

# V1 - FSP-24-01

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 \_\_\_\_\_

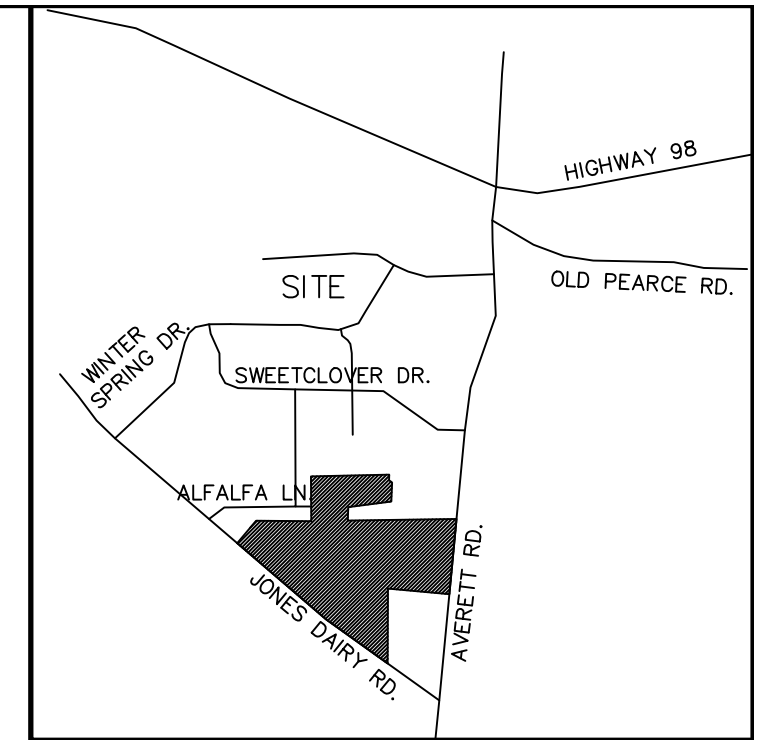
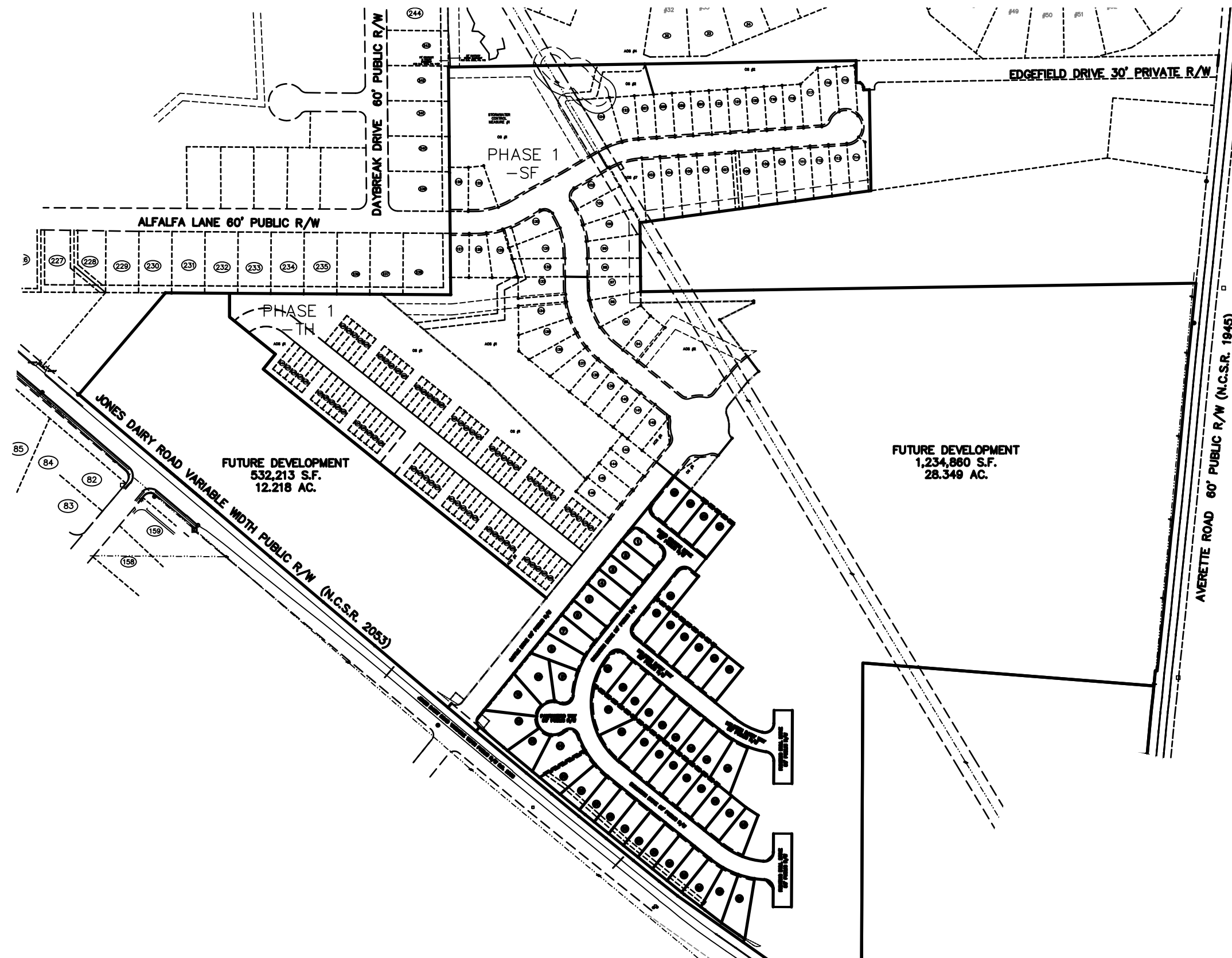
I, \_\_\_\_\_ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY 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

### SITE DATA PH 2&3-SFD

TOTAL AREA =	11.787 AC.
(TO BE SUBDIVIDED)	
LESS DEDICATED R/W =	0.289 AC.
LESS NEW R/W =	2.885 AC.
NET AREA =	8.613 AC.
TOTAL LOTS =	56
AVERAGE LOT SIZE =	0.154 AC.



### VICINITY MAP

### OWNER/DEVELOPER:

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

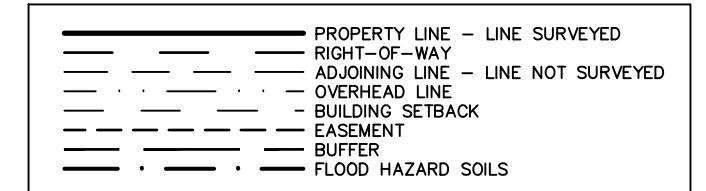
### MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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



## FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 2 & 3 - 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'

JANUARY 22, 2024

ZONED R & PUD

PIN #1769-09-4682

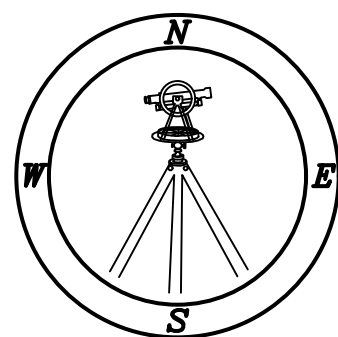
PIN #1759-99-2822

PIN #1850-90-6787

SHEET 1 OF 3

### NOTES:

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



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)

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

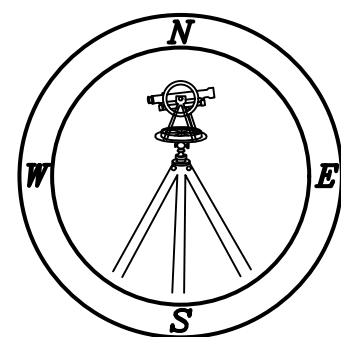
FOR REVIEW PURPOSES ONLY

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PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	39.33'	25.00'	35.40'	S 06°04'54" E
C-2	39.21'	25.00'	35.31'	N 83°55'06" E
C-3	39.33'	25.00'	35.40'	N 06°04'54" W
C-4	37.26'	255.00'	37.23'	N 34°47'52" E
C-5	45.60'	255.00'	45.54'	N 25°29'21" E
C-6	69.82'	255.00'	69.60'	N 12°31'23" E
C-7	48.13'	25.00'	41.03'	S 59°49'40" W
C-8	15.77'	45.00'	15.69'	S 75°03'57" E
C-9	36.36'	45.00'	35.38'	N 71°44'34" E
C-10	32.87'	45.00'	32.14'	N 27°40'05" E
C-11	32.87'	45.00'	32.14'	S 14°10'53" E
C-12	37.56'	45.00'	36.48'	N 59°00'58" W
C-13	36.95'	45.00'	35.92'	N 73°33'11" E
C-14	48.13'	25.00'	41.03'	S 74°49'13" E
C-15	47.00'	255.00'	46.94'	N 24°57'09" W
C-29	142.13'	205.00'	139.30'	S 05°30'20" E
C-30	88.12'	205.00'	87.44'	N 26°40'13" E
C-31	39.21'	25.00'	35.31'	S 83°55'06" W
C-38	39.33'	25.00'	35.40'	S 06°04'54" E
C-39	39.21'	25.00'	35.31'	S 83°55'06" W
C-51	25.41'	12017.79'	25.41'	S 50°21'02" E
C-52	88.75'	12017.79'	88.75'	S 50°04'42" E
C-53	85.70'	260794.25'	85.70'	S 49°48'42" E
C-54	31.00'	20.00'	27.99'	S 05°25'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 51°08'50" E	14.61'
L-2	S 51°08'50" E	15.45'
L-9	S 32°38'08" W	50.30'
L-10	N 40°51'00" E	53.64'
L-27	S 39°43'29" W	14.87'
L-28	S 38°59'02" W	9.59'

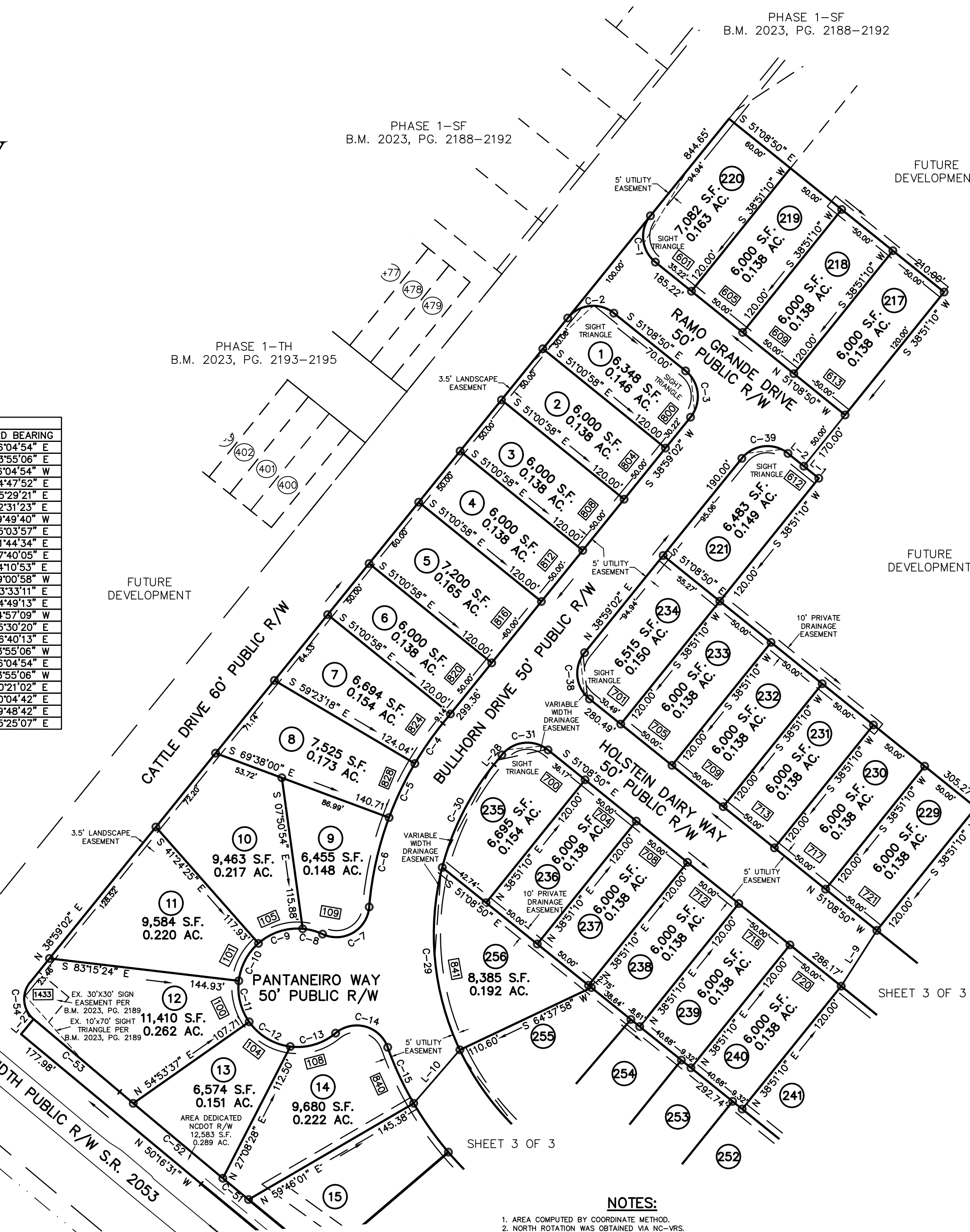


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

PHASE 1-SF  
B.M. 2023, PG. 2188-2192

PHASE 1-TH  
B.M. 2023, PG. 2193-2195

PHASE 1-SF  
B.M. 2023, PG. 2188-2192



FUTURE DEVELOPMENT

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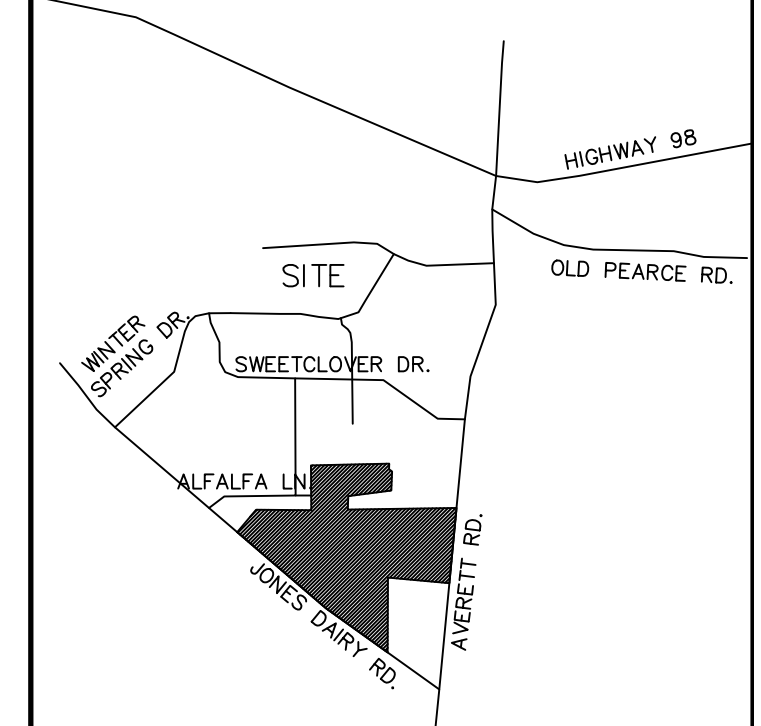
FUTURE DEVELOPMENT

SHEET 3 OF 3

SHEET 3 OF 3

**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 3.



VICINITY MAP

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
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- SPK - SET PK NAIL
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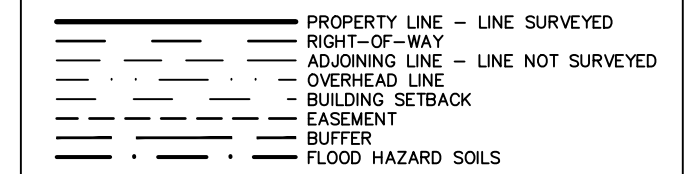
**OWNER/DEVELOPER:**

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'

**LINE TYPE LEGEND**



**FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 2 & 3 - 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'

JANUARY 22, 2024  
ZONED R & PUD  
PIN #1769-09-4682  
PIN #1759-99-2822  
PIN #1850-90-6787  
SHEET 2 OF 3

(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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024.

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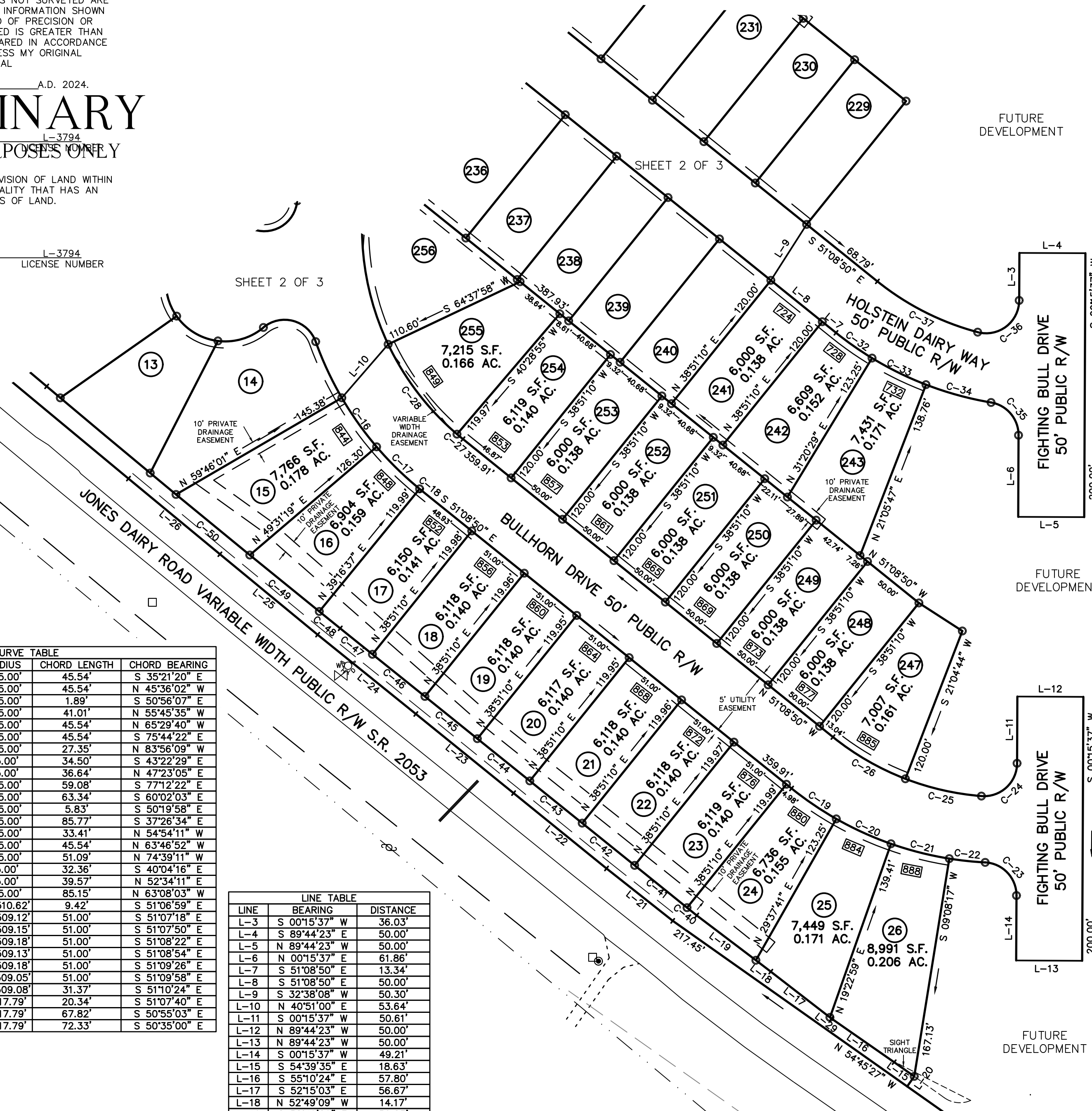
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

PROFESSIONAL LAND SURVEYOR

L-3794 LICENSE NUMBER

SHEET 2 OF 3

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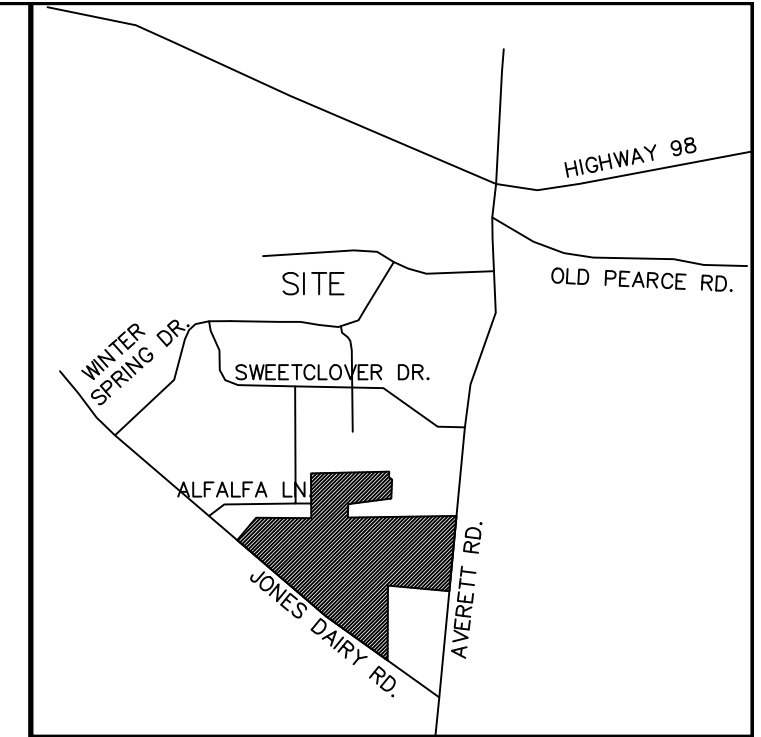
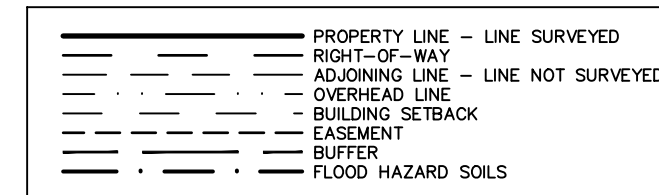
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-16	45.60'	255.00'	45.54'	S 35°21'20" E
C-17	45.60'	255.00'	45.54'	N 45°36'02" W
C-18	1.89'	255.00'	1.89'	S 50°56'07" E
C-19	41.05'	255.00'	41.01'	N 55°45'35" W
C-20	45.60'	255.00'	45.54'	N 65°29'40" W
C-21	45.60'	255.00'	45.54'	S 75°44'22" E
C-22	27.36'	255.00'	27.35'	N 83°56'09" W
C-23	38.08'	25.00'	34.50'	S 43°22'29" E
C-24	41.12'	25.00'	36.64'	N 47°23'05" E
C-25	59.28'	205.00'	59.08'	S 77°12'22" E
C-26	63.59'	205.00'	63.34'	S 60°02'03" E
C-27	5.83'	205.00'	5.83'	S 50°19'58" E
C-28	86.41'	205.00'	85.77'	S 37°26'34" E
C-32	33.43'	255.00'	33.41'	N 54°54'11" W
C-33	45.60'	255.00'	45.54'	N 63°46'52" W
C-34	51.18'	255.00'	51.09'	N 74°39'11" W
C-35	35.20'	25.00'	32.36'	S 40°04'16" E
C-36	45.65'	25.00'	39.57'	N 52°34'11" E
C-37	85.78'	205.00'	85.15'	N 63°08'03" W
C-40	9.42'	327510.62'	9.42'	S 51°06'59" E
C-41	51.00'	327509.12'	51.00'	S 51°07'18" E
C-42	51.00'	327509.15'	51.00'	S 51°07'50" E
C-43	51.00'	327509.18'	51.00'	S 51°08'22" E
C-44	51.00'	327509.13'	51.00'	S 51°08'54" E
C-45	51.00'	327509.18'	51.00'	S 51°09'26" E
C-46	51.00'	327509.05'	51.00'	S 51°09'58" E
C-47	31.37'	327509.08'	31.37'	S 51°10'24" E
C-48	20.34'	12017.79'	20.34'	S 51°07'40" E
C-49	67.82'	12017.79'	67.82'	S 50°55'03" E
C-50	72.33'	12017.79'	72.33'	S 50°35'00" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	S 00°15'37" W	36.03'
L-4	S 89°44'23" E	50.00'
L-5	N 89°44'23" W	50.00'
L-6	N 00°15'37" E	61.86'
L-7	S 51°08'50" E	13.34'
L-8	S 51°08'50" E	50.00'
L-9	S 32°38'08" W	50.30'
L-10	N 40°51'00" E	53.64'
L-11	S 00°15'37" W	50.61'
L-12	N 89°44'23" W	50.00'
L-13	N 89°44'23" W	50.00'
L-14	S 00°15'37" W	49.21'
L-15	S 54°39'35" E	18.63'
L-16	S 55°10'24" E	57.80'
L-17	S 52°15'03" E	56.67'
L-18	N 52°49'09" W	14.17'
L-19	S 52°49'09" E	56.23'
L-20	S 35°14'33" W	9.30'
L-21	S 51°37'38" E	63.93'
L-22	N 50°58'26" W	90.64'
L-23	S 50°59'26" E	95.30'
L-24	S 51°03'48" E	95.61'
L-25	S 50°32'11" E	95.90'
L-26	S 50°23'54" E	89.90'
L-29	S 52°15'03" E	1.54'

### NOTES:

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

### LINE TYPE LEGEND



### VICINITY MAP

### LEGEND:

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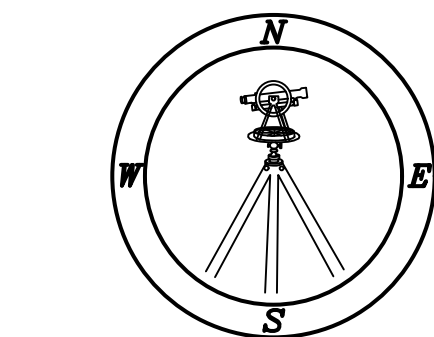
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SHEET 3 OF 3



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(JONES DAIRY CENTRAL FP.DWG-TW)