

I, GEORGE T. WRENN, JR. 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 25th DAY OF FEBRUARY 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.

PROFESSIONAL LAND SURVEYOR L-4871
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 CONCENT, 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

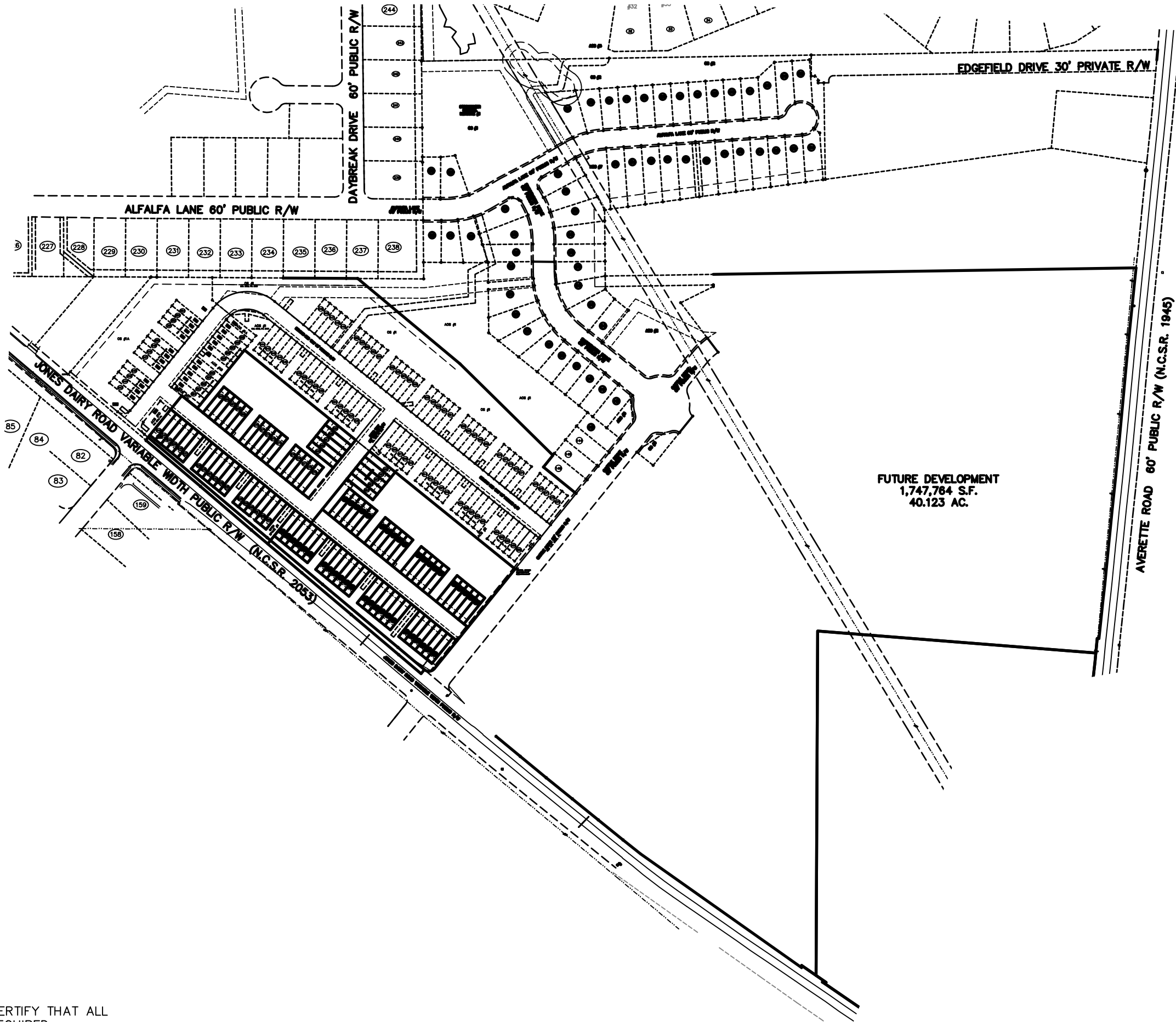
I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE 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 4-TH

TOTAL AREA =	4.972 AC.
LESS DEDICATED R/W =	0.181 AC.
LESS NEW PRIVATE R/W =	0.613 AC.
LESS ACTIVE OPEN SPACE =	1.507 AC.
LESS OPEN SPACE =	0.528 AC.
NET AREA =	2.143 AC.
TOTAL LOTS =	44
AVERAGE LOT SIZE =	0.049 AC.
CENTERLINE PROVIDE =	535'
R/W WIDTH IS 50' (PRIVATE)	



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'

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 4 - 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
REF: B.M. 2025, PG. 308-309
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

300 150 0 300 600
SCALE 1"=300'

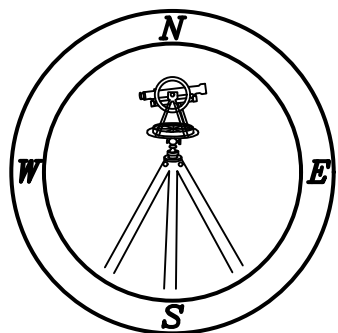
JUNE 26, 2024
REVISED OCTOBER 23, 2024
REVISED MAY 28, 2025
REVISED JULY 14, 2025
ZONED R & PUD
PIN #1759-89-9734

SHEET 1 OF 2
FSP-25-14

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
- OPEN SPACE LOTS TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- UTILITY EASEMENTS SHALL INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.
- PARCEL NOT IN A FEMA FLOOD ZONE PER PANELS #3720-1759-00K, #3720-1850-00K, & 3720-1860-00K. ALL DATED 7/19/2022.
- ALL DRAINAGE EASEMENTS ARE CENTERED ON STORM STRUCTURES.
- THE MINIMUM CONDITIONED SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.
- THE MAXIMUM IMPERVIOUS SURFACE ALLOWED PER TOWNHOME LOT SHALL BE 1,514 SQUARE FEET.
- ORIGINAL FIELD SURVEY WAS CONDUCTED ON DECEMBER 16, 2020.
- THIS SUBDIVISION CREATES NO NEW PUBLIC RIGHT-OF-WAYS; PRIVATE RIGHTS-OF-WAY WILL BE OWNED BY THE PRESTLEIGH TOWNHOME OWNERS ASSOCIATION.
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE MAXIMUM IMPERVIOUS SURFACE ALLOWED FROM 1,514 SQUARE FEET TO 1,400 SQUARE FEET.
- THIS PLAT IS A REVISION TO A PREVIOUSLY RECORDED PLAT, B.M. 2025 PG. 308, FSP-24-05.

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



CMP

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

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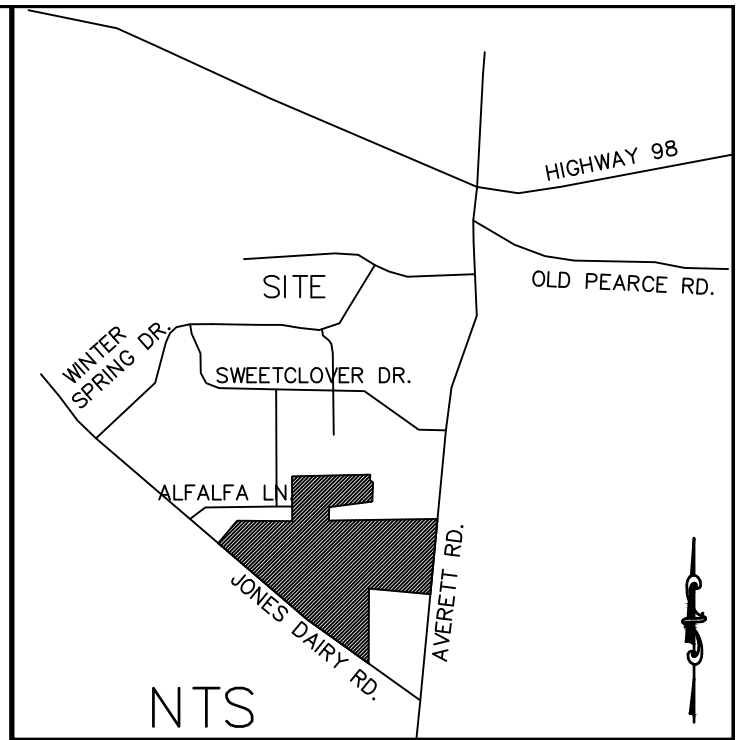
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PROFESSIONAL LAND SURVEYOR L-4871
LICENSE NUMBER

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	31.83'	20.00'	28.57'	S 84°34'14" W
C-2	194.08'	30478.14'	194.08'	S 49°52'01" E
C-3	279.94'	35282.13'	279.94'	S 50°05'31" E
C-4	98.67'	260794.23'	98.67'	N 49°51'14" W



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
C.O.R. - CITY OF RALEIGH
M.B.S. - MINIMUM BUILDING SETBACK

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'

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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'

JUNE 26, 2024
REVISED OCTOBER 23, 2024
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PIN #1759-89-9734
SHEET 2 OF 2
FSP-25-14

NOTES:

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

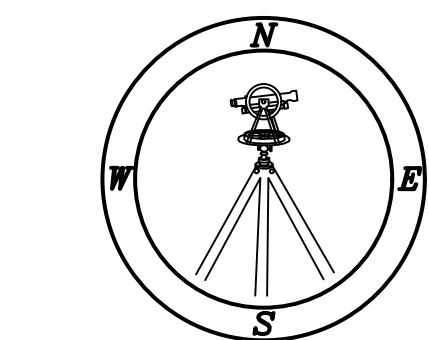
LINE TYPE LEGEND

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---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LINE	BEARING	DISTANCE
L-1	S 38°59'02" W	95.00'
L-2	S 38°59'02" W	95.00'
L-3	S 38°59'02" W	95.00'
L-4	S 38°59'02" W	95.00'
L-5	S 38°59'02" W	95.00'
L-6	S 38°59'02" W	95.00'
L-7	N 38°59'02" E	95.00'
L-8	S 38°59'02" W	95.00'
L-9	S 38°59'02" W	95.00'
L-10	S 38°59'02" W	95.00'
L-11	S 38°59'02" W	95.00'
L-12	S 38°59'02" W	95.00'
L-13	S 38°59'02" W	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	N 38°59'02" E	95.00'
L-21	N 38°59'02" E	95.00'
L-22	N 38°59'02" E	95.00'
L-23	N 38°59'02" E	95.00'
L-24	N 38°59'02" E	95.00'
L-25	N 38°59'02" E	95.00'
L-26	N 38°59'02" E	95.00'
L-27	N 38°59'02" E	95.00'
L-28	N 38°59'02" E	95.00'
L-29	N 38°59'02" E	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	N 38°59'02" E	95.00'
L-37	N 38°59'02" E	95.00'
L-38	N 38°59'02" E	95.00'
L-39	N 38°59'02" E	95.00'
L-40	S 38°59'02" W	95.00'

LINE	BEARING	DISTANCE
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	S 38°59'02" W	95.00'
L-51	S 38°59'02" W	95.00'
L-52	S 38°59'02" W	95.00'
L-53	S 40°13'47" W	14.79'
L-54	S 38°59'02" W	12.52'
L-55	N 38°59'02" E	16.75'
L-56	N 38°59'02" E	50.00'
L-57	N 38°59'02" E	111.67'
L-58	N 38°59'02" E	20.33'
L-59	N 38°59'02" E	20.33'
L-60	N 38°59'02" E	20.33'
L-61	N 38°59'02" E	20.33'
L-62	N 38°59'02" E	20.33'

LINE	BEARING	DISTANCE
UL-1	N 38°59'02" E	40.00'
UL-2	N 51°00'58" W	534.17'
UL-3	N 38°59'02" E	40.00'
UL-4	S 51°00'58" E	534.17'
UL-5	N 38°59'02" E	9.00'
UL-6	N 38°59'02" E	9.00'



CMP

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