

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

V1 - FSP-24-06

SITE DATA
PH 4, 5 & 6-SFD

TOTAL AREA = (TO BE SUBDIVIDED)	22.263 AC.
LESS DEDICATED R/W =	0.157 AC.
LESS OPEN SPACE =	3.902 AC.
LESS NEW R/W =	4.025 AC.
NET AREA =	14.179 AC.
TOTAL LOTS =	87
AVERAGE LOT SIZE =	0.163 AC.

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

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.

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.

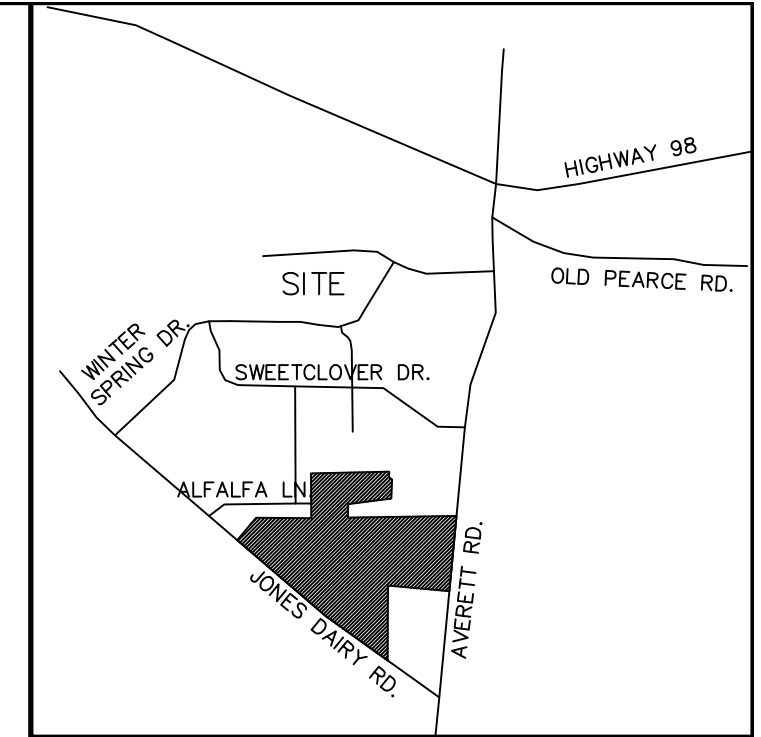
DATE _____ REVIEW OFFICER _____

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

PRELIMINARY
FOR REVIEW PURPOSES ONLY



VICINITY MAP

OWNER/DEVELOPER:

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

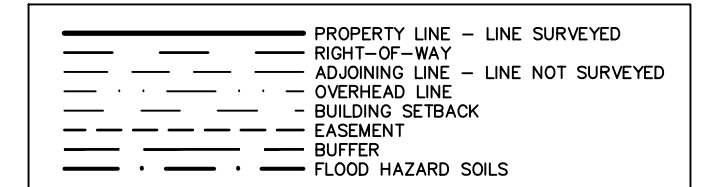
MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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

LEGEND:

- 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
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- 8888 - ADDRESS
- P.D.E. - PRIVATE DRAINAGE EASEMENT

LINE TYPE LEGEND



NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
3. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4. 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.
5. PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
6. BUILDING ENVELOPES AND SUBSEQUENT BUILDABLE AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER.
7. OPEN SPACE LOTS TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
8. UTILITY EASEMENTS SHALL INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.
9. ALL DRAINAGE EASEMENTS ARE CENTERED ON STORM STRUCTURES.
10. PARCEL NOT IN A FEMA FLOOD ZONE PER PANELS #3720-1759-00K, #3720-1850-00K, & 3720-1860-00K, ALL DATED 7/19/2022.
11. EACH SINGLE FAMILY HOME LOT WILL HAVE ONE STREET TREE EXCEPT CORNER LOTS WHICH WILL HAVE AT LEAST TWO STREET TREES.
12. THE MINIMUM DETACHED SINGLE FAMILY HOME SQUARE FOOTAGE SHALL BE 1600 SQUARE FEET.
13. ALL OF THE DETACHED SINGLE FAMILY HOMES WILL HAVE GRAML SPACE OR STEM WALL FOUNDATIONS.
14. ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 4, 5 & 6 - SINGLE FAMILY

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

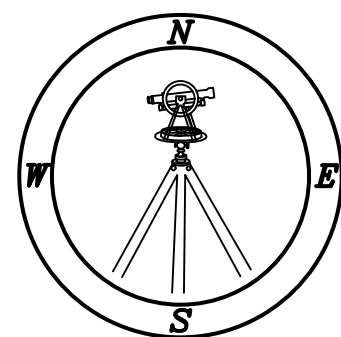
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=300'

FEBRUARY 27, 2024

ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 1 OF 5



(JONES DAIRY CENTRAL FF.DWG-TW)

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

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.

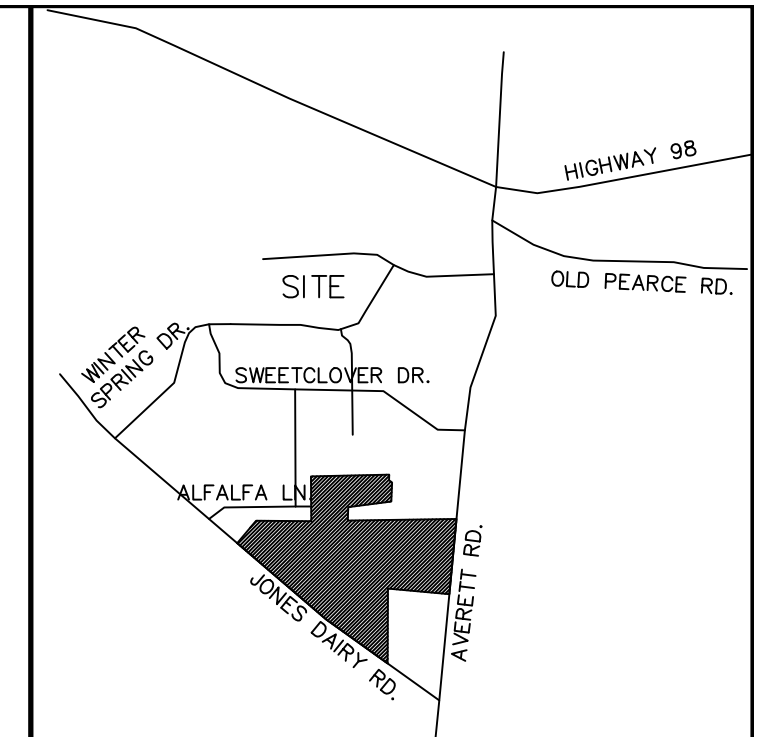
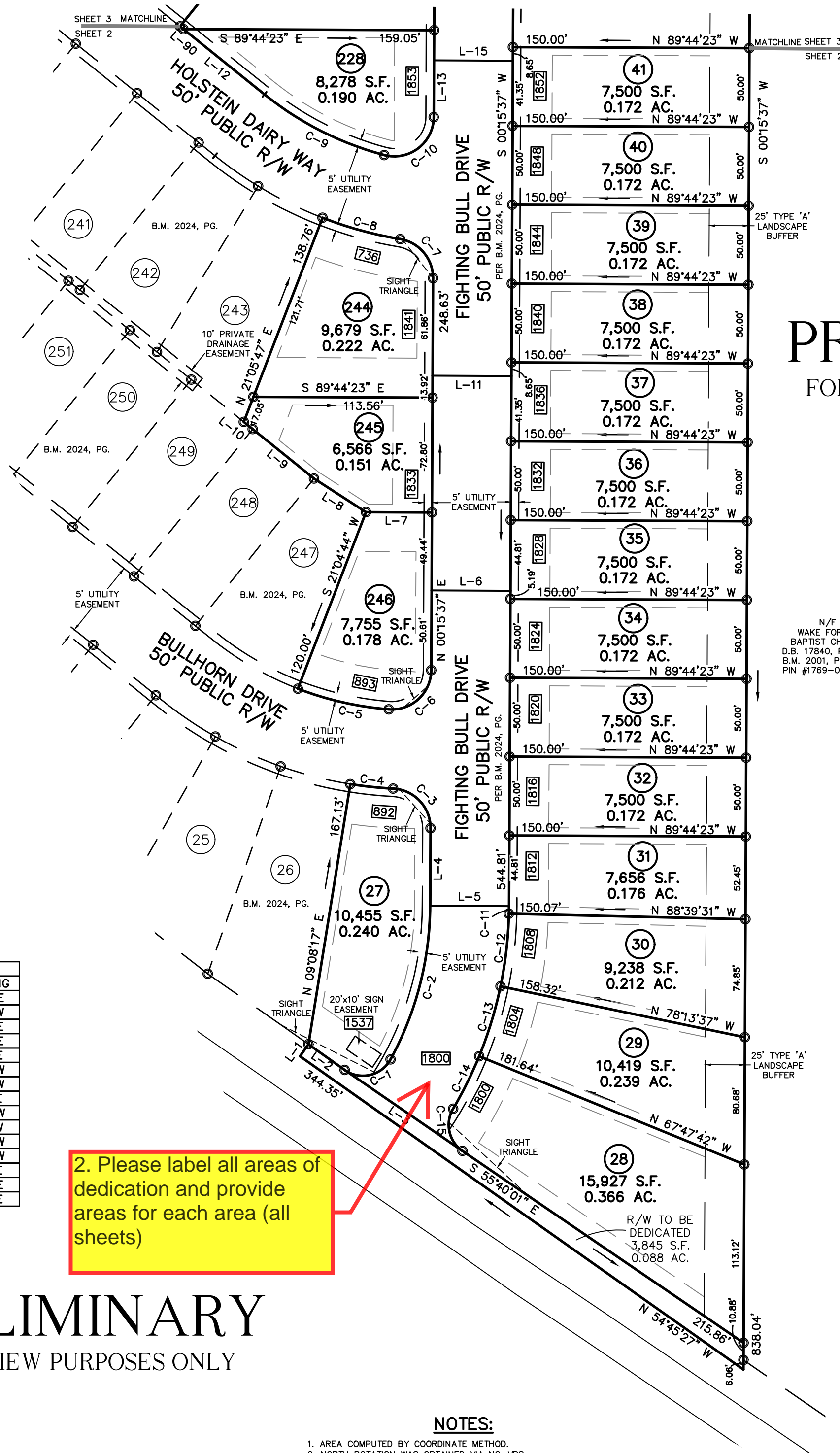
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

1. Provide control corners and grid coordinates per GS 47-30

LINE	BEARING	DISTANCE
L-1	S 35°14'33" W	9.30'
L-2	S 54°39'35" E	28.16'
L-3	N 55°30'53" W	90.66'
L-4	S 00°15'37" W	49.21'
L-5	N 89°44'23" W	50.00'
L-6	S 89°44'23" E	50.00'
L-7	N 89°44'23" W	41.87'
L-8	N 57°05'18" W	39.20'
L-9	S 51°08'50" E	50.00'
L-10	S 51°08'50" E	7.26'
L-11	N 89°44'23" W	50.00'
L-12	S 51°08'50" E	66.03'
L-13	N 00°15'37" E	36.03'
L-14	S 00°15'37" W	19.11'
L-15	N 89°44'23" W	50.00'
L-90	S 51°08'50" E	2.76'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	33.75'	20.00'	29.88'	N 77°00'08" E
C-2	101.63'	205.00'	100.59'	S 14°27'44" W
C-3	38.08'	25.00'	34.50'	S 43°22'29" E
C-4	27.36'	255.00'	27.35'	S 83°56'09" E
C-5	59.28'	205.00'	59.08'	S 77°12'22" E
C-6	41.12'	25.00'	36.64'	S 47°23'05" W
C-7	35.20'	25.00'	32.36'	N 40°04'16" W
C-8	51.18'	255.00'	51.09'	S 74°39'11" E
C-9	85.78'	205.00'	85.15'	N 63°08'03" W
C-10	45.65'	25.00'	39.57'	S 52°34'11" W
C-11	4.81'	255.00'	4.81'	S 00°48'03" W
C-12	46.43'	255.00'	46.36'	S 06°33'26" W
C-13	46.43'	255.00'	46.36'	N 16°59'21" E
C-14	37.24'	255.00'	37.21'	N 26°23'19" E
C-15	30.10'	20.00'	27.34'	S 12°32'50" E

2. Please label all areas of dedication and provide areas for each area (all sheets)



PRELIMINARY

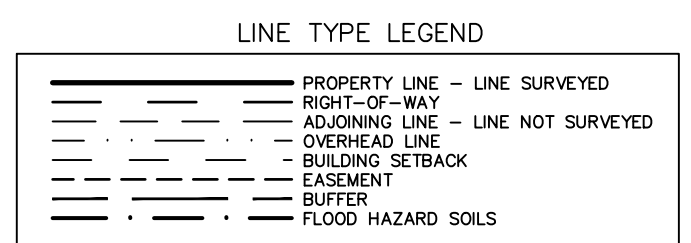
FOR REVIEW PURPOSES ONLY

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

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

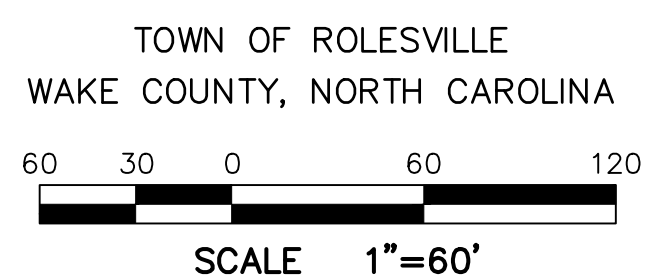
FRONT	25'
REAR	25'
SIDE	5'
CORNER SIDE	10'

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
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 - NIP - NEW IRON PIPE SET
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 - CATV - CABLE TV BOX
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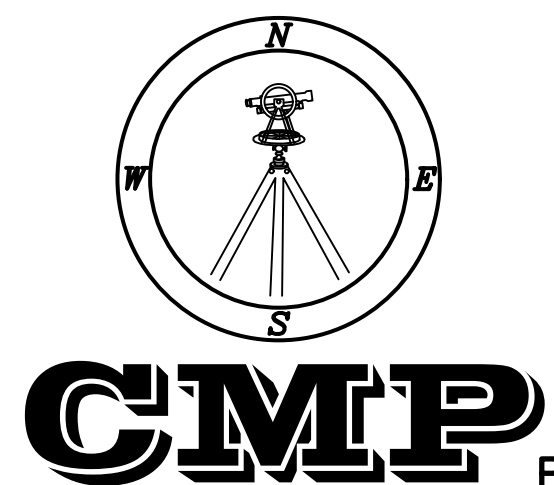
FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 4, 5 & 6 - SINGLE FAMILY

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



FEBRUARY 27, 2024
 ZONED R & PUD
 PIN #1769-09-4682
 PIN #1759-99-2822
 PIN #1850-90-6787
 SHEET 2 OF 5

- NOTES:**
1. AREA COMPUTED BY COORDINATE METHOD.
 2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
 3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 5.



(JONES DAIRY CENTRAL PP.DWG-TW)

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

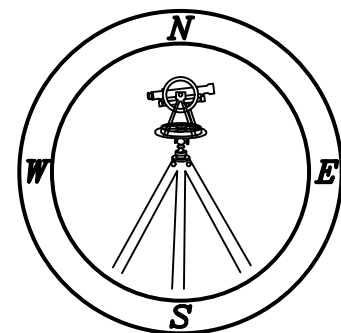
FOR REVIEW PURPOSES ONLY

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

LINE	BEARING	DISTANCE
L-15	N 89°44'23" W	50.00'
L-16	S 00°15'37" W	50.00'
L-17	S 00°15'37" W	72.22'
L-18	S 00°15'37" W	8.65'
L-19	N 00°15'37" E	50.00'
L-20	S 00°15'37" W	50.00'
L-21	N 00°15'37" E	32.68'
L-22	S 38°51'10" W	60.00'
L-23	S 51°08'50" E	50.00'
L-24	S 38°54'48" W	70.89'
L-25	N 25°17'16" W	60.76'
L-26	N 38°54'48" E	70.79'
L-27	S 51°08'50" E	35.69'
L-28	N 51°08'50" W	4.24'
L-29	S 51°08'50" E	40.05'
L-30	S 38°54'48" W	67.60'
L-31	S 38°54'48" W	50.00'
L-32	S 38°54'48" W	33.41'
L-33	S 19°48'55" W	60.00'
L-46	S 55°49'10" E	61.67'

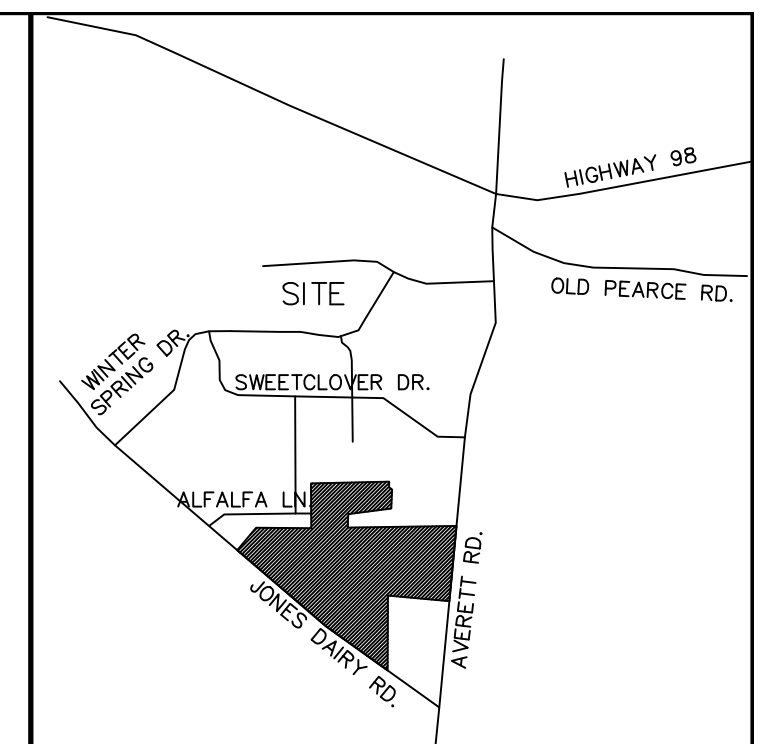
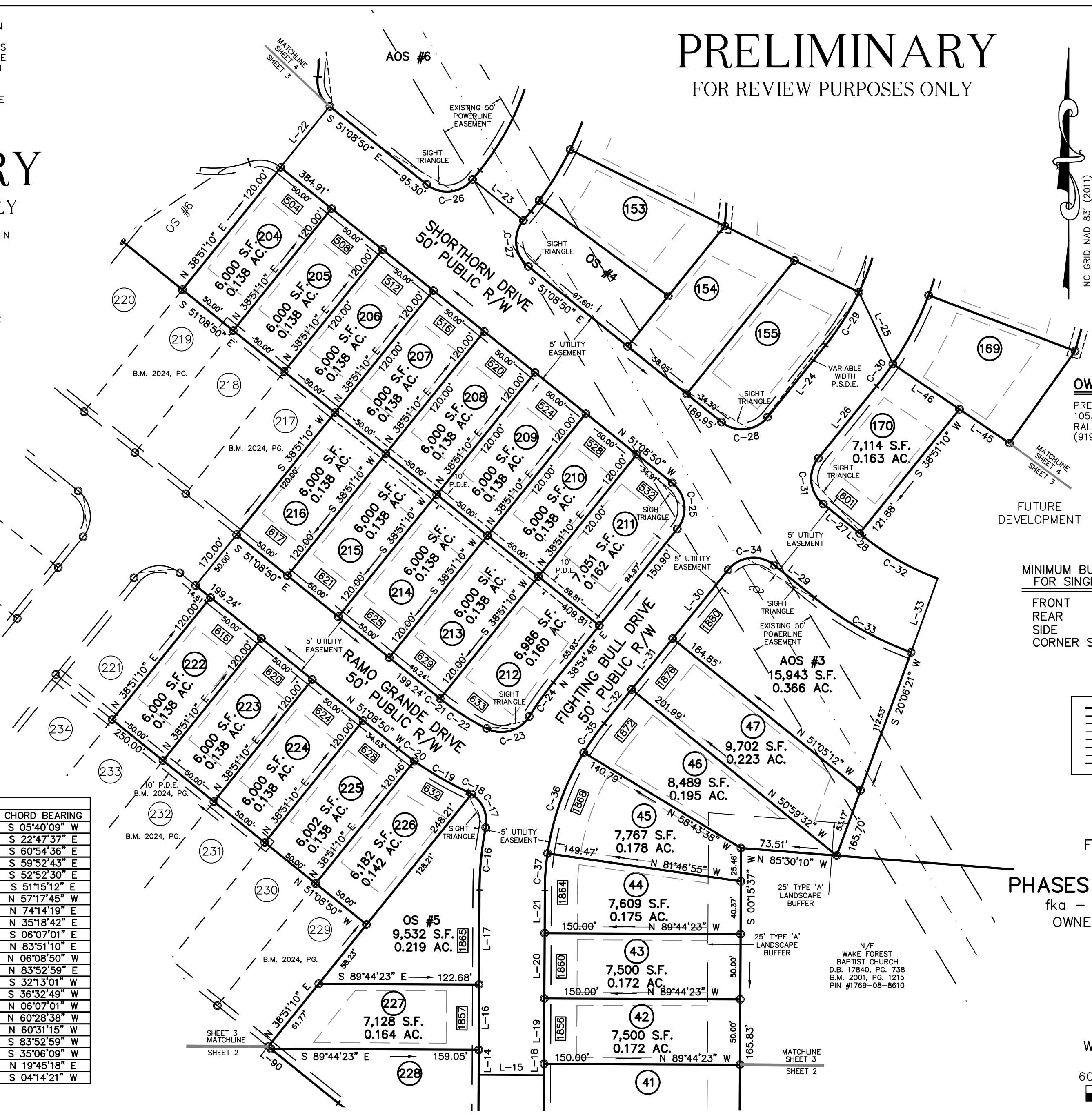
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-16	48.14'	255.00'	48.07'	S 05°40'09" W
C-17	29.56'	25.00'	27.87'	S 22°47'37" E
C-18	3.70'	25.00'	3.70'	S 60°54'36" E
C-19	46.96'	255.00'	46.90'	S 59°52'43" E
C-20	15.38'	255.00'	15.38'	S 52°52'30" E
C-21	0.76'	205.00'	0.76'	S 51°15'12" E
C-22	42.48'	205.00'	42.41'	N 57°17'45" W
C-23	37.11'	25.00'	33.80'	N 74°14'19" E
C-24	32.06'	255.00'	32.04'	N 35°18'42" E
C-25	39.30'	25.00'	35.37'	S 06°07'01" E
C-26	39.27'	25.00'	35.36'	N 83°51'10" E
C-27	39.27'	25.00'	35.36'	N 06°08'50" W
C-28	39.24'	25.00'	35.34'	N 83°52'59" E
C-29	47.92'	205.00'	47.81'	S 32°13'01" W
C-30	21.06'	255.00'	21.06'	S 36°32'49" W
C-31	39.30'	25.00'	35.37'	N 06°07'01" W
C-32	65.13'	200.00'	64.85'	N 60°28'38" W
C-33	85.07'	260.00'	84.69'	N 60°31'15" W
C-34	39.24'	25.00'	35.34'	S 83°52'59" W
C-35	27.27'	205.00'	27.25'	S 35°06'09" W
C-36	82.56'	205.00'	82.00'	N 19°45'18" E
C-37	28.47'	205.00'	28.45'	S 04°14'21" W



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

PRELIMINARY

FOR REVIEW PURPOSES ONLY



VICINITY MAP

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

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
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 - P.D.E. - PRIVATE DRAINAGE EASEMENT

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
.....	ADJOINING LINE - LINE NOT SURVEYED
—————	OVERHEAD LINE
—————	BUILDING SETBACK
—————	EASEMENT
—————	BUFFER
—————	FLOOD HAZARD SOILS

FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 4, 5 & 6 - SINGLE FAMILY

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



SCALE 1"=60'

FEBRUARY 27, 2024
 ZONED R & PUD
 PIN #1769-09-4682
 PIN #1759-99-2822
 PIN #1850-90-6787
 SHEET 3 OF 5

PRELIMINARY

FOR REVIEW PURPOSES ONLY

NOTES:

1. AREA COMPUTED BY COORDINATE METHOD.
2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 5.

C:\JONES DAIRY CENTRAL FP.DWG-TW

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

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FOR REVIEW PURPOSES ONLY

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LINE	BEARING	DISTANCE
L-23	S 51°08'50" E	50.00'
L-24	S 38°54'48" W	70.89'
L-25	N 25°17'16" W	60.76'
L-34	N 38°51'10" E	9.09'
L-35	N 38°51'10" E	9.09'
L-36	S 07°43'24" E	79.92'
L-37	S 07°43'24" E	40.10'
L-38	N 07°43'24" W	40.25'
L-39	S 37°03'44" E	50.00'
L-40	S 02°06'53" E	50.33'
L-41	S 85°30'10" E	95.00'
L-42	N 15°47'46" E	10.26'
L-43	N 15°47'46" E	66.97'

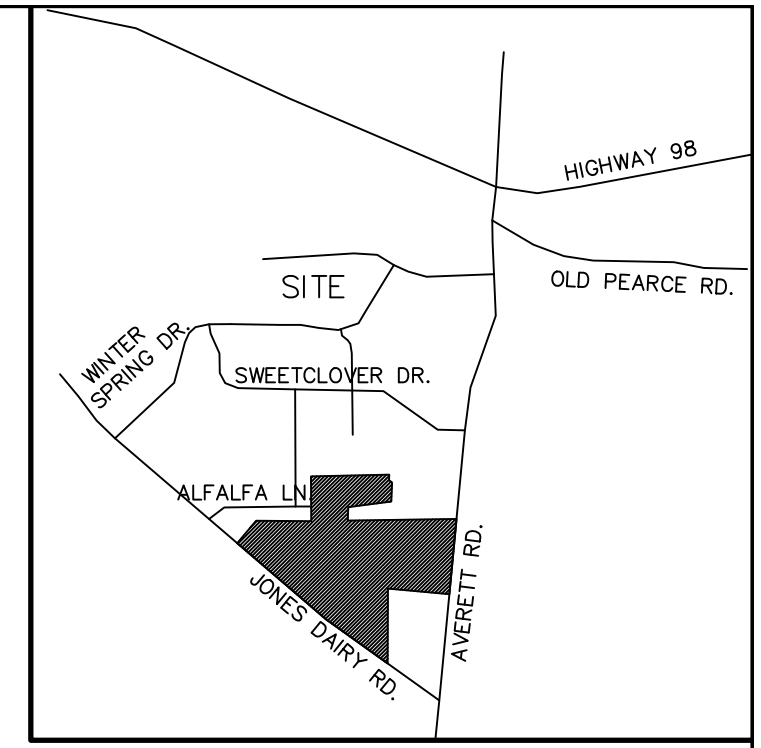
LINE	BEARING	DISTANCE
L-44	N 35°28'29" E	86.62'
L-45	S 55°49'10" E	46.24'
L-46	S 55°49'10" E	61.67'
L-82	S 63°35'12" W	70.52'
L-83	S 63°35'12" W	33.40'
L-84	S 00°53'13" E	4.68'
L-85	S 73°49'54" W	33.84'
L-86	S 73°49'54" W	33.48'
L-87	N 84°04'36" E	33.75'
L-88	S 84°04'36" W	34.14'
L-89	S 00°32'37" E	30.00'
L-91	N 38°59'02" E	75.41'

PRELIMINARY

FOR REVIEW PURPOSES ONLY

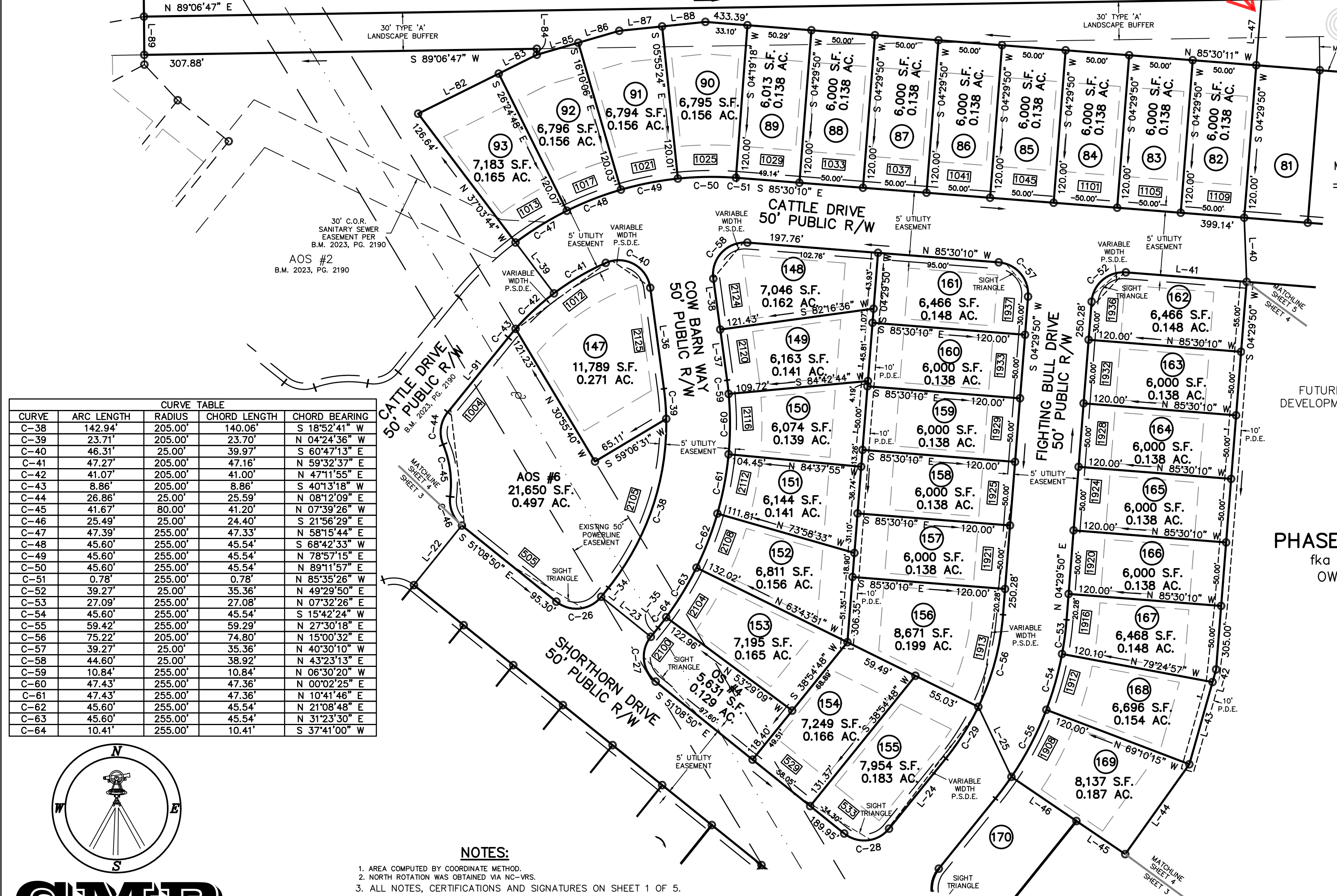
3. Assuming this is a tie only, clearly label so it's not interpreted as a property line

N/F
HOPE BAPTIST CHURCH
D.B. 16568, PG. 10
B.M. 2001, PG. 5
PIN #1860-00-5632



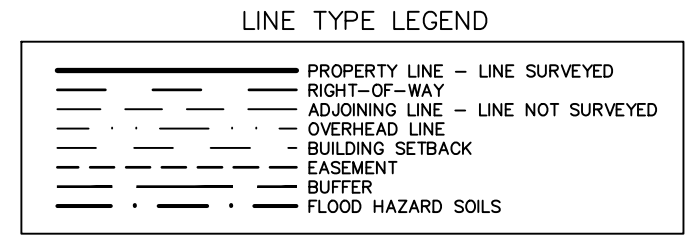
VICINITY MAP

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-38	142.94'	205.00'	140.06'	S 18°52'41" W
C-39	23.71'	205.00'	23.70'	N 04°24'36" W
C-40	46.31'	25.00'	39.97'	S 60°47'13" E
C-41	47.27'	205.00'	47.16'	N 59°32'37" E
C-42	41.07'	205.00'	41.00'	N 47°11'55" E
C-43	8.86'	205.00'	8.86'	S 40°13'18" W
C-44	26.86'	25.00'	25.59'	N 08°12'09" E
C-45	41.67'	80.00'	41.20'	N 07°39'26" W
C-46	25.49'	25.00'	24.40'	S 21°56'29" E
C-47	47.39'	255.00'	47.33'	N 58°15'44" E
C-48	45.60'	255.00'	45.54'	S 68°42'33" W
C-49	45.60'	255.00'	45.54'	N 78°57'15" E
C-50	45.60'	255.00'	45.54'	N 89°11'57" E
C-51	0.78'	255.00'	0.78'	N 85°35'26" W
C-52	39.27'	25.00'	35.36'	N 49°29'50" E
C-53	27.09'	255.00'	27.08'	N 07°32'26" E
C-54	45.60'	255.00'	45.54'	S 15°42'24" W
C-55	59.42'	255.00'	59.29'	N 27°30'18" E
C-56	75.22'	205.00'	74.80'	N 15°00'32" E
C-57	39.27'	25.00'	35.36'	N 40°30'10" W
C-58	44.60'	25.00'	38.92'	N 43°23'13" E
C-59	10.84'	255.00'	10.84'	N 06°30'20" W
C-60	47.43'	255.00'	47.36'	N 00°02'25" E
C-61	47.43'	255.00'	47.36'	N 10°41'46" E
C-62	45.60'	255.00'	45.54'	N 21°08'48" E
C-63	45.60'	255.00'	45.54'	N 31°23'30" E
C-64	10.41'	255.00'	10.41'	S 37°41'00" W

- OWNER/DEVELOPER:**
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
(919) 491-0761
- LEGEND:**
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BBIP - 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
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
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FH - FIRE HYDRANT
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
[8888] - ADDRESS
P.D.E. - PRIVATE DRAINAGE EASEMENT
- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**
- | | |
|-------------|-----|
| FRONT | 25' |
| REAR | 25' |
| SIDE | 5' |
| CORNER SIDE | 10' |



FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 4, 5 & 6 - SINGLE FAMILY

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

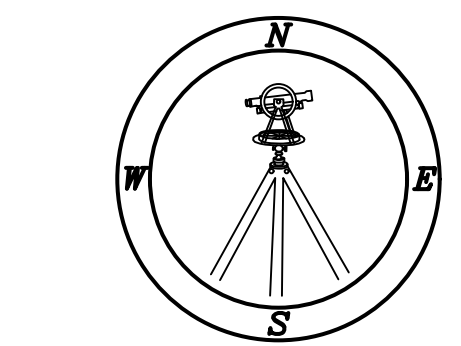
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

FEBRUARY 27, 2024
ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 4 OF 5

- NOTES:**
1. AREA COMPUTED BY COORDINATE METHOD.
 2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
 3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 5.



(JONES DAIRY CENTRAL PP.DWG-TW)

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

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

PRELIMINARY

FOR REVIEW PURPOSES ONLY

4. Clearly show limits with metes and bounds of this easement.

LINE	BEARING	DISTANCE
L-40	S 02°06'53" E	50.33'
L-47	S 04°29'50" W	51.87'
L-48	S 85°30'11" E	50.00'
L-49	S 85°30'11" E	50.00'
L-50	S 85°30'11" E	50.00'
L-51	S 85°30'11" E	50.00'
L-52	N 85°30'11" W	37.13'
L-53	S 77°28'11" E	26.33'
L-54	N 77°28'11" W	33.62'
L-55	N 67°13'29" W	33.62'
L-56	S 67°13'29" E	37.01'
L-57	S 55°57'07" E	37.01'
L-58	N 55°57'07" W	37.01'
L-59	N 44°40'46" W	70.63'
L-60	S 34°26'03" E	67.23'
L-61	N 24°11'21" W	67.23'
L-62	N 13°56'39" W	101.39'
L-63	N 86°18'03" E	30.68'
L-64	N 86°18'03" E	7.09'
L-65	N 05°18'41" E	58.32'
L-66	S 05°16'33" W	42.12'
L-67	S 05°17'59" W	51.09'
L-68	S 05°23'33" W	71.18'
L-69	N 06°00'09" E	39.52'
L-70	S 05°49'32" W	55.80'
L-71	S 05°50'26" W	55.08'
L-72	N 05°46'47" E	54.19'
L-73	S 05°18'41" W	57.21'
L-74	S 05°16'33" W	42.12'
L-75	S 05°17'59" W	51.08'
L-76	S 05°23'33" W	71.14'
L-77	N 06°00'09" E	39.49'
L-78	S 05°49'32" W	55.81'
L-79	N 05°50'26" E	55.08'
L-80	N 05°46'47" E	55.01'
L-81	S 53°37'17" W	53.91'

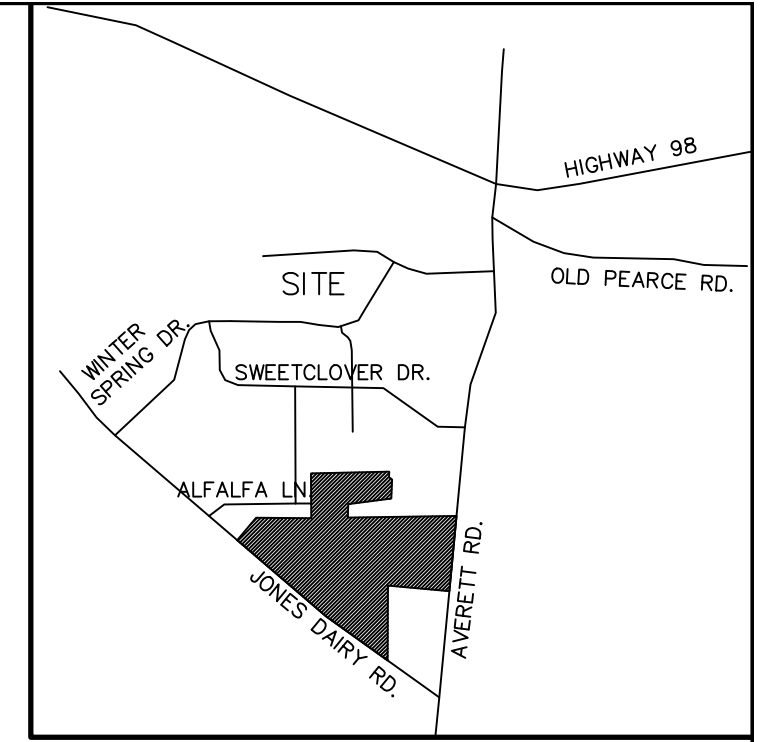
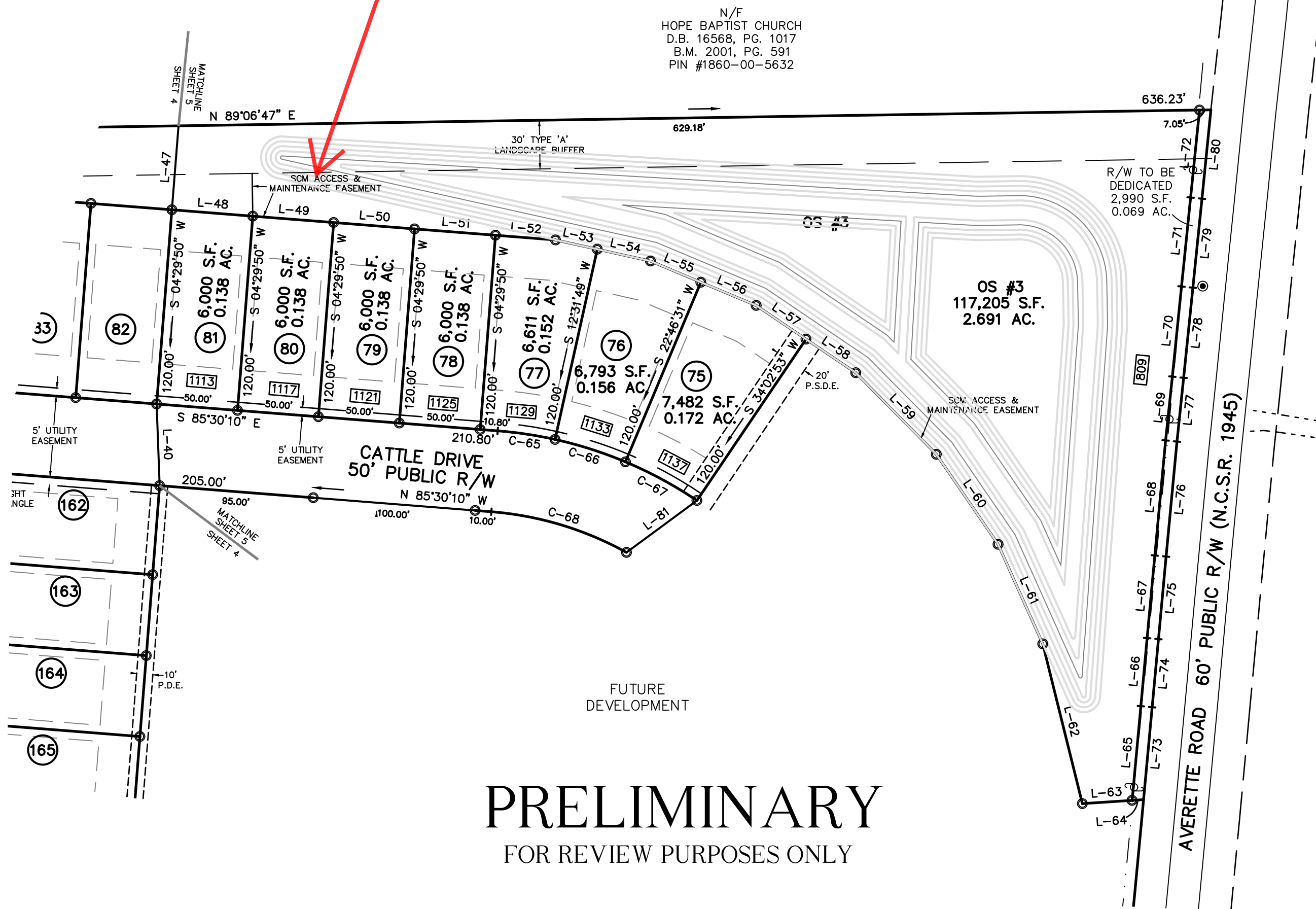
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-65	35.75'	255.00'	35.72'	N 81°29'11" W
C-66	45.60'	255.00'	45.54'	S 72°20'50" E
C-67	50.17'	255.00'	50.09'	N 61°35'18" W
C-68	87.65'	205.00'	86.98'	N 73°15'17" W

PRELIMINARY

FOR REVIEW PURPOSES ONLY

NOTES:

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3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 5.



OWNER/DEVELOPER:

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

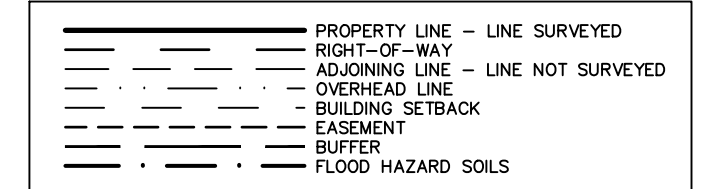
LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
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- FH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- 8888 - ADDRESS
- P.D.E. - PRIVATE DRAINAGE EASEMENT

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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

LINE TYPE LEGEND



FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 4, 5 & 6 - SINGLE FAMILY

fka - PRESERVE AT JONES DAIRY-CENTRAL
OWNER: PRESERVE AT JONES DAIRY, LLC

- REF: D.B. 18268, PG. 1237
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

FEBRUARY 27, 2024

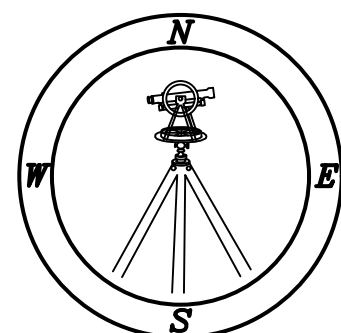
ZONED R & PUD

PIN #1769-09-4682

PIN #1759-99-2822

PIN #1850-90-6787

SHEET 5 OF 5



CMP

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

(JONES DAIRY CENTRAL PP.DWG-TW)