

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. 2025.

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.

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 CITY OF RALEIGH PUD.

Typo: "consent"

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

**SITE DATA
PH 7-SFD**

TOTAL AREA = 3.733 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.000 AC.
LESS OPEN SPACE = 0.000 AC.
LESS NEW R/W = 0.853 AC.
NET AREA = 2.880 AC.
TOTAL LOTS = 20
AVERAGE LOT SIZE = 0.144 AC.

**SITE DATA
PH 8-SFD**

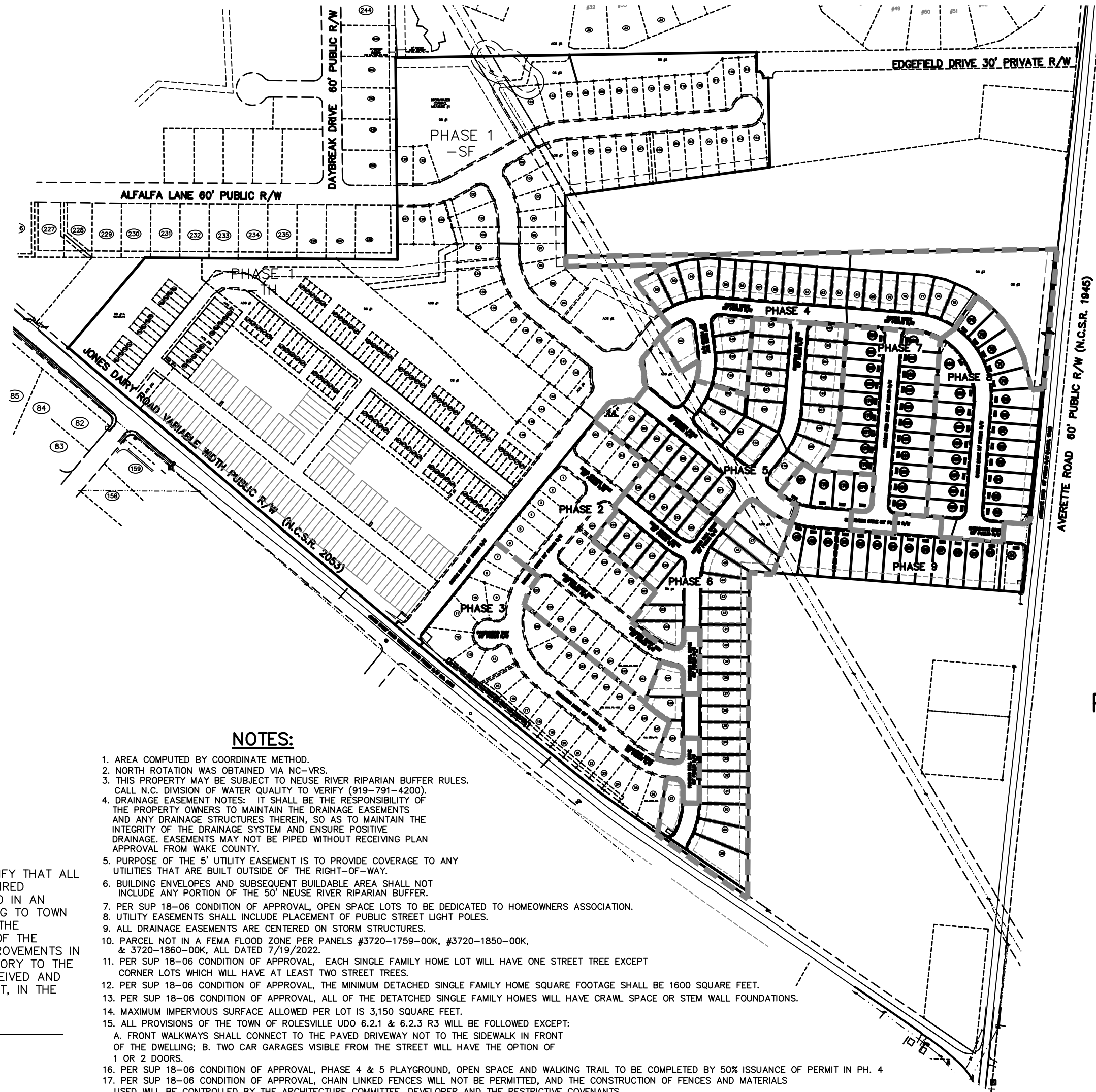
TOTAL AREA = 4.614 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.000 AC.
LESS OPEN SPACE = 0.000 AC.
LESS NEW R/W = 0.979 AC.
NET AREA = 3.635 AC.
TOTAL LOTS = 22
AVERAGE LOT SIZE = 0.165 AC.

**SITE DATA
PH 9-SFD**

TOTAL AREA = 3.844 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.088 AC.
LESS OPEN SPACE = 0.000 AC.
LESS NEW R/W = 0.553 AC.
NET AREA = 3.203 AC.
TOTAL LOTS = 14
AVERAGE LOT SIZE = 0.229 AC.

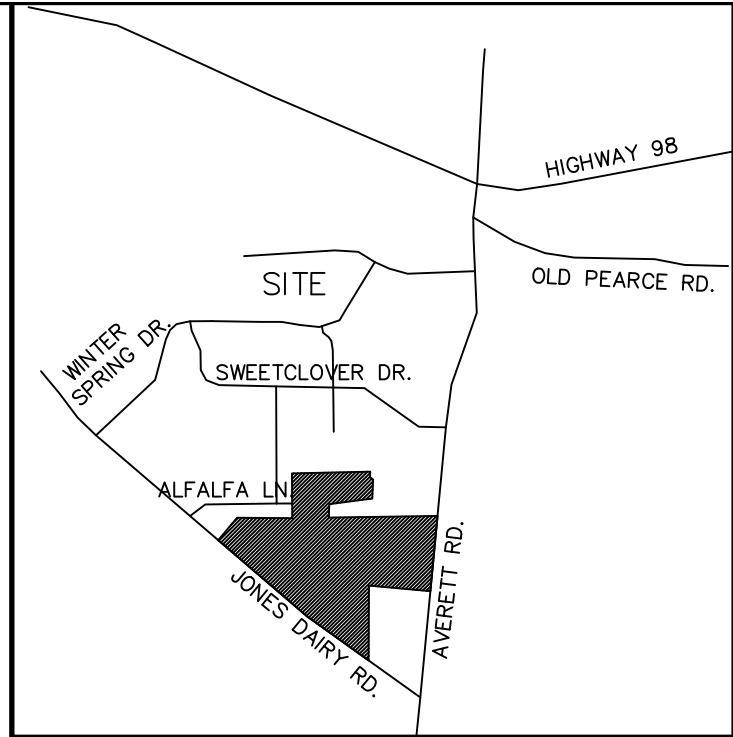
CENTERLINE LENGTH = 1972'
SHORTTHORN DRIVE - 60' R/W
REMAINING ROADS - 50' R/W

PRELIMINARY
FOR REVIEW PURPOSES ONLY



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. PER SUP 18-06 CONDITION OF APPROVAL, 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. PER SUP 18-06 CONDITION OF APPROVAL, EACH SINGLE FAMILY HOME LOT WILL HAVE ONE STREET TREE EXCEPT CORNER LOTS WHICH WILL HAVE AT LEAST TWO STREET TREES.
12. PER SUP 18-06 CONDITION OF APPROVAL, THE MINIMUM DETACHED SINGLE FAMILY HOME SQUARE FOOTAGE SHALL BE 1600 SQUARE FEET.
13. PER SUP 18-06 CONDITION OF APPROVAL, ALL OF THE DETACHED SINGLE FAMILY HOMES WILL HAVE CRAWL SPACE OR STEM WALL FOUNDATIONS.
14. MAXIMUM IMPERVIOUS SURFACE ALLOWED PER LOT IS 3,150 SQUARE FEET.
15. ALL PROVISIONS OF THE TOWN OF ROLESVILLE UDO § 2.1 & 6.2.3 R3 WILL BE FOLLOWED EXCEPT:
A. FRONT WALKWAYS SHALL CONNECT TO THE PAVED DRIVEWAY NOT TO THE SIDEWALK IN FRONT OF THE DWELLING; B. TWO CAR GARAGES VISIBLE FROM THE STREET WILL HAVE THE OPTION OF 1 OR 2 DOORS.
16. PER SUP 18-06 CONDITION OF APPROVAL, PHASE 4 & 5 PLAYGROUND, OPEN SPACE AND WALKING TRAIL TO BE COMPLETED BY 50% ISSUANCE OF PERMIT IN PH. 4
17. PER SUP 18-06 CONDITION OF APPROVAL, CHAIN LINKED FENCES WILL NOT BE PERMITTED, AND THE CONSTRUCTION OF FENCES AND MATERIALS USED WILL BE CONTROLLED BY THE ARCHITECTURE COMMITTEE, DEVELOPER AND THE RESTRICTIVE COVENANTS.
18. THE AMENITY TO BE CONSTRUCTED ON OS #5 WILL SATISFY CONDITION 4.b IN THE SUP.
19. THE AMENITY TO BE CONSTRUCTED ON OS #6 WILL SATISFY CONDITION 4.d IN THE SUP.
20. THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREET UNTIL IT IS ACCEPTED BY THE TOWN OR PLACED ON THE STATE SYSTEM.
21. ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.



VICINITY MAP

OWNER/DEVELOPER:

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

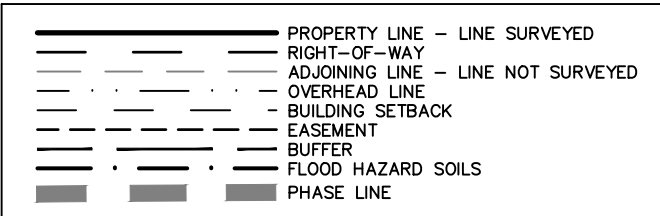
**MINIMUM BUILDING SETBACKS
FOR SINGLE FAMILY LOTS**

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
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
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TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
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MH - MANHOLE
FH - FIRE HYDRANT
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
XXXX - ADDRESS
P.D.E. - PRIVATE DRAINAGE EASEMENT
S.T. - SIGHT TRIANGLE

LINE TYPE LEGEND



**FINAL PLAT OF SUBDIVISION FOR
PRESTLEIGH
PHASES 7, 8 & 9 - 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

300 150 0 300 600
SCALE 1"=300'

MAY 23, 2025

ZONED R & PUD

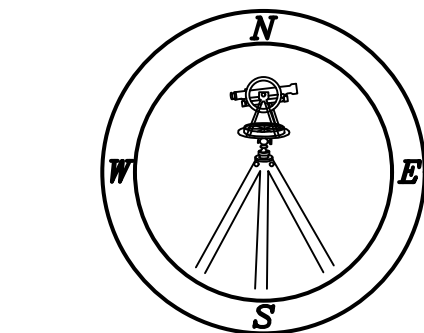
PIN #1769-09-4682

PIN #1759-99-2822

PIN #1850-90-6787

SHEET 1 OF 3

FSP-24-06



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-JML)

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. 2025.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

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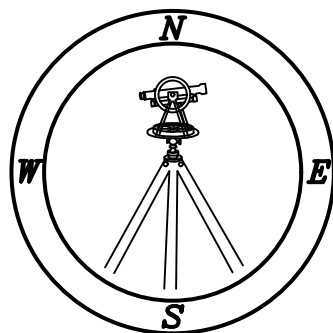
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NOTES:

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

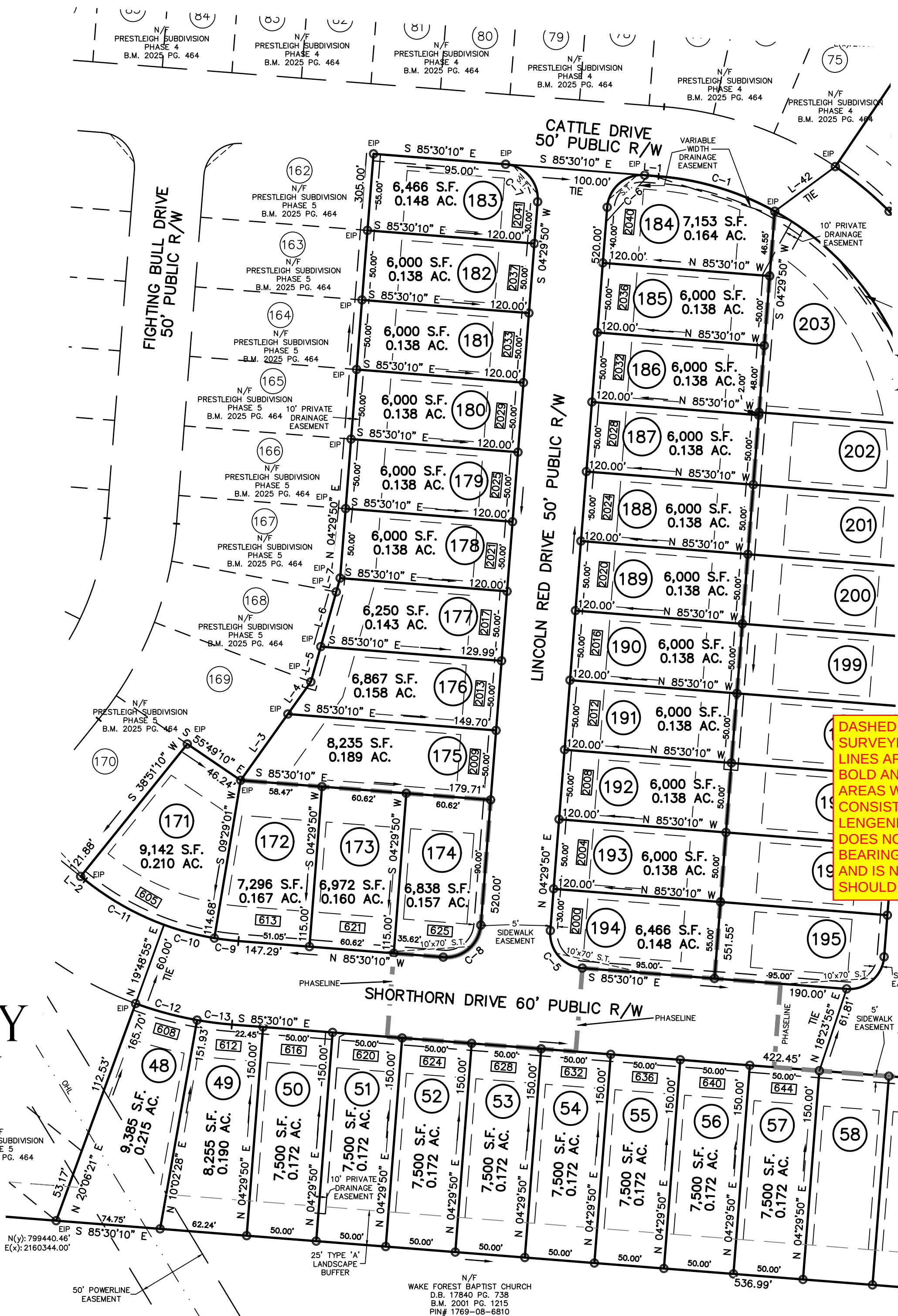
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 85°30'10" E	10.00'
L-2	N 51°08'50" W	4.24'
L-3	N 35°28'29" E	58.32'
L-4	N 35°28'29" E	28.30'
L-5	N 15°47'46" E	26.24'
L-6	N 15°47'46" E	40.73'
L-7	N 15°47'46" E	10.26'
L-42	N 53°37'17" E	53.91'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	87.15	205.00'	16.99'	S 73°15'47" E
C-5	39.27	25.00'	3.36'	N 40°30'10" W
C-6	39.27	25.00'	3.36'	N 40°30'10" W
C-7	39.27	25.00'	3.36'	N 40°30'10" W
C-8	39.27	25.00'	3.36'	N 40°30'10" W
C-9	174.40	200.00'	17.40'	S 85°00'35" E
C-10	37.38	200.00'	37.33'	N 75°09'42" W
C-11	65.13	200.00'	64.85'	S 60°28'38" E
C-12	45.67	260.00'	45.61'	S 74°55'35" E
C-13	25.16	260.00'	25.15'	S 82°43'51" E



CMP

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

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'

I believe these are match sheets, but a dashed line or something specifying what this text is would be extremely helpful.

DASHED LINES ARE NOT SURVEYED; ADJOINER LINES ARE SHOWN IN BOLD AND SOLID IN SOME AREAS WHICH IS NOT CONSISTENT WITH THE LEGEND. ANYTHING THAT DOES NOT HAVE A BEARING & DISTANCE AND IS NOT A TIE LINE SHOULD NOT BE IN BOLD.

LINE TYPE LEGEND

PROPERTY LINE	LINE SURVEYED
RIGHT-OF-WAY	LINE NOT SURVEYED
ADJOINER LINE	LINE NOT SURVEYED
OVERHEAD LINE	
BUILDING SETBACK	
EASEMENT	
BUFFER	
FLOOD HAZARD SOILS	
PHASE LINE	

FINAL PLAT OF SUBDIVISION FOR
PRESTLEIGH
PHASES 7, 8 & 9 - SINGLE FAMILY

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

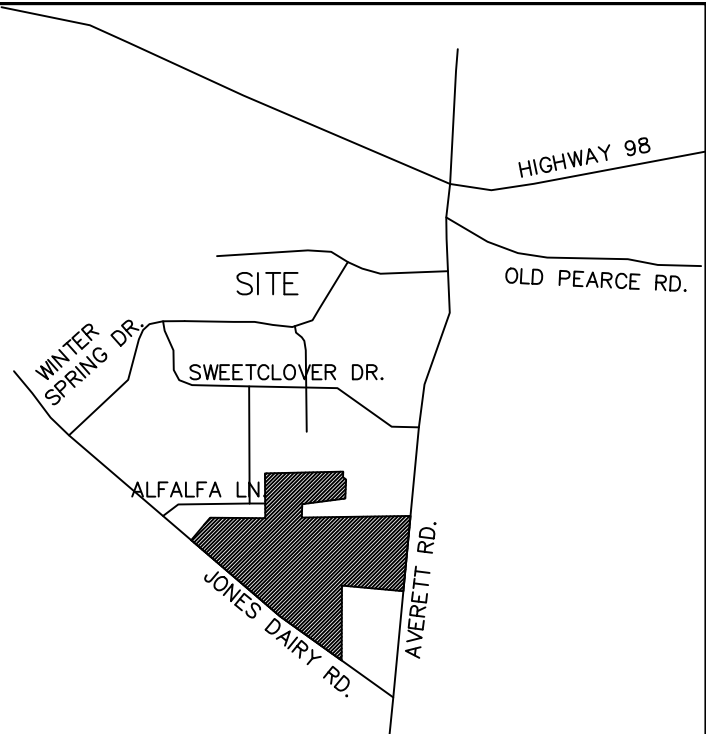
- REF: D.B. 18268, PG. 1237
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REF: D.B. 18268, PG. 1242
REF: B.M. 1995, PG. 1185

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

MAY 23, 2025
ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 2 OF 3
FSP-24-06



VICINITY MAP

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
- 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
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
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- FH - FIRE HYDRANT
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- XXXX - ADDRESS
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- S.T. - SIGHT TRIANGLE

(JONES DAIRY CENTRAL FP.DWG-JML)

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PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

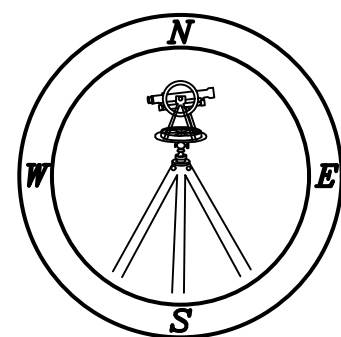
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SHEET 2 OF 3

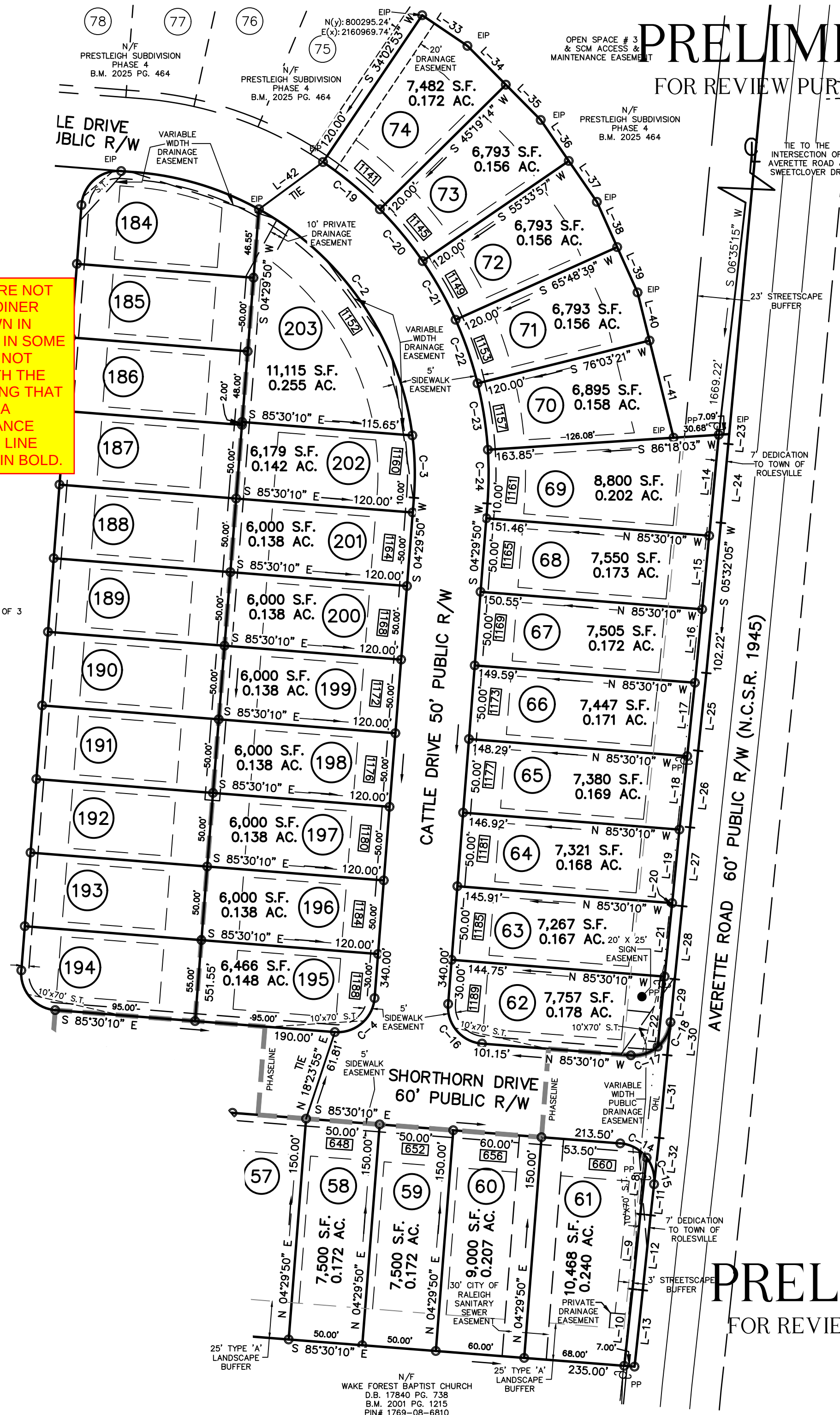
LINE TABLE		
LINE	BEARING	DISTANCE
L-8	N 06°21'44" E	38.43'
L-9	N 05°56'38" E	51.08'
L-10	N 06°09'29" E	52.28'
L-11	S 06°21'45" W	21.07'
L-12	S 05°56'38" W	51.07'
L-13	S 06°09'29" W	52.09'
L-14	S 05°23'39" W	53.65'
L-15	S 05°32'05" W	50.01'
L-16	S 05°32'05" W	42.68'
L-17	S 05°58'30" W	45.58'
L-18	S 06°05'11" W	47.74'
L-19	S 05°39'10" W	50.01'
L-20	N 05°39'10" E	1.33'
L-21	S 05°49'55" W	48.69'
L-22	S 05°37'51" W	46.64'
L-23	S 05°18'41" W	6.68'
L-24	S 05°23'39" W	53.66'
L-25	S 05°58'30" W	52.95'
L-26	S 06°05'11" W	52.15'
L-27	S 05°39'10" W	53.60'
L-28	S 05°49'55" W	49.76'
L-29	S 05°37'51" W	29.28'
L-30	S 05°37'51" W	22.43'
L-31	S 05°33'09" W	56.30'
L-32	N 06°21'45" E	31.62'
L-33	S 55°57'07" E	37.01'
L-34	S 44°40'46" E	37.01'
L-35	S 44°40'46" E	33.62'
L-36	S 34°26'03" E	33.62'
L-37	S 34°26'03" E	33.62'
L-38	S 24°11'21" E	33.62'
L-39	S 24°11'21" E	33.62'
L-40	S 13°56'39" E	33.62'
L-41	S 13°56'39" E	67.78'
L-42	N 53°37'17" E	53.91'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-2	192.07'	205.00'	185.12'	S 34°09'57" E
C-3	42.30'	205.00'	42.22'	S 01°24'51" E
C-4	39.27'	25.00'	35.36'	N 49°29'50" E
C-14	20.91'	25.00'	20.30'	S 61°32'35" E
C-15	19.17'	25.00'	18.71'	N 15°36'37" W
C-16	39.27'	25.00'	35.36'	S 40°30'10" E
C-17	19.60'	25.00'	19.10'	S 72°02'12" W
C-18	19.17'	25.00'	18.71'	S 27°36'13" W
C-19	50.17'	255.00'	50.09'	S 50°18'56" E
C-20	45.60'	255.00'	45.54'	S 39°33'25" E
C-21	45.60'	255.00'	45.54'	S 29°18'42" E
C-22	45.60'	255.00'	45.54'	S 19°04'00" E
C-23	45.60'	255.00'	45.54'	S 08°49'18" E
C-24	36.48'	255.00'	36.45'	S 00°23'56" W



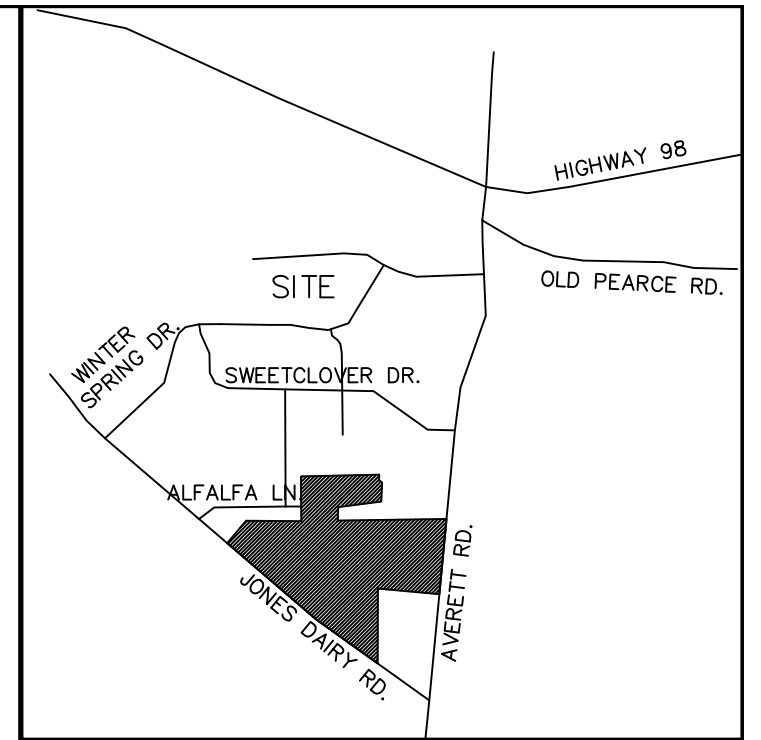
CMP

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PRELIMINARY

FOR REVIEW PURPOSES ONLY



VICINITY MAP

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RALEIGH, N.C. 27616
(919) 491-0761

LEGEND:
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NOTES:
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2. NORTH ROTATION WAS OBTAINED VIA NC-VRS.
3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

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
	PHASE LINE

FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 7, 8 & 9 - SINGLE FAMILY

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

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WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

MAY 23, 2025

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PIN #1769-09-4682
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SHEET 3 OF 3
FSP-24-06

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