

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

L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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, STORM WATER & OTHER SITES & EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH.

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

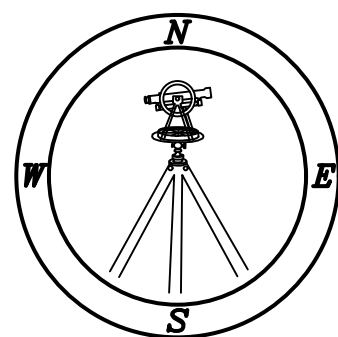
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

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 _____

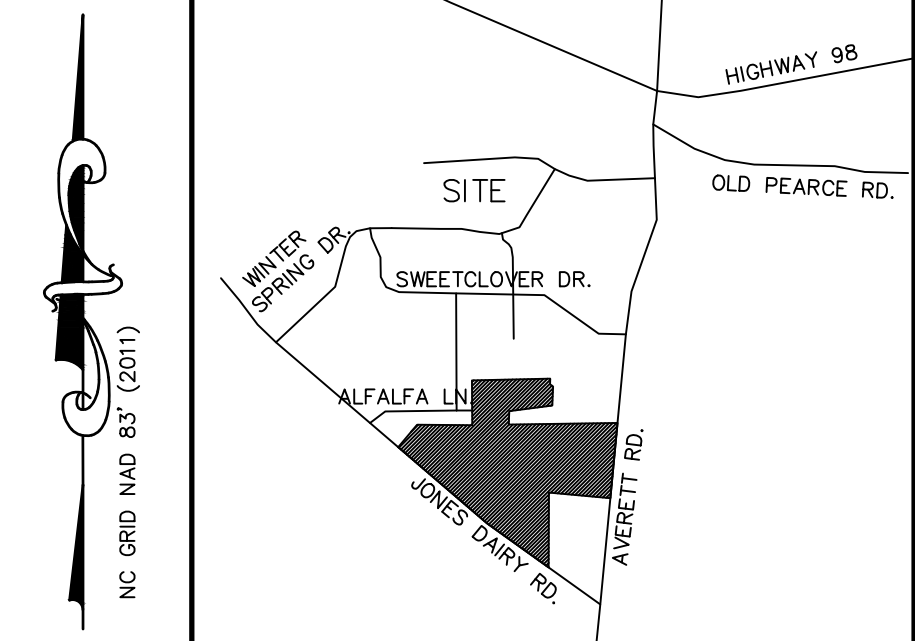
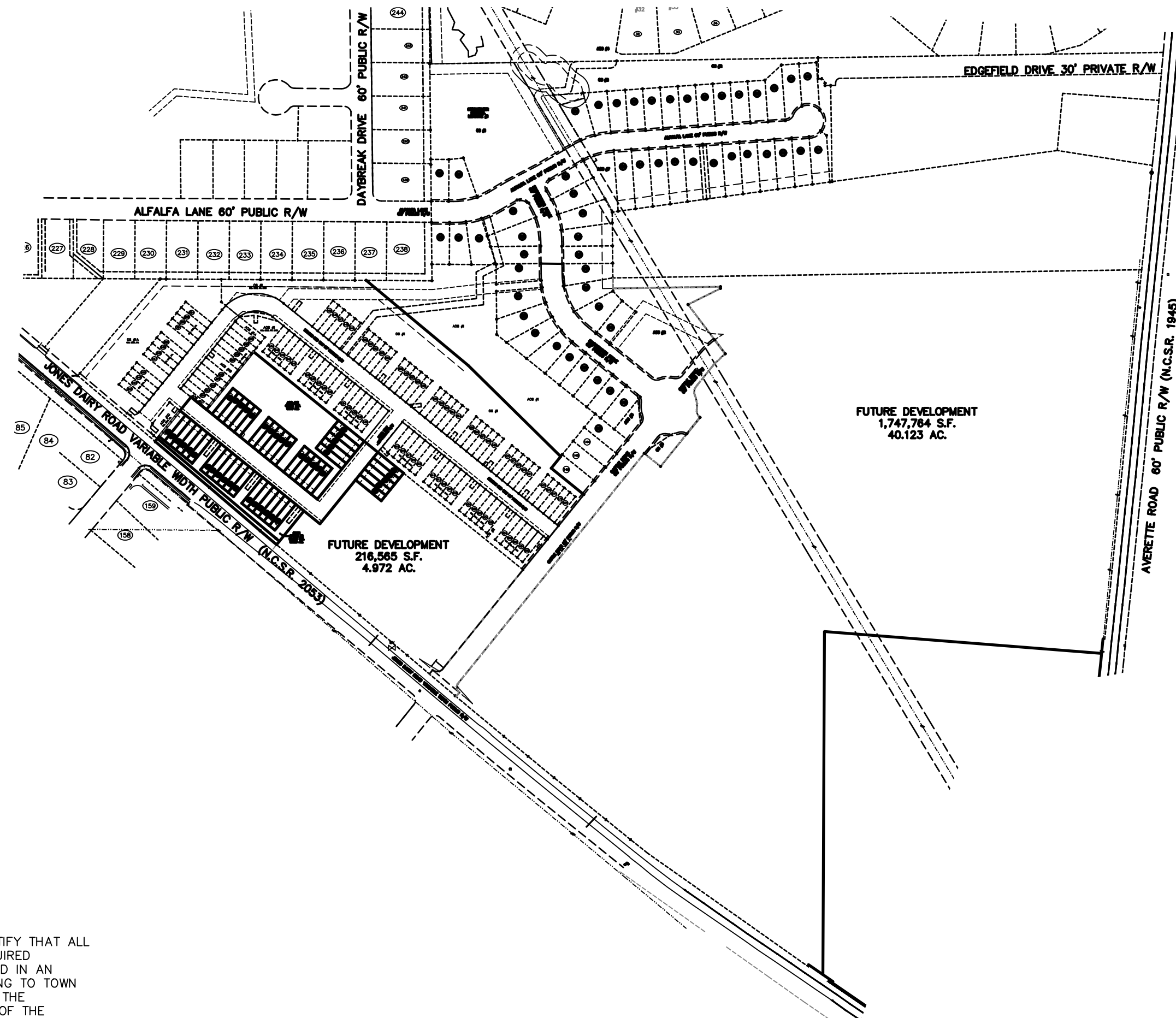
SUBDIVISION ADMINISTRATOR



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

V2- FSP-24-05

SITE DATA PH 3 - TH	
TOTAL AREA =	4.297 AC.
LESS DEDICATED R/W =	0.191 AC.
LESS NEW PRIVATE R/W =	0.645 AC.
LESS ACTIVE OPEN SPACE =	1.110 AC.
LESS OPEN SPACE =	0.326 AC.
NET AREA =	1.908 AC.
TOTAL LOTS =	43
AVERAGE LOT SIZE =	0.044 AC.
CENTERLINE PROVIDE =	778'
R/W WIDTH IS 50' (PRIVATE)	



VICINITY MAP

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.
MIN. LOT WIDTH 20'

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
- 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
- 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

FINAL PLAT OF SUBDIVISION
**PRESTLEIGH
PHASE 3 - 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'

FEBRUARY 20, 2024

REVISED APRIL 30, 2024

ZONED R & PUD

PIN #1769-09-4682

PIN #1759-99-2822

PIN #1850-90-6787

SHEET 1 OF 2

FSP-24-05

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. THE MINIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.
9. THE MAXIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1,675 SQUARE FEET.
10. ORIGINAL FIELD SURVEY WAS CONDUCTED ON DECEMBER 16, 2020.
11. THIS SUBDIVISION CREATES NO NEW PUBLIC RIGHT-OF-WAYS; PRIVATE RIGHTS-OF-WAY WILL BE OWNED BY THE PRESTLEIGH TOWNHOME OWNERS ASSOCIATION.

(JONES DAIRY CENTRAL FP-TH.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

LOT#	SQ.FT.	ACRES
325	1,932	0.044
326	1,932	0.044
327	1,932	0.044
328	1,932	0.044
329	1,932	0.044
330	1,932	0.044
331	1,932	0.044
332	1,932	0.044
333	1,932	0.044
334	1,932	0.044
335	1,932	0.044
336	1,932	0.044
337	1,932	0.044
338	1,932	0.044
339	1,932	0.044
340	1,932	0.044
341	1,932	0.044
342	1,932	0.044
365	1,932	0.044
366	1,932	0.044
367	1,932	0.044
368	1,932	0.044
369	1,932	0.044
370	1,932	0.044
371	1,932	0.044
372	1,932	0.044
373	1,932	0.044
374	1,932	0.044
375	1,932	0.044
376	1,932	0.044
377	1,932	0.044
378	1,932	0.044
379	1,932	0.044
420	1,932	0.044
421	1,932	0.044
422	1,932	0.044
423	1,932	0.044
424	1,932	0.044
425	1,932	0.044
426	1,932	0.044
427	1,932	0.044
428	1,932	0.044
429	1,932	0.044

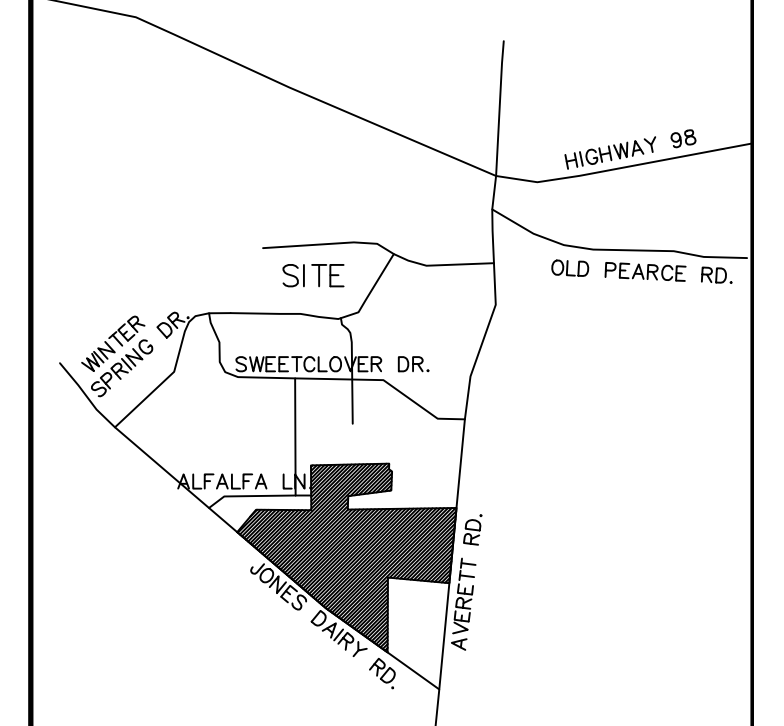
LINE	BEARING	DISTANCE
L-1	N 51°00'58" W	95.00'
L-2	S 51°00'58" E	95.00'
L-3	N 51°00'58" W	95.00'
L-4	N 51°00'58" W	95.00'
L-5	N 51°00'58" W	95.00'
L-6	S 51°00'58" E	95.00'
L-7	S 51°00'58" E	95.00'
L-8	S 51°00'58" E	95.00'
L-9	S 51°00'58" E	95.00'
L-10	S 51°00'58" E	95.00'
L-11	N 51°00'58" W	58.83'
L-12	N 38°59'02" E	95.00'
L-13	N 38°59'02" E	95.00'
L-14	N 38°59'02" E	95.00'
L-15	N 38°59'02" E	95.00'
L-16	N 38°59'02" E	95.00'
L-17	N 38°59'02" E	95.00'
L-18	N 38°59'02" E	95.00'
L-19	N 38°59'02" E	95.00'
L-20	S 38°59'02" W	95.00'
L-21	S 38°59'02" W	95.00'
L-22	S 38°59'02" W	95.00'
L-23	N 38°59'02" W	95.00'
L-24	S 38°59'02" W	95.00'
L-25	N 38°59'02" E	95.00'
L-26	N 38°59'02" E	95.00'

LINE	BEARING	DISTANCE
L-27	N 38°59'02" E	95.00'
L-28	N 38°59'02" E	95.00'
L-29	S 38°59'02" W	95.00'
L-30	N 38°59'02" E	95.00'
L-31	N 38°59'02" E	95.00'
L-32	N 38°59'02" E	95.00'
L-33	N 38°59'02" E	95.00'
L-34	N 38°59'02" E	95.00'
L-35	N 38°59'02" E	95.00'
L-36	S 38°59'02" W	95.00'
L-37	S 38°59'02" W	95.00'
L-38	S 38°59'02" W	95.00'
L-39	S 38°59'02" W	95.00'
L-40	S 38°59'02" W	95.00'
L-41	S 38°59'02" W	95.00'
L-42	S 38°59'02" W	95.00'
L-43	S 38°59'02" W	95.00'
L-44	S 38°59'02" W	95.00'
L-45	S 38°59'02" W	95.00'
L-46	S 38°59'02" W	95.00'
L-47	S 38°59'02" W	95.00'
L-48	S 38°59'02" W	95.00'
L-49	S 38°59'02" W	95.00'
L-50	N 49°40'49" W	61.21'

NOTES:

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

LINE	BEARING	DISTANCE
UL-1	N 38°59'02" E	40.00'
UL-2	S 51°00'58" E	1.00'
UL-3	S 51°00'58" E	514.83'
UL-4	N 38°59'02" E	40.00'
UL-5	N 51°00'58" W	473.83'
UL-6	N 38°59'02" E	1.00'
UL-7	N 51°00'58" W	1.00'
UL-8	S 51°00'58" E	9.00'
UL-9	S 38°59'02" W	214.33'
UL-10	N 51°00'58" W	40.00'
UL-11	N 38°59'02" E	214.33'
UL-12	S 51°00'58" E	1.00'



VICINITY MAP

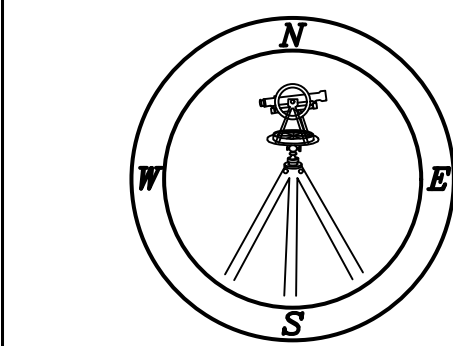
OWNER/DEVELOPER:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, N.C. 27616
 (919) 491-0761

- 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
 - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV 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
 - C.O.R. - CITY OF RALEIGH

FINAL PLAT OF SUBDIVISION
PRESTLEIGH
PHASE 3 - 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
 SCALE 1"=50'

FEBRUARY 20, 2024
 REVISED APRIL 30, 2024
 ZONED R & PUD
 PIN #1769-09-4682
 PIN #1759-99-2822
 PIN #1850-90-6787
 SHEET 2 OF 2
 FSP-24-05



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