

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 \_\_\_\_\_

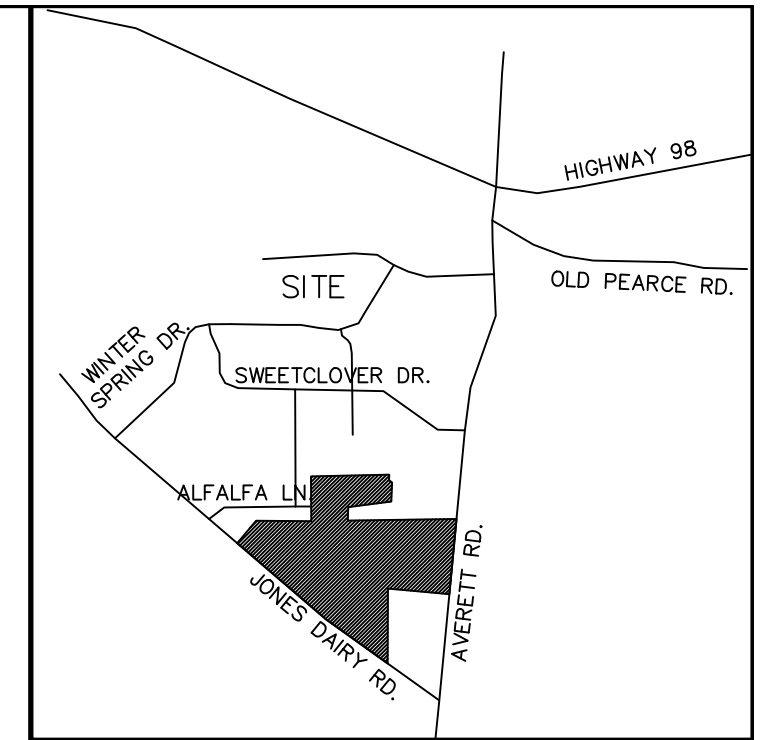
SUBDIVISION ADMINISTRATOR

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY



**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.



**VICINITY MAP**

**OWNER/DEVELOPER:**

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

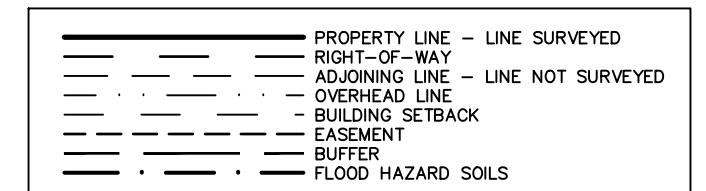
**MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**

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 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

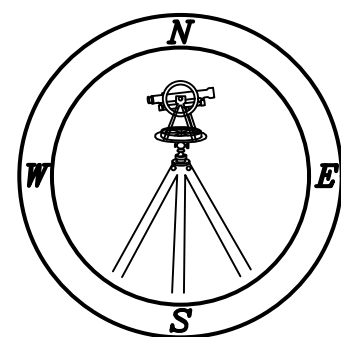
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



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



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

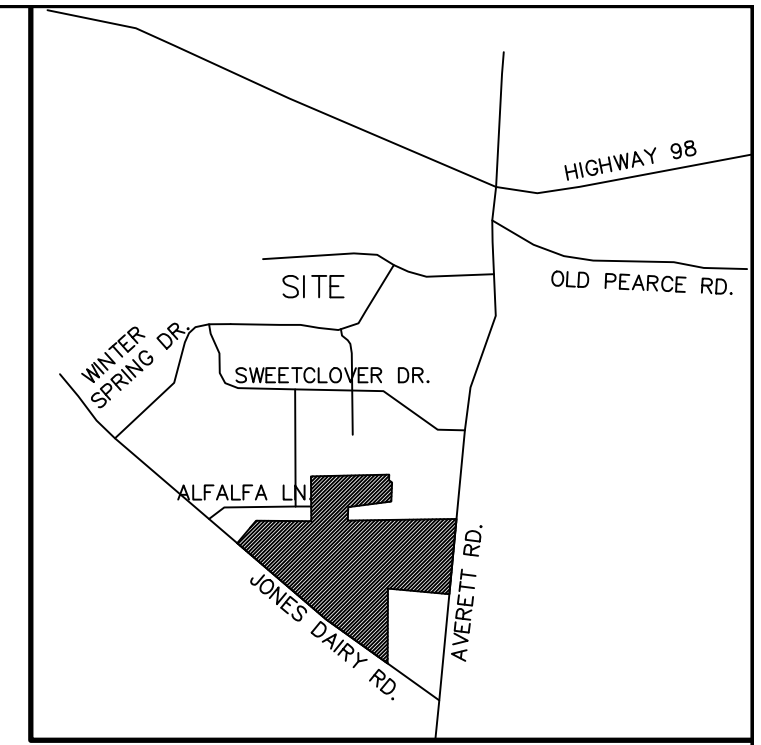
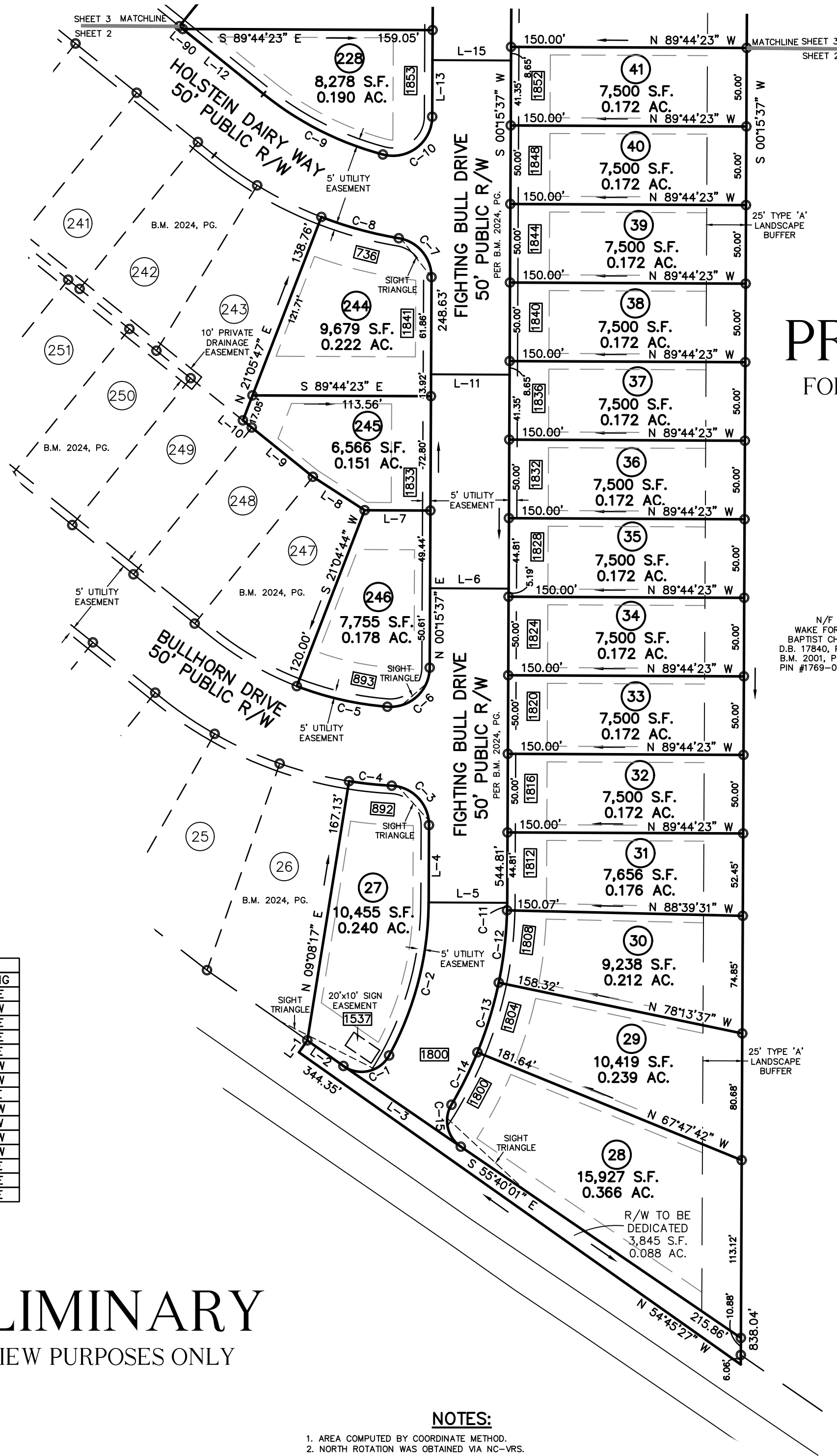
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024.

# 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

**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 TABLE**

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 TABLE**

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

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

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

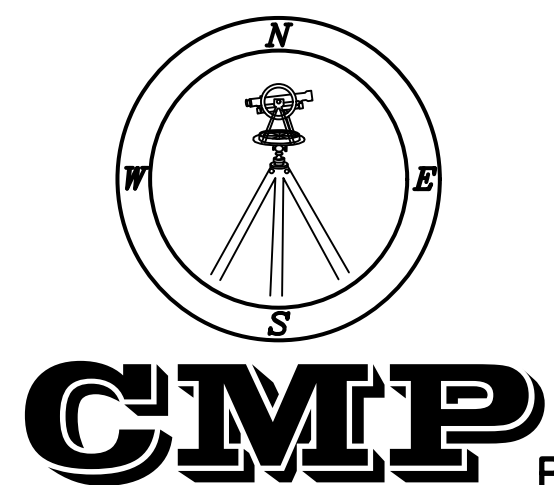
- REF: D.B. 18268, PG. 1237
- REF: D.B. 18268, PG. 1240
- REF: D.B. 18268, PG. 1242
- REF: B.M. 1995, PG. 1185

TOWN OF ROLESVILLE  
 WAKE COUNTY, NORTH CAROLINA



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.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.

# PRELIMINARY

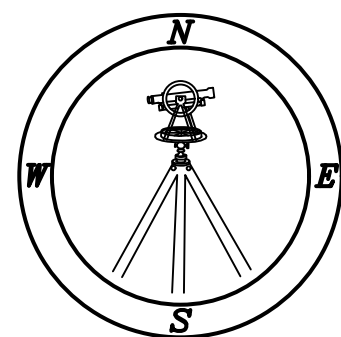
FOR REVIEW PURPOSES ONLY

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'

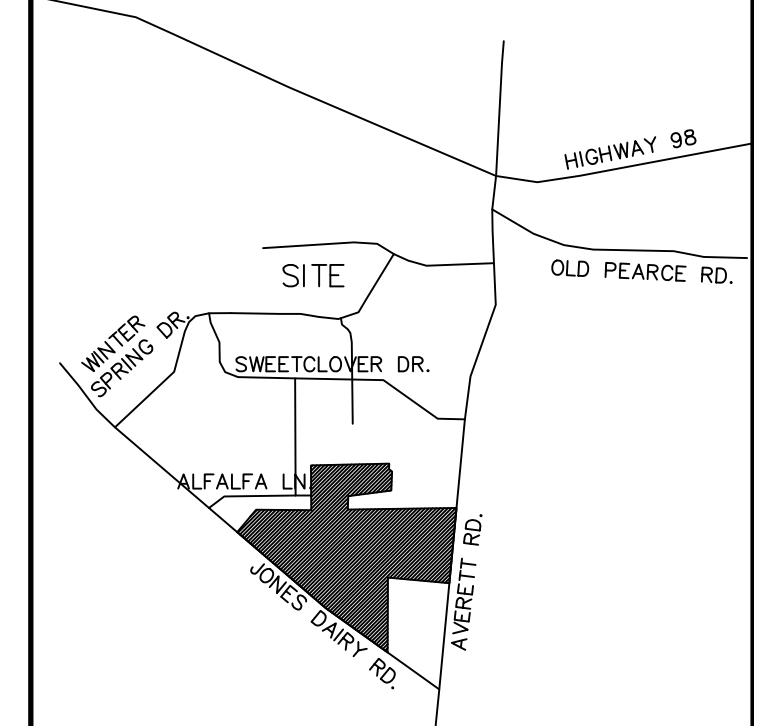
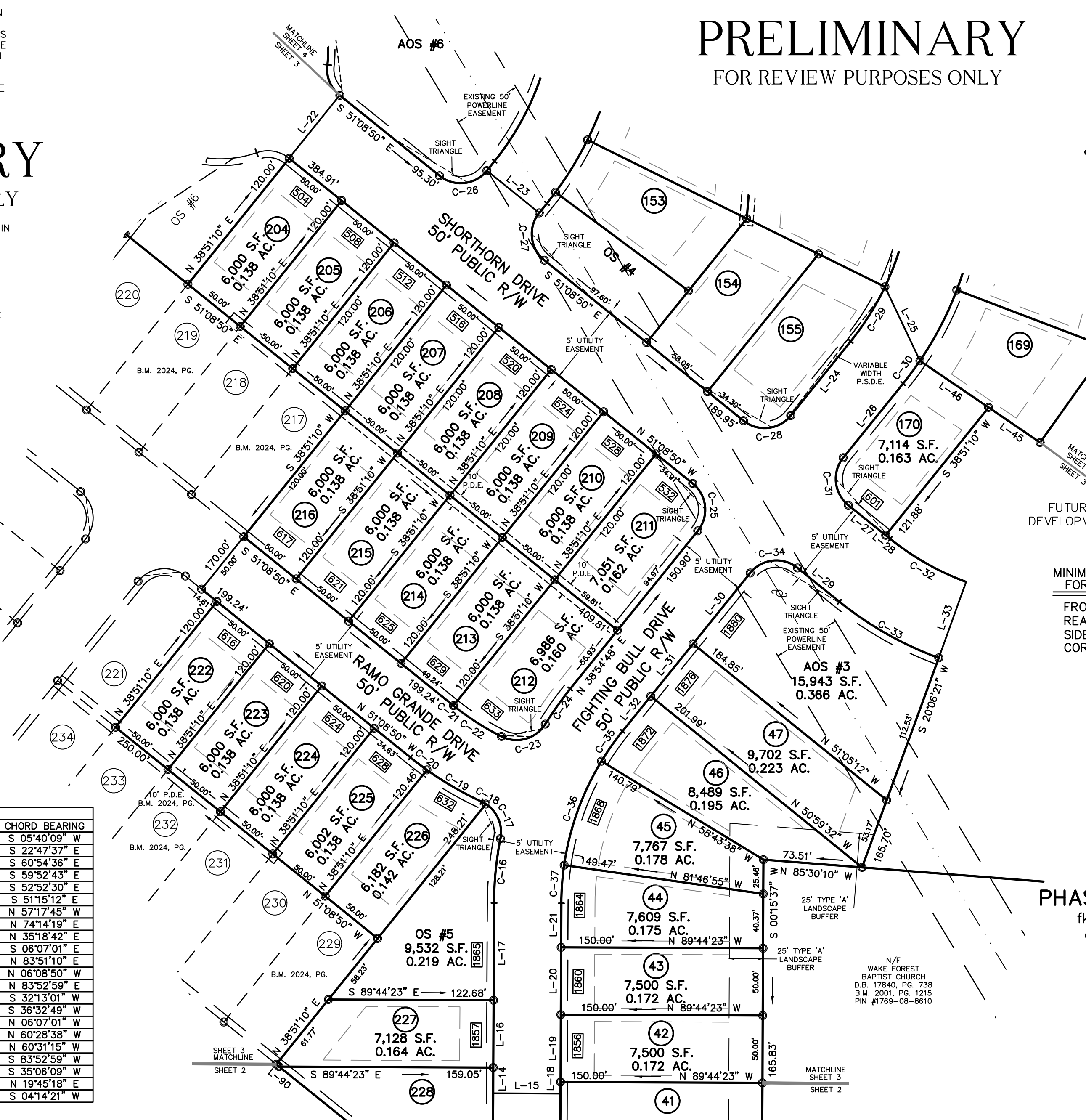
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-16	48.14'	255.00'	48.07'	S 05°40'09" W
C-17	29.56'	25.00'	27.87'	S 22°47'37" E
C-18	3.70'	25.00'	3.70'	S 60°54'36" E
C-19	46.96'	255.00'	46.90'	S 59°52'43" E
C-20	15.38'	255.00'	15.38'	S 52°52'30" E
C-21	0.76'	205.00'	0.76'	S 51°15'12" E
C-22	42.48'	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
  - 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

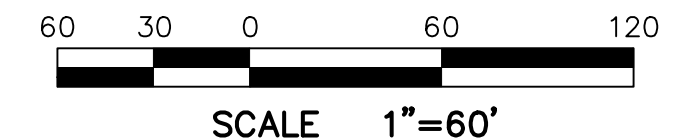
**MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**

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



# PRELIMINARY

FOR REVIEW PURPOSES ONLY

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

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

(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.

# PRELIMINARY

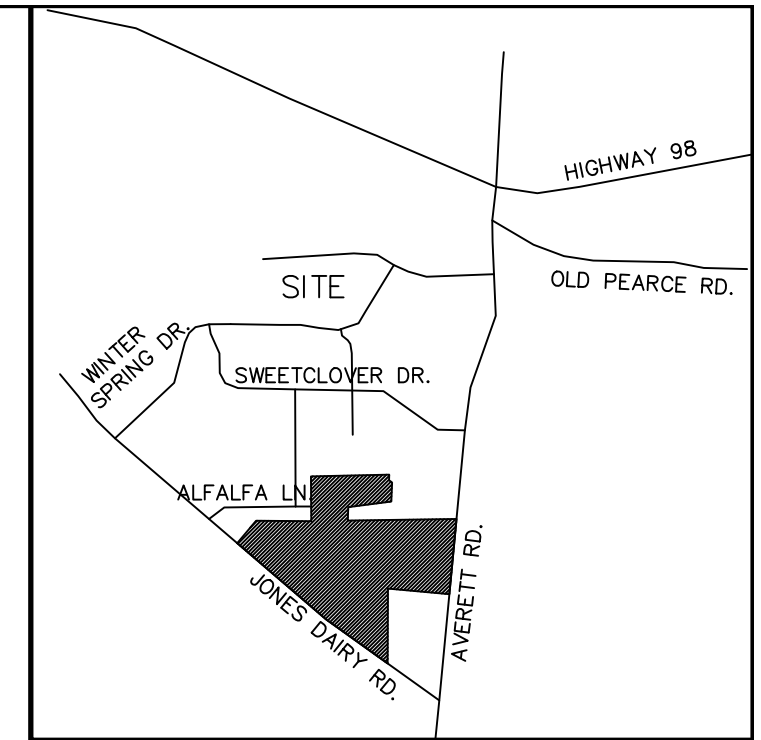
FOR REVIEW PURPOSES ONLY

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.

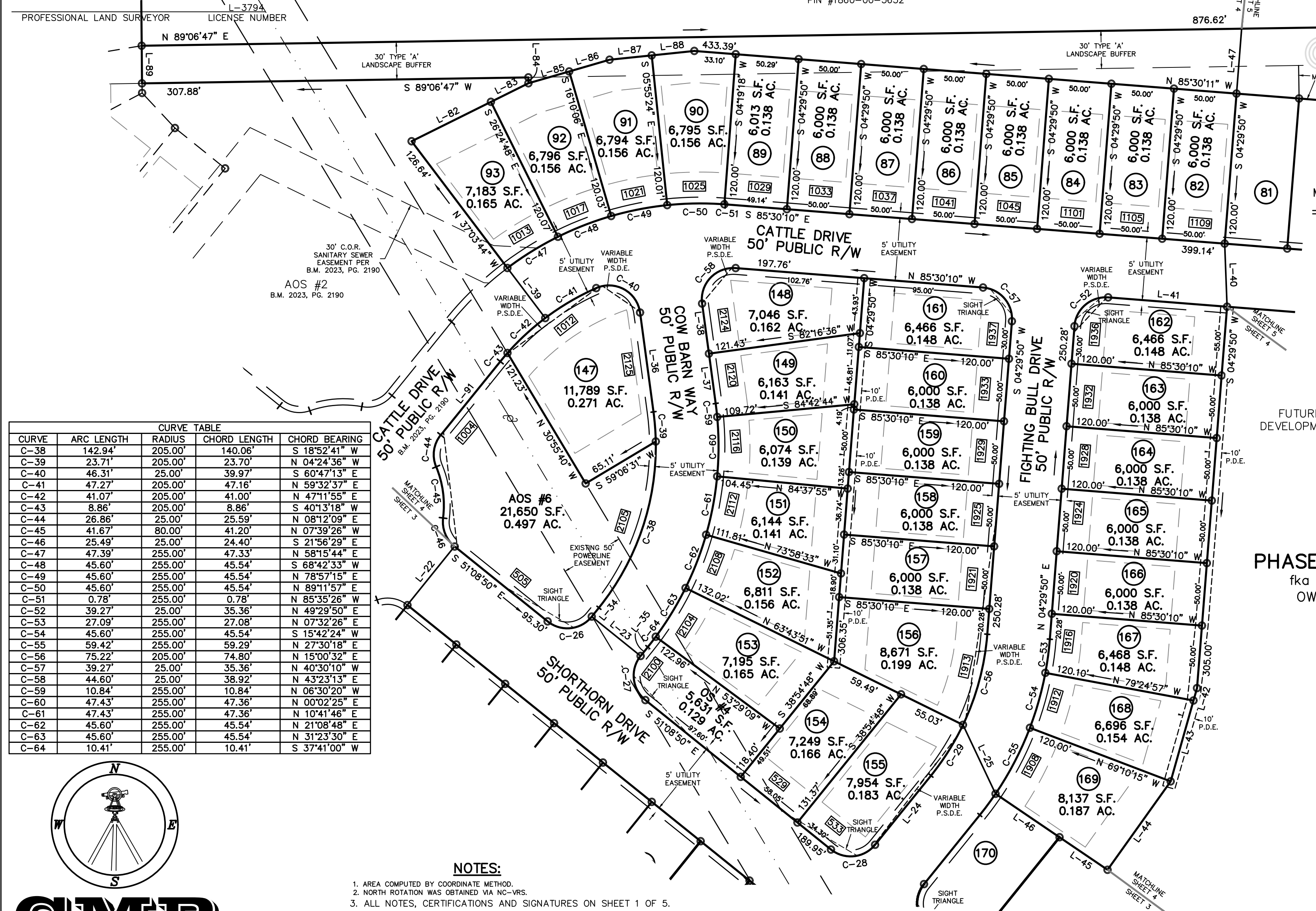
LINE	BEARING	DISTANCE
L-23	S 51°08'50" E	50.00'
L-24	S 38°54'48" W	70.89'
L-25	N 25°17'16" W	60.76'
L-34	N 38°51'10" E	9.09'
L-35	N 38°51'10" E	9.09'
L-36	S 07°43'24" E	79.92'
L-37	S 07°43'24" E	40.10'
L-38	N 07°43'24" W	40.25'
L-39	S 37°03'44" E	50.00'
L-40	S 02°06'53" E	50.33'
L-41	S 85°30'10" E	95.00'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

N/F  
HOPE BAPTIST CHURCH  
D.B. 16568, PG. 1017  
B.M. 2001, PG. 591  
PIN #1860-00-5632

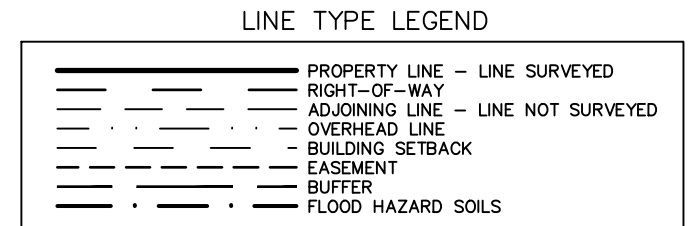


VICINITY MAP



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

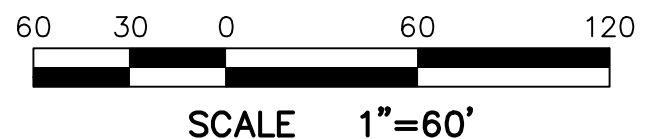
- OWNER/DEVELOPER:**  
PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, N.C. 27616  
(919) 491-0761
- LEGEND:**  
EIP - EXISTING IRON PIPE  
EIB - EXISTING IRON BAR  
BEIP - BENT IRON PIPE  
BBIP - BENT IRON BAR  
CM - CONCRETE MONUMENT  
EPK - EXISTING PK NAIL  
SPK - SET PK NAIL  
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  
MH - MANHOLE  
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' |



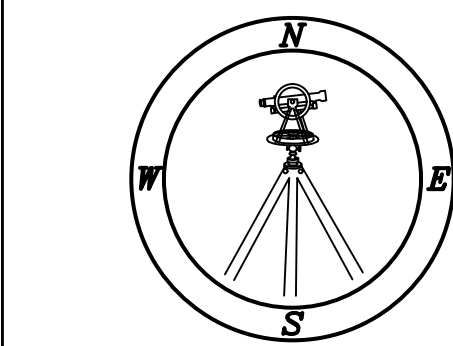
FINAL PLAT OF SUBDIVISION FOR  
**PRESTLEIGH**  
PHASES 4, 5 & 6 - SINGLE FAMILY  
fka - PRESERVE AT JONES DAIRY-CENTRAL  
OWNER: PRESERVE AT JONES DAIRY, LLC

- 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



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

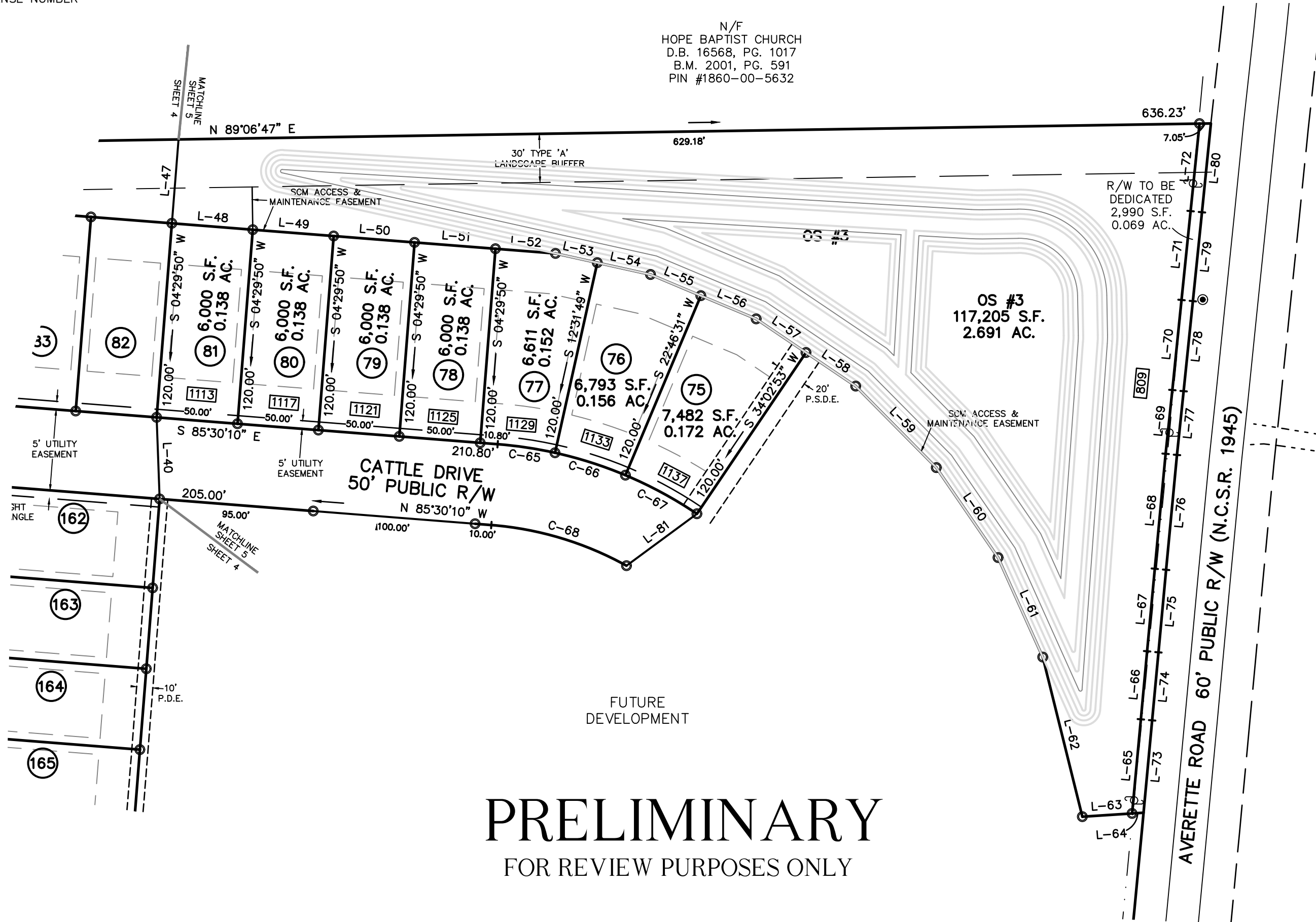
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

# PRELIMINARY

FOR REVIEW PURPOSES ONLY

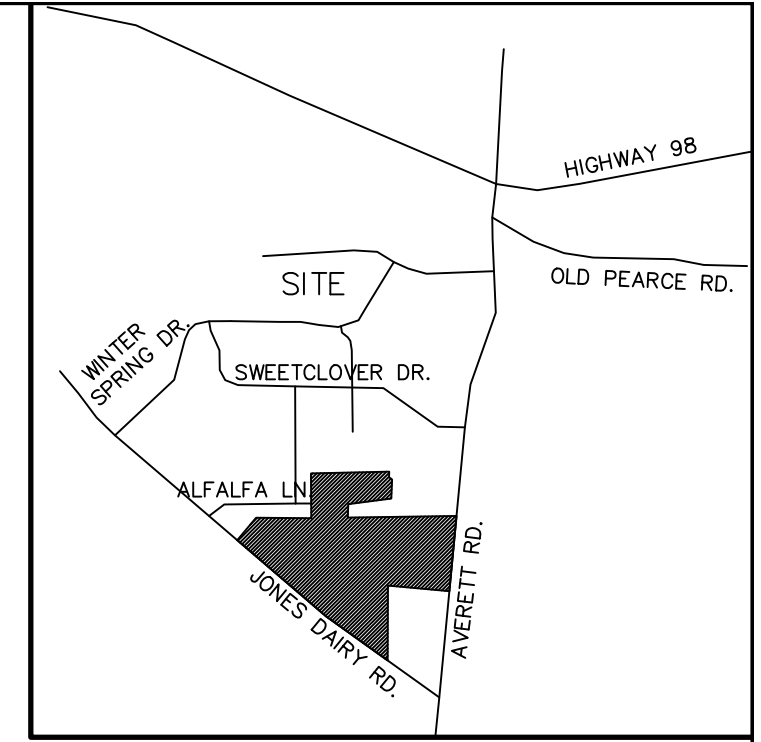
N/F  
HOPE BAPTIST CHURCH  
D.B. 16568, PG. 1017  
B.M. 2001, PG. 591  
PIN #1860-00-5632



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

**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.



VICINITY MAP

**OWNER/DEVELOPER:**

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

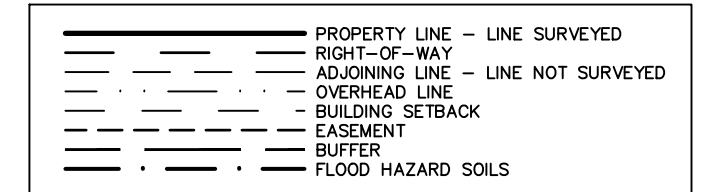
**LEGEND:**

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- 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

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

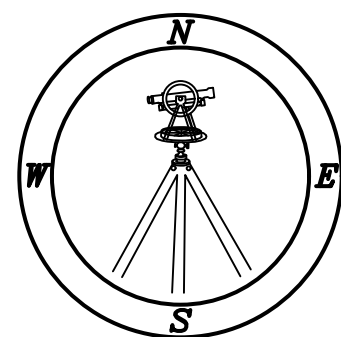
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=60'

FEBRUARY 27, 2024

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