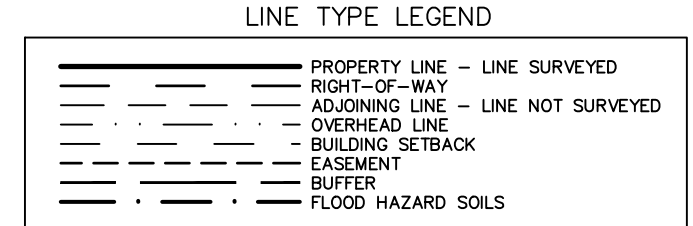
VICINITY MAP

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10534 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
(919) 491-0761

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WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'

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ZONED R & PUD
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SHEET 2 OF 2

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