

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.

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.

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

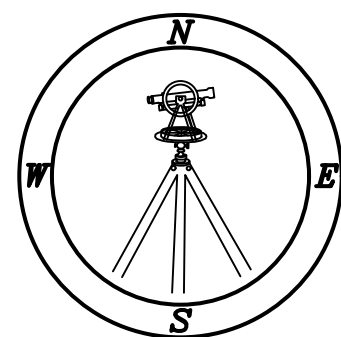
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

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

**SITE DATA
PH 4-SFD**

TOTAL AREA = 7.644 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.069 AC.
LESS OPEN SPACE = 2.697 AC.
LESS NEW R/W = 1.269 AC.
NET AREA = 3.619 AC.
TOTAL LOTS = 27
AVERAGE LOT SIZE = 0.151 AC.

**SITE DATA
PH 5-SFD**

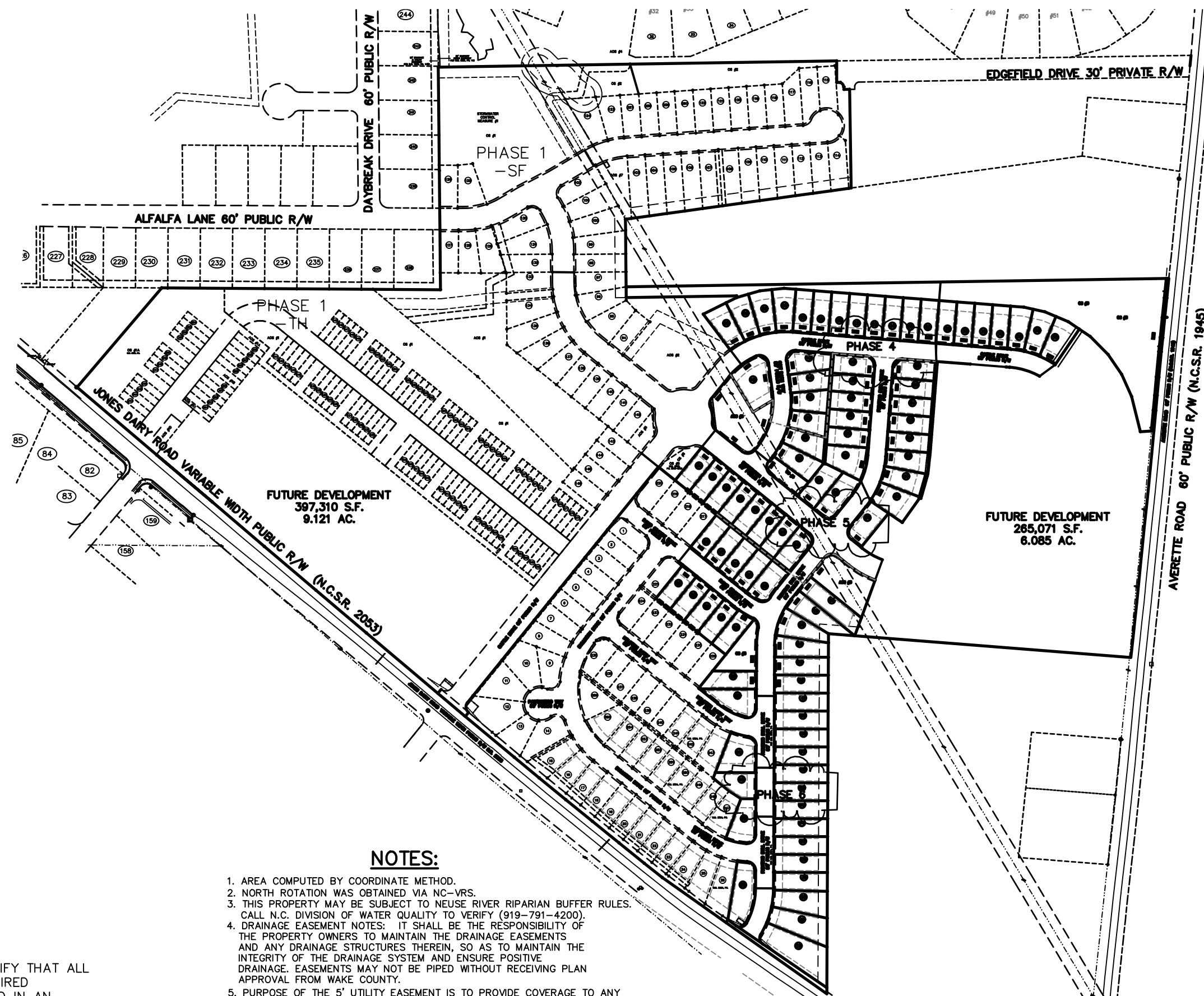
TOTAL AREA = 6.391 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.000 AC.
LESS OPEN SPACE = 0.626 AC.
LESS NEW R/W = 1.718 AC.
NET AREA = 4.047 AC.
TOTAL LOTS = 27
AVERAGE LOT SIZE = 0.150 AC.

**SITE DATA
PH 6-SFD**

TOTAL AREA = 8.094 AC.
(TO BE SUBDIVIDED)
LESS DEDICATED R/W = 0.088 AC.
LESS OPEN SPACE = 0.585 AC.
LESS NEW R/W = 1.042 AC.
NET AREA = 6.379 AC.
TOTAL LOTS = 36
AVERAGE LOT SIZE = 0.177 AC.

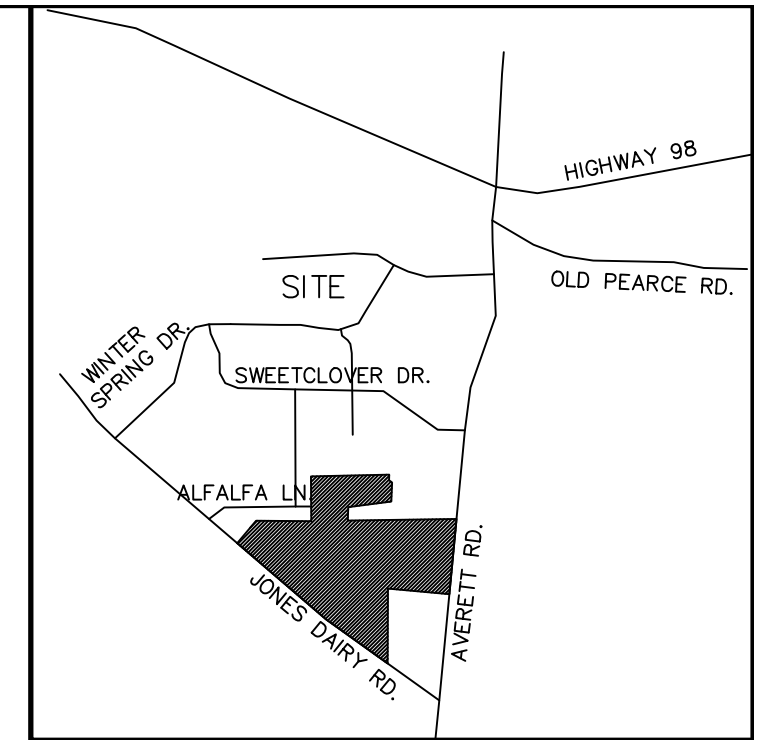
PRELIMINARY
FOR REVIEW PURPOSES ONLY

CENTERLINE LENGTH = 3515'
SHORTHORN DRIVE - 60' R/W
REMAINING ROADS - 50' R/W



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 CRAWL SPACE OR STEM WALL FOUNDATIONS.
- MAXIMUM IMPERVIOUS SURFACE ALLOWED PER LOT IS 3,225 SQUARE FEET.
- ALL PROVISIONS OF THE TOWN OF ROLESVILLE UDO 6.2.1 & 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.
- PHASE 4 & 5 PLAYGROUND, OPEN SPACE AND WALKING TRAIL TO BE COMPLETED BY 50% ISSUANCE OF PERMIT IN PH. 4
- 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.
- 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

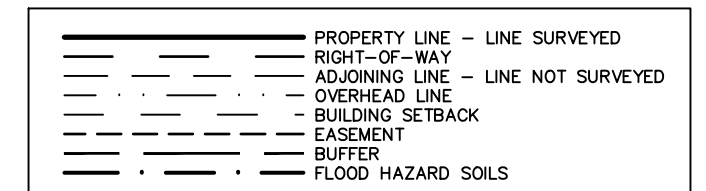
**MINIMUM BUILDING SETBACKS
FOR SINGLE FAMILY LOTS**

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
- - 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
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- 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

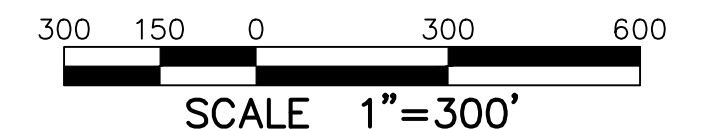


**FINAL PLAT OF SUBDIVISION FOR
PRESTLEIGH
PHASES 4, 5 & 6 - SINGLE FAMILY**

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



FEBRUARY 27, 2024
REVISED APRIL 30, 2024

ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 1 OF 5
FSP-24-06

(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

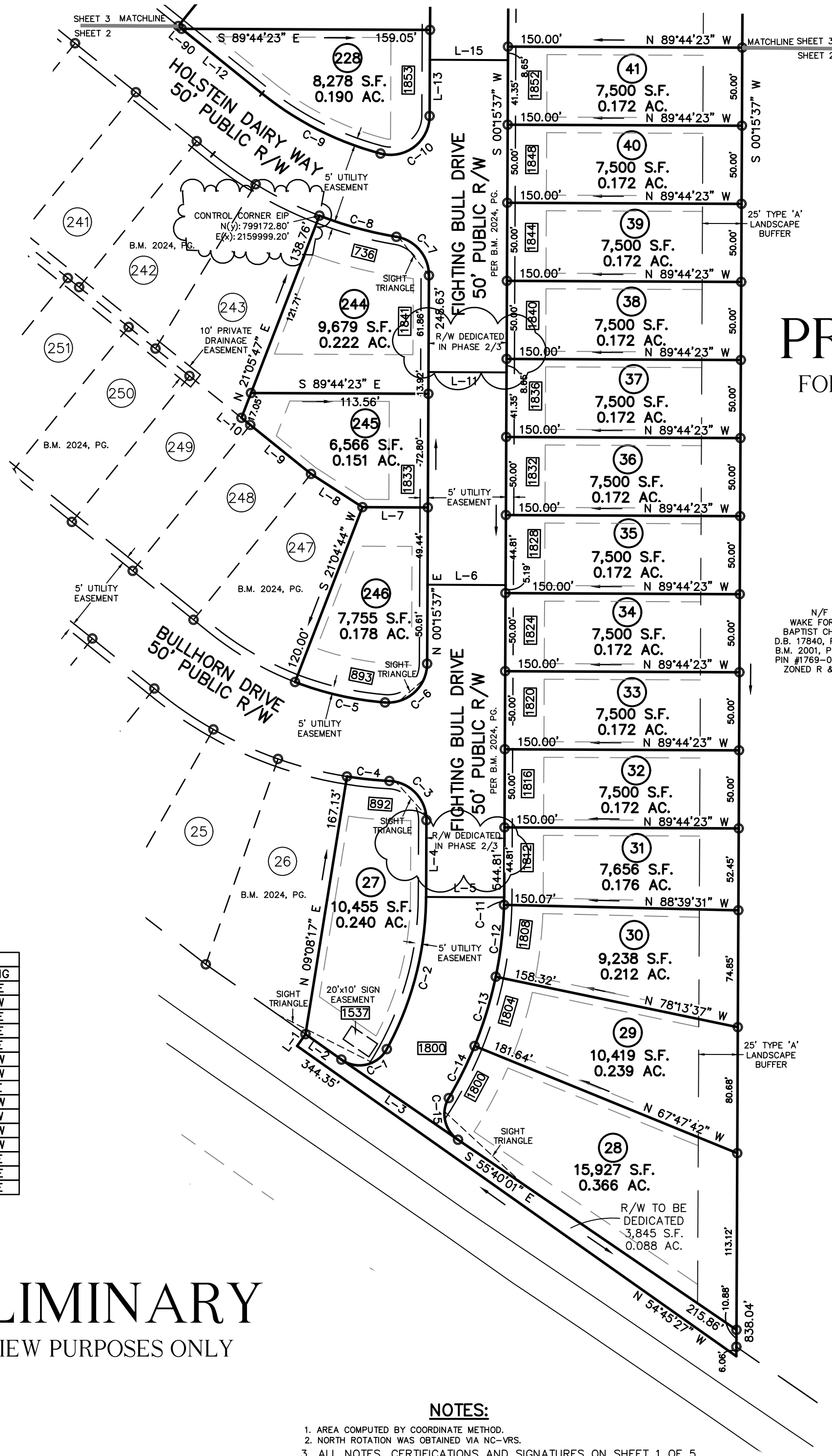
THIS _____ DAY OF _____ A.D. 2024.

PRELIMINARY

FOR REVIEW PURPOSES ONLY

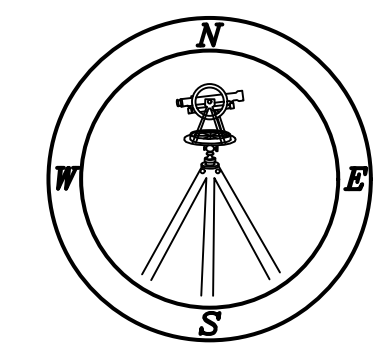
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794



LINE	BEARING	DISTANCE
L-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



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.

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
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 - BEIB - BENT IRON BAR
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 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
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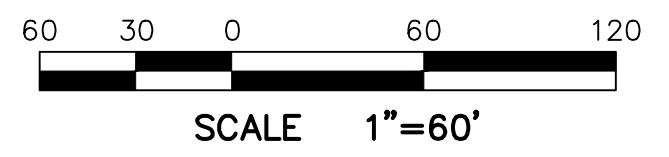
LINE TYPE LEGEND

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

TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA



FEBRUARY 27, 2024
 REVISED APRIL 30, 2024
 ZONED R & PUD
 PIN #1769-09-4682
 PIN #1759-99-2822
 PIN #1850-90-6787
 SHEET 2 OF 5
 FSP-24-06



(-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

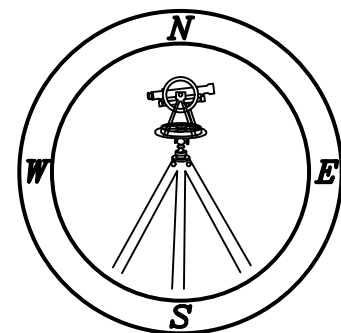
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PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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'

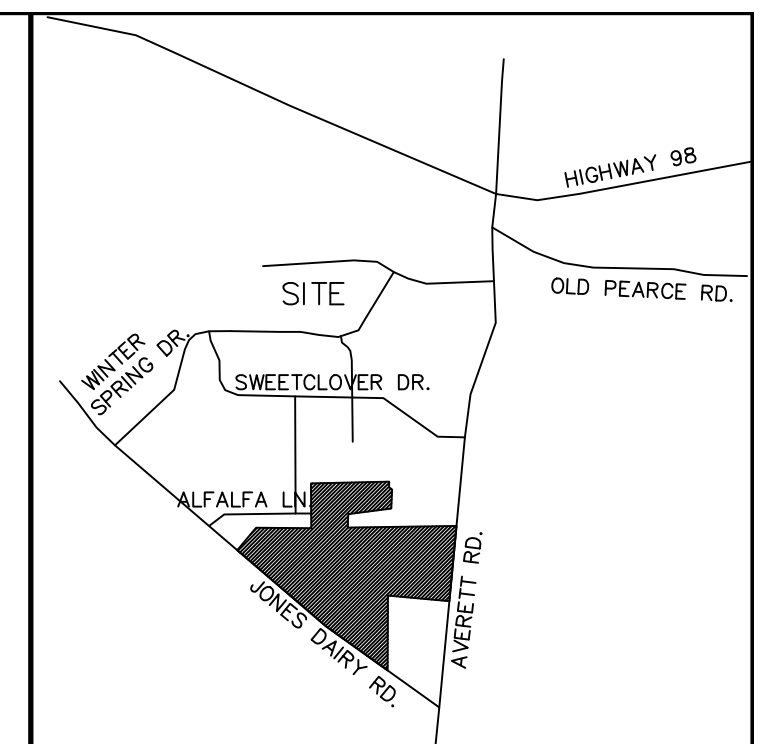
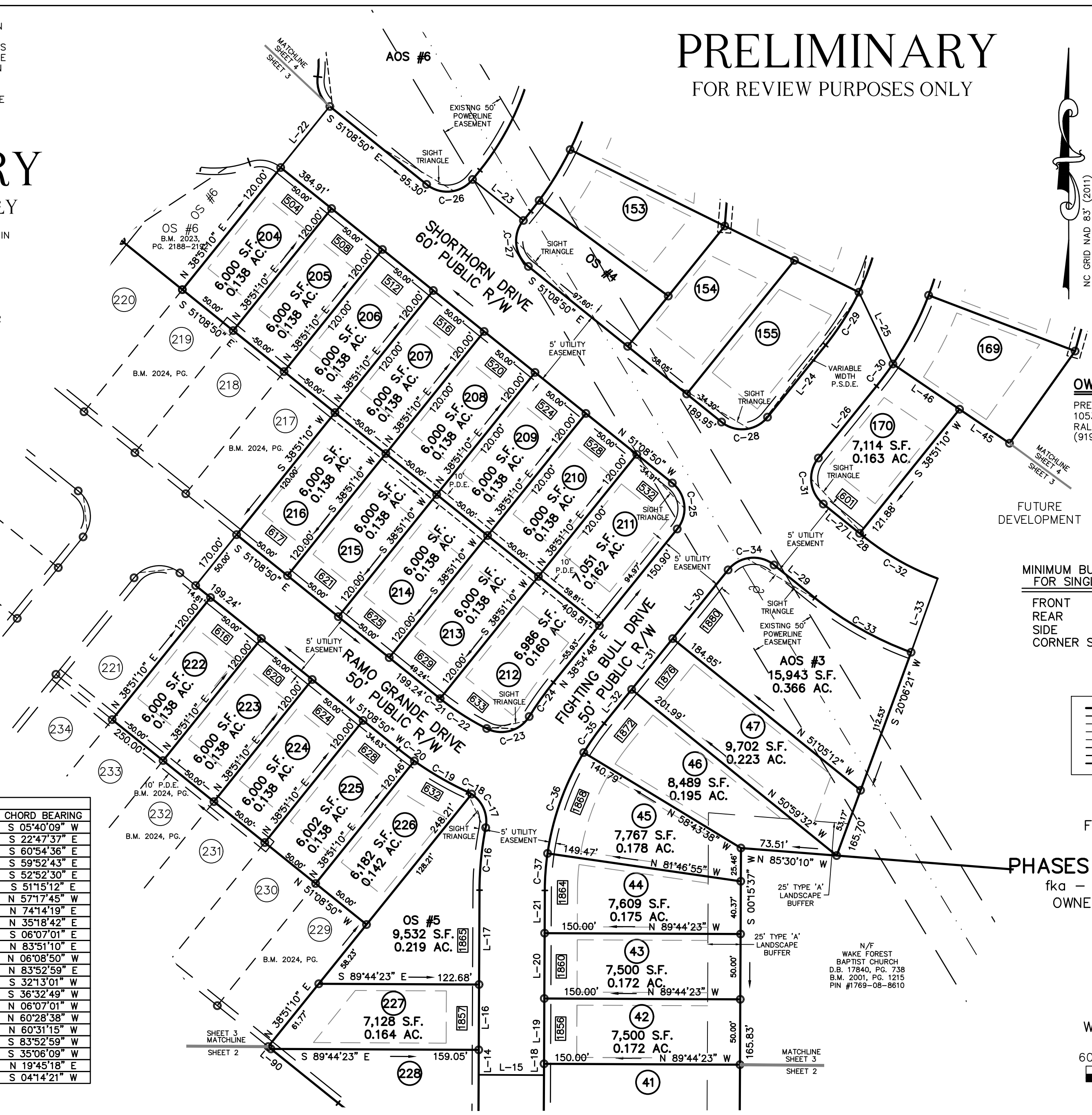
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-16	48.14'	255.00'	48.07'	S 05°40'09" W
C-17	29.56'	25.00'	27.87'	S 22°47'37" E
C-18	3.70'	25.00'	3.70'	S 60°54'36" E
C-19	46.96'	255.00'	46.90'	S 59°52'43" E
C-20	15.38'	255.00'	15.38'	S 52°52'30" E
C-21	0.76'	205.00'	0.76'	S 51°15'12" E
C-22	42.48'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

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

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FUTURE DEVELOPMENT

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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

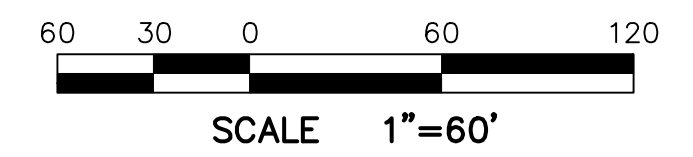
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TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA



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 SHEET 3 OF 5
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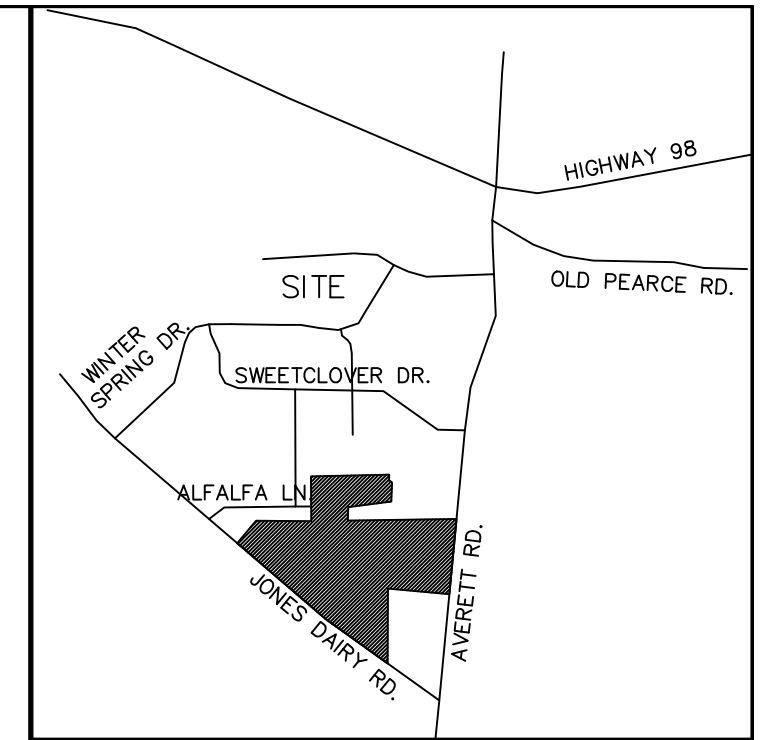
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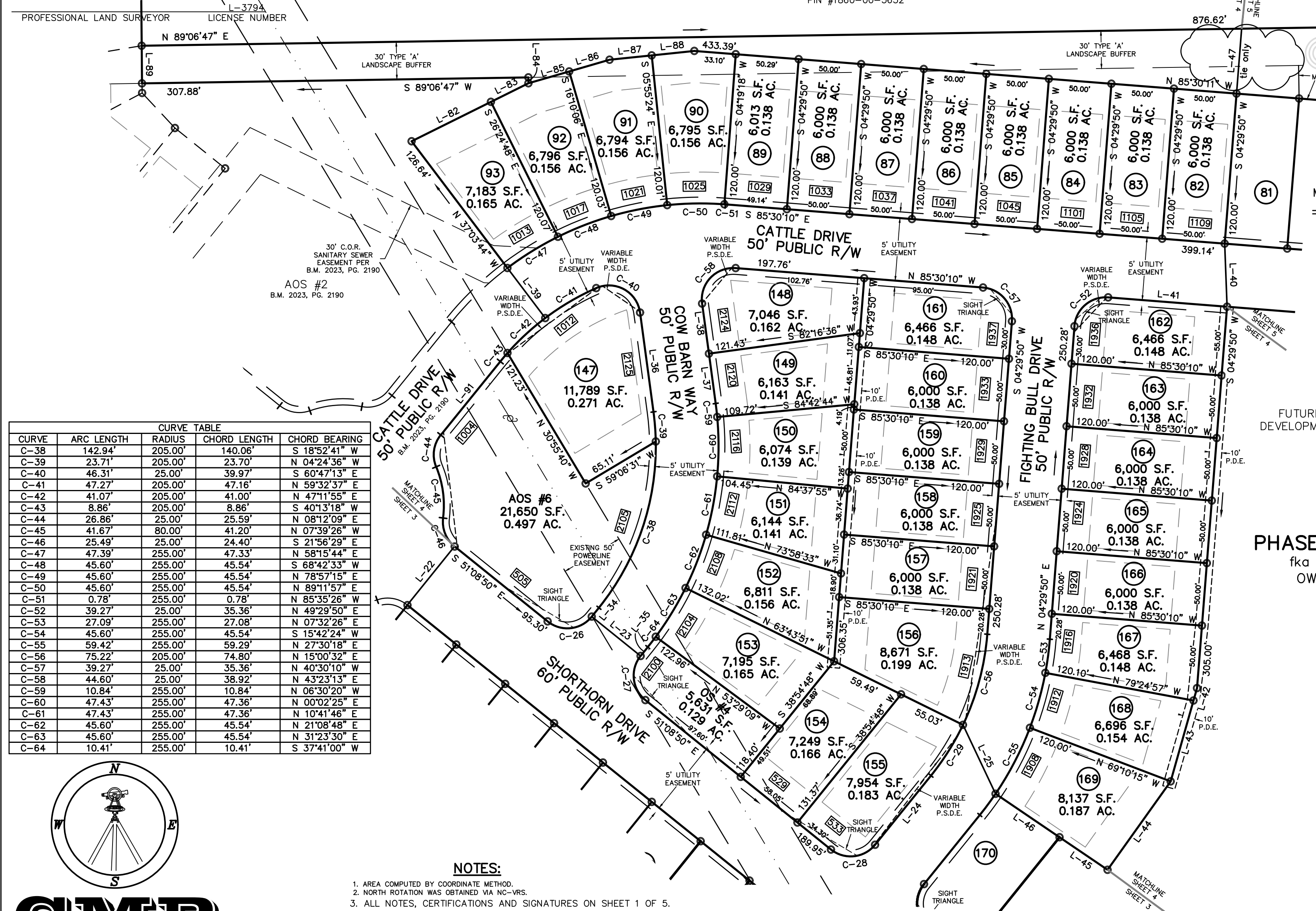
LINE	BEARING	DISTANCE
L-23	S 51°08'50" E	50.00'
L-24	S 38°54'48" W	70.89'
L-25	N 25°17'16" W	60.76'
L-34	N 38°51'10" E	9.09'
L-35	N 38°51'10" E	9.09'
L-36	S 07°43'24" E	79.92'
L-37	S 07°43'24" E	40.10'
L-38	N 07°43'24" W	40.25'
L-39	S 37°03'44" E	50.00'
L-40	S 02°06'53" E	50.33'
L-41	S 85°30'10" E	95.00'
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'

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



VICINITY MAP



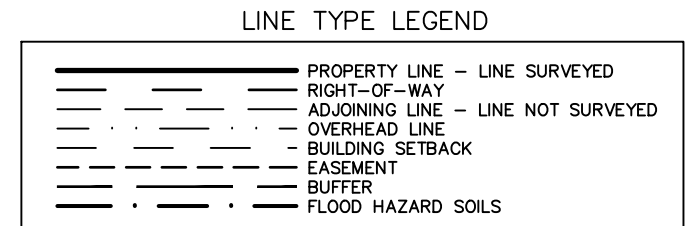
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-38	142.94'	205.00'	140.06'	S 18°52'41" W
C-39	23.71'	205.00'	23.70'	N 04°24'36" W
C-40	46.31'	25.00'	39.97'	S 60°47'13" E
C-41	47.27'	205.00'	47.16'	N 59°32'37" E
C-42	41.07'	205.00'	41.00'	N 47°11'55" E
C-43	8.86'	205.00'	8.86'	S 40°13'18" W
C-44	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

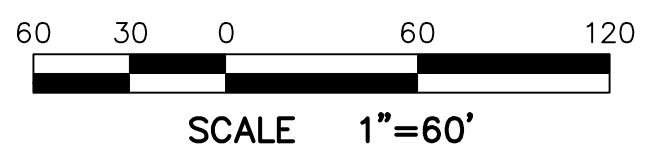
LEGEND:
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
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

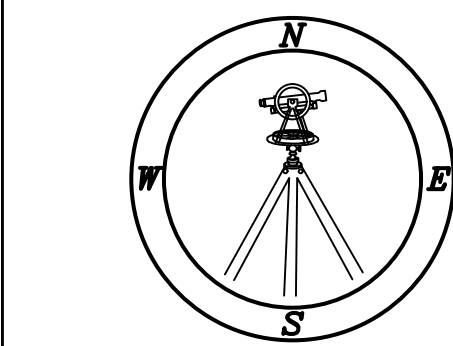
FRONT	25'
REAR	25'
SIDE	5'
CORNER SIDE	10'



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
REVISED APRIL 30, 2024
ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 4 OF 5
FSP-24-06



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

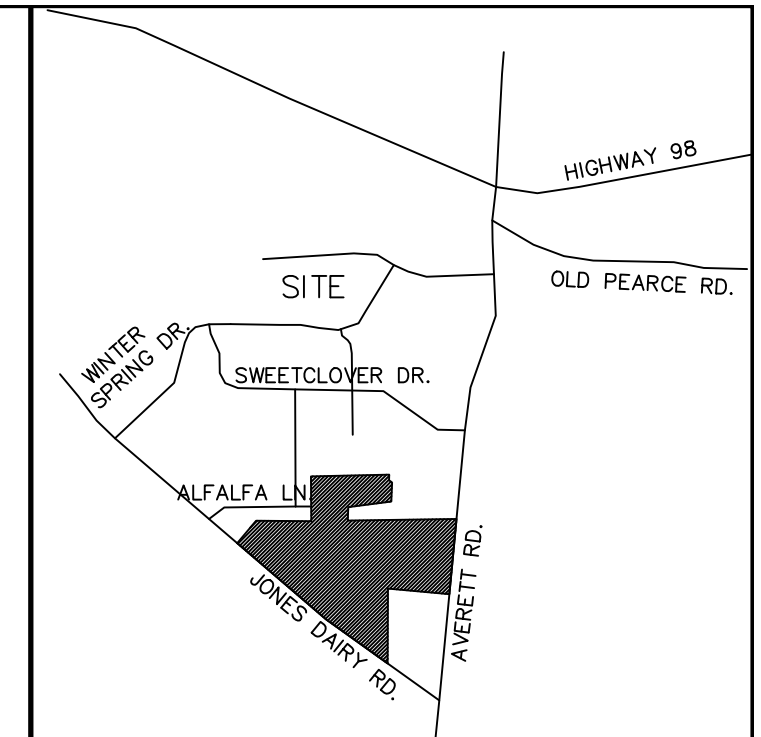
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

PRELIMINARY

FOR REVIEW PURPOSES ONLY

NC GRID NAD 83 (2011)



VICINITY MAP

OWNER/DEVELOPER:

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

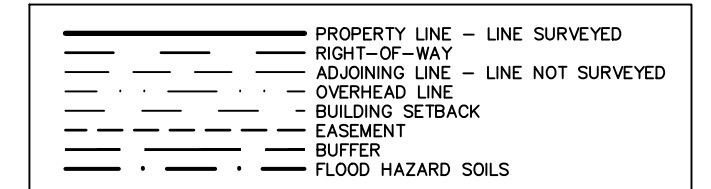
LEGEND:

- 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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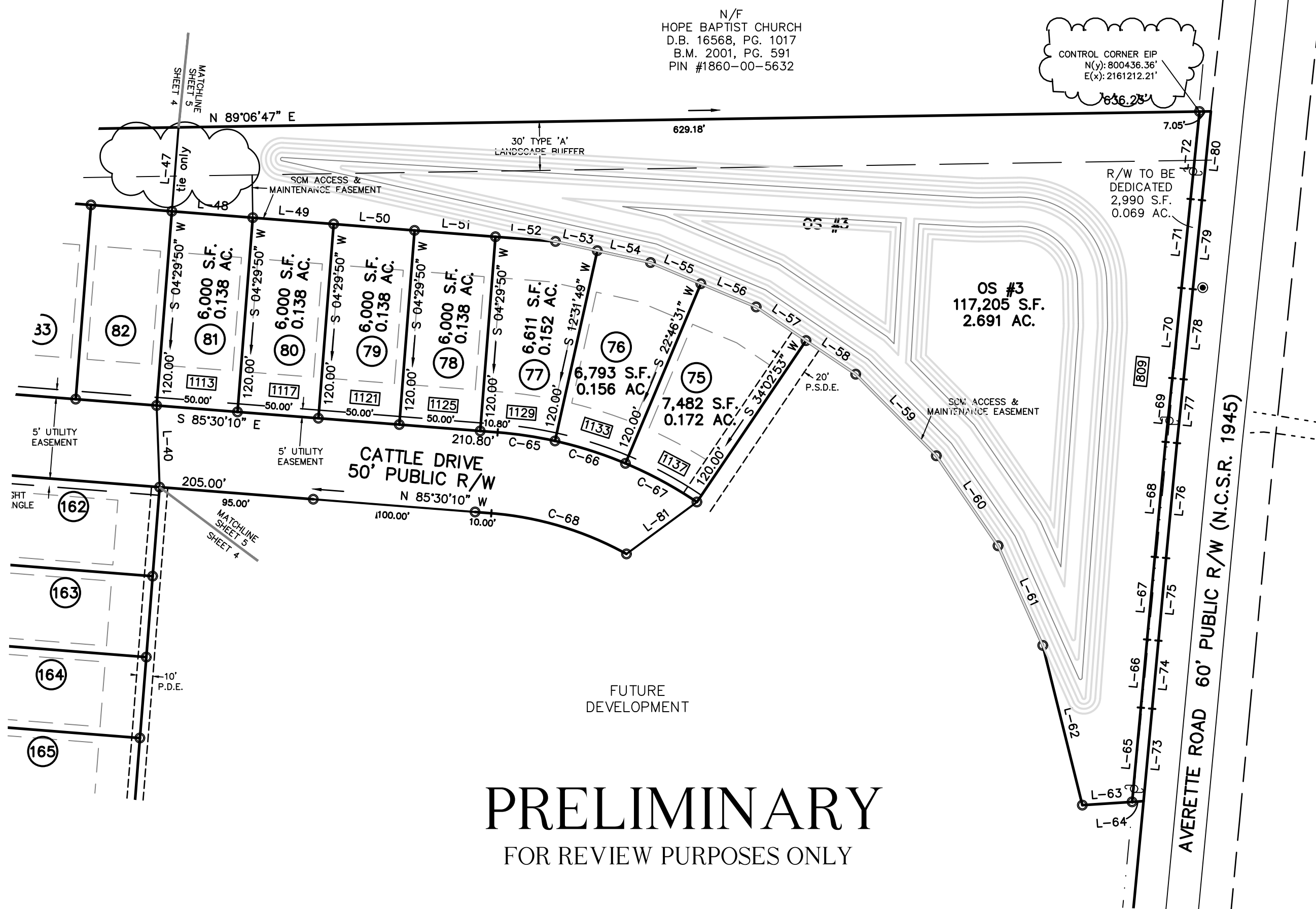
MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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

LINE TYPE LEGEND



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	39.49'
L-70	S 05°49'32" W	55.81'
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'



PRELIMINARY

FOR REVIEW PURPOSES ONLY

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:

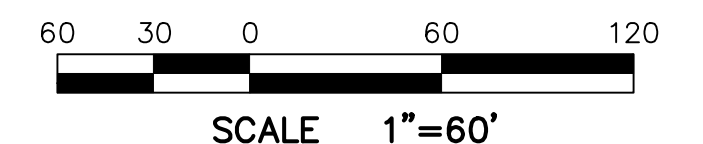
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fka - PRESERVE AT JONES DAIRY-CENTRAL
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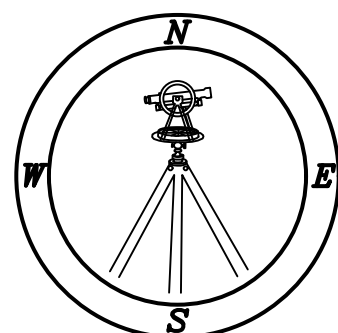
- REF: D.B. 18268, PG. 1237
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



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