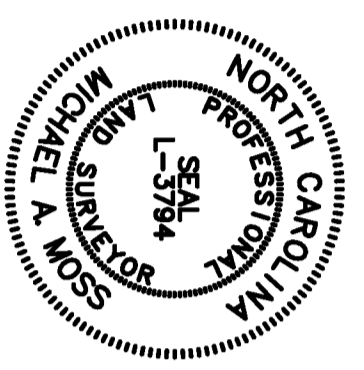


Submitted electronically by "Cawthorne, Moss & Panciera, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM SURVEY REPERENCES 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 14th DAY OF May A.D. 2024.

Delegated by:
Michael A. Moss
PROFESSIONAL LAND SURVEYOR L-3794
MICHAEL A. MOSS
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.

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.

Delegated by:
Michael A. Moss
OWNER DATE 5/14/2024

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.

Delegated by:
Meredith Gruber
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE DATE 5/14/2024

ROLESVILLE, NORTH CAROLINA
Meredith Gruber, 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.

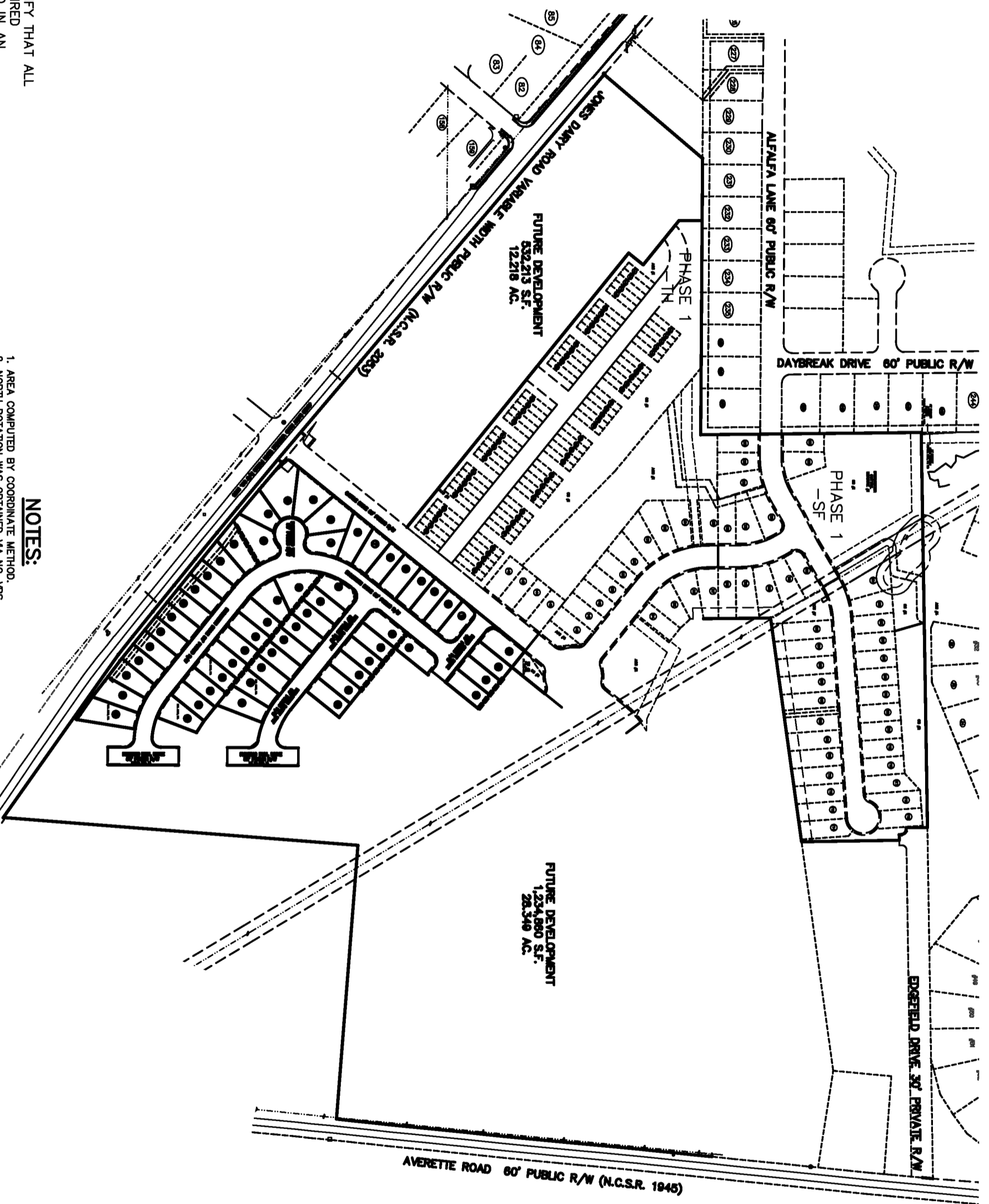
Delegated by:
Meredith Gruber
REVIEW OFFICER DATE 5/14/2024

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 PLING FEES FOR THIS PLAT, IN THE AMOUNT OF \$1137.00 HAS BEEN PAID.

Delegated by:
Meredith Gruber
SUBDIVISION ADMINISTRATOR DATE 5/14/2024

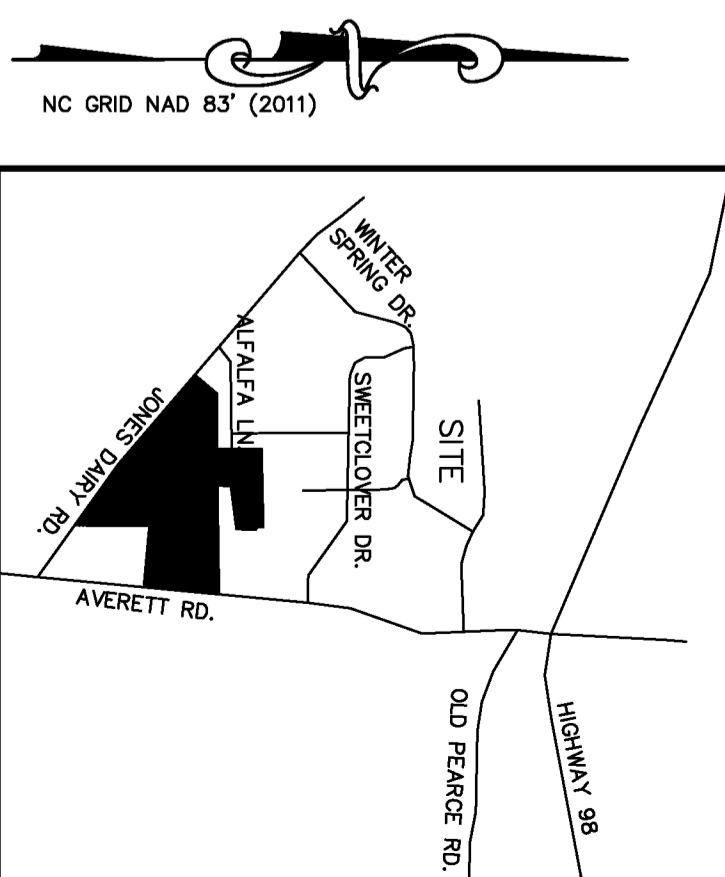
SITE DATA
PH 2&3-SFD

TOTAL AREA = (TO BE SUBDIVIDED)	11.787 AC.
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.



NOTES:

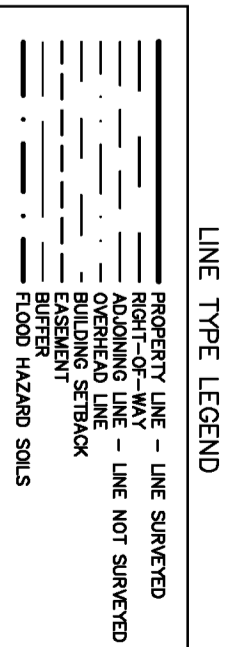
1. AREA COMPUTED BY COORDINATE METHOD.
2. NORTH ROTATION WAS OBTAINED VIA N.C.-S.
3. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
4. THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE APPROVAL FROM WAKE COUNTY.
5. PURPOSE OF THE ST UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
6. BUILDING ENVELOPES AND SUBSEQUENT BUILDABLE AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER.
7. UTILITY EASEMENTS SHALL BE PLACED TO INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.
8. ALL DRAINAGE EASEMENTS ARE CENTERED ON STORM STRUCTURES.
9. PARCEL NOT IN A FEMA FLOOD ZONE PER PANELS #3720-1759-00K, #3720-1850-00K, & 3720-1860-00K, ALL DATED 7/19/2022.
10. EACH SINGLE FAMILY HOME LOT WILL HAVE ONE STREET TREE EXCEPT CORNER LOTS WHICH WILL HAVE AT LEAST TWO STREET TREES.
11. THE MINIMUM DETACHED SINGLE FAMILY HOME SQUARE FOOTAGE SHALL BE 1600 SQUARE FEET.
12. ALL OF THE DETACHED SINGLE FAMILY HOMES WILL HAVE CRAWL SPACE OR STEEL WALL FOUNDATIONS.
13. MAXIMUM IMPERVIOUS COVERAGE ALLOWED FOR EACH SINGLE FAMILY DETACHED LOT IS 3229 S.F.
15. ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.



VICINITY MAP

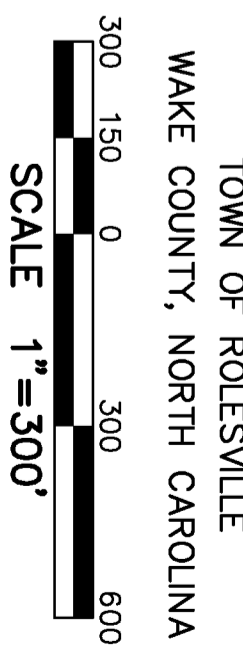
- OWNER/DEVELOPER:**
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
(919) 491-0761
- LEGEND:**
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BIB - BENT IRON PIPE
BIB - BENT IRON BAR
CB - CONCRETE
EK - EXISTING EK NAIL
O - SET PK NAIL
O - NEW IRON PIPE SET
R/W - RIGHT OF WAY
C/V - CABLE TV BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
PSIDE - PUBLIC STORM DRAINAGE EASEMENT
[Hatched] - ADDRESS EASEMENT
[Dashed] - EASEMENT

- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS**
- | | |
|-------------|-----|
| FRONT | 25' |
| REAR | 25' |
| SIDE | 5' |
| CORNER SIDE | 10' |



FINAL PLAT OF SUBDIVISION FOR PRESTLEIGH PHASES 2 & 3 - SINGLE FAMILY
aka - 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

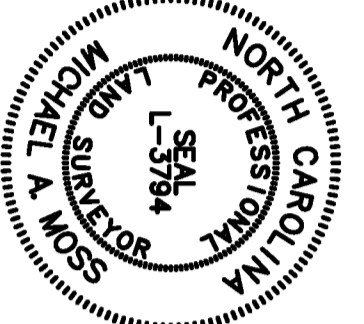


JANUARY 22, 2024
REVISED MAY 6, 2024
ZONED R & PUD
PIN #1769-09-4682
SHEET 1 OF 3
FSP-24-01



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

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.

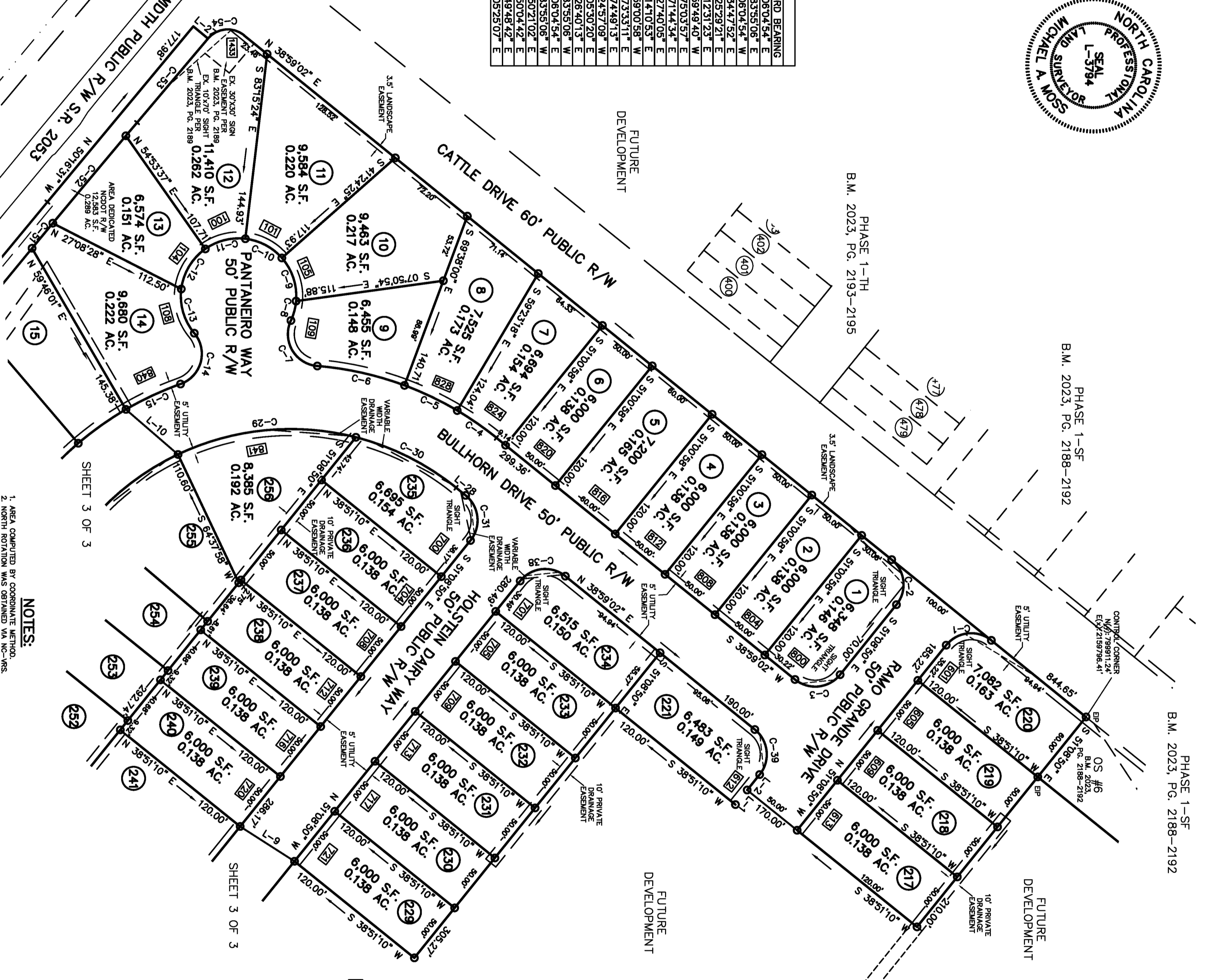
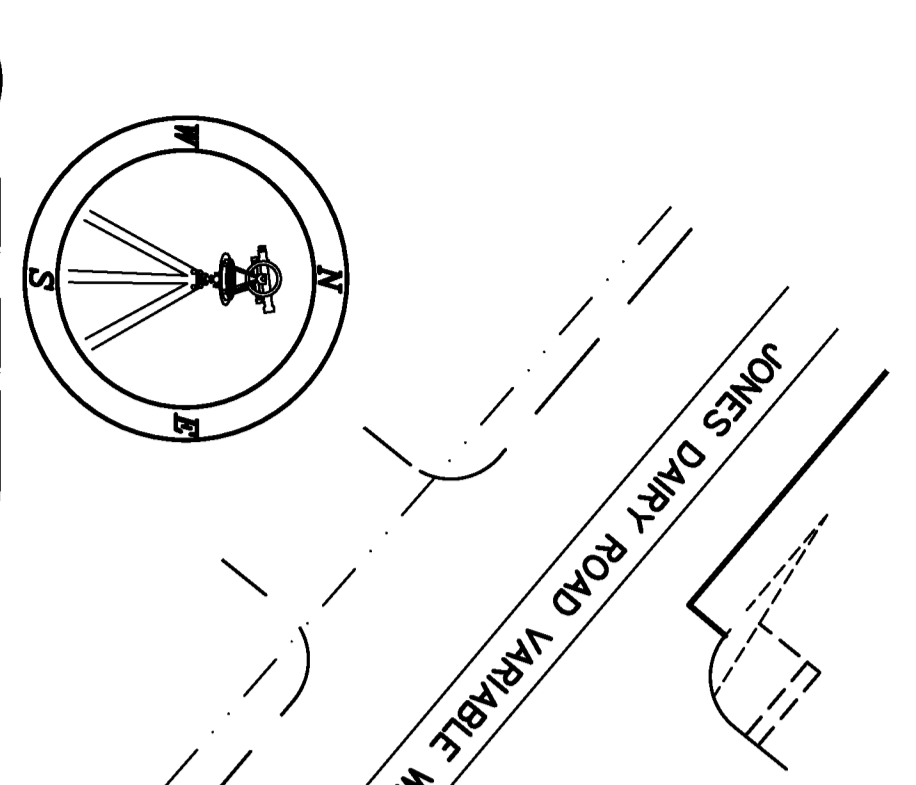


Deedsigned by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794
850133172600411

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794
850133172600411

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-54 with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-28 with their respective bearings and distances.



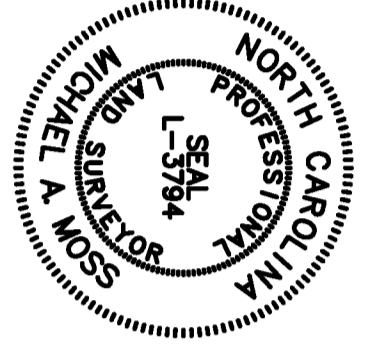
- NOTES: 1. AREA COMPUTED BY COORDINATE METHOD. 2. NORTH ROTATION WAS OBTAINED VIA NC-IRS. 3. MAXIMUM IMPROVEMENTS ALLOWED FOR EACH LOT IS 3,028 S.F. 4. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

VICINITY MAP showing site location relative to Jones Dairy Rd and Averett Rd. Includes OWNER/DEVELOPER information (Preserve at Jones Dairy, LLC), LEGEND for symbols (iron pipe, manhole, etc.), and MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS. Also includes a scale bar and sheet information.



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

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 14th DAY OF May A.D. 2024.

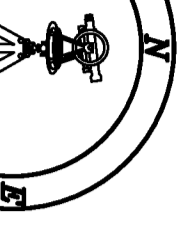
Designed by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

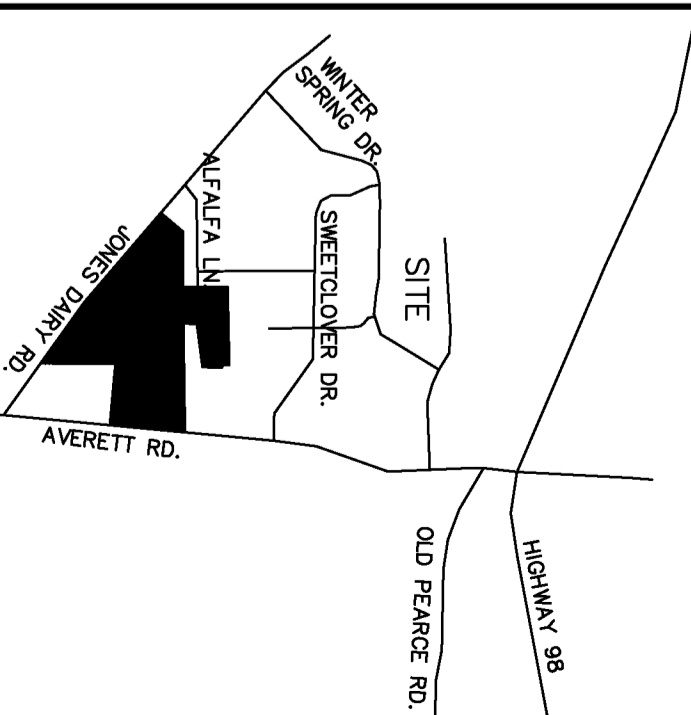
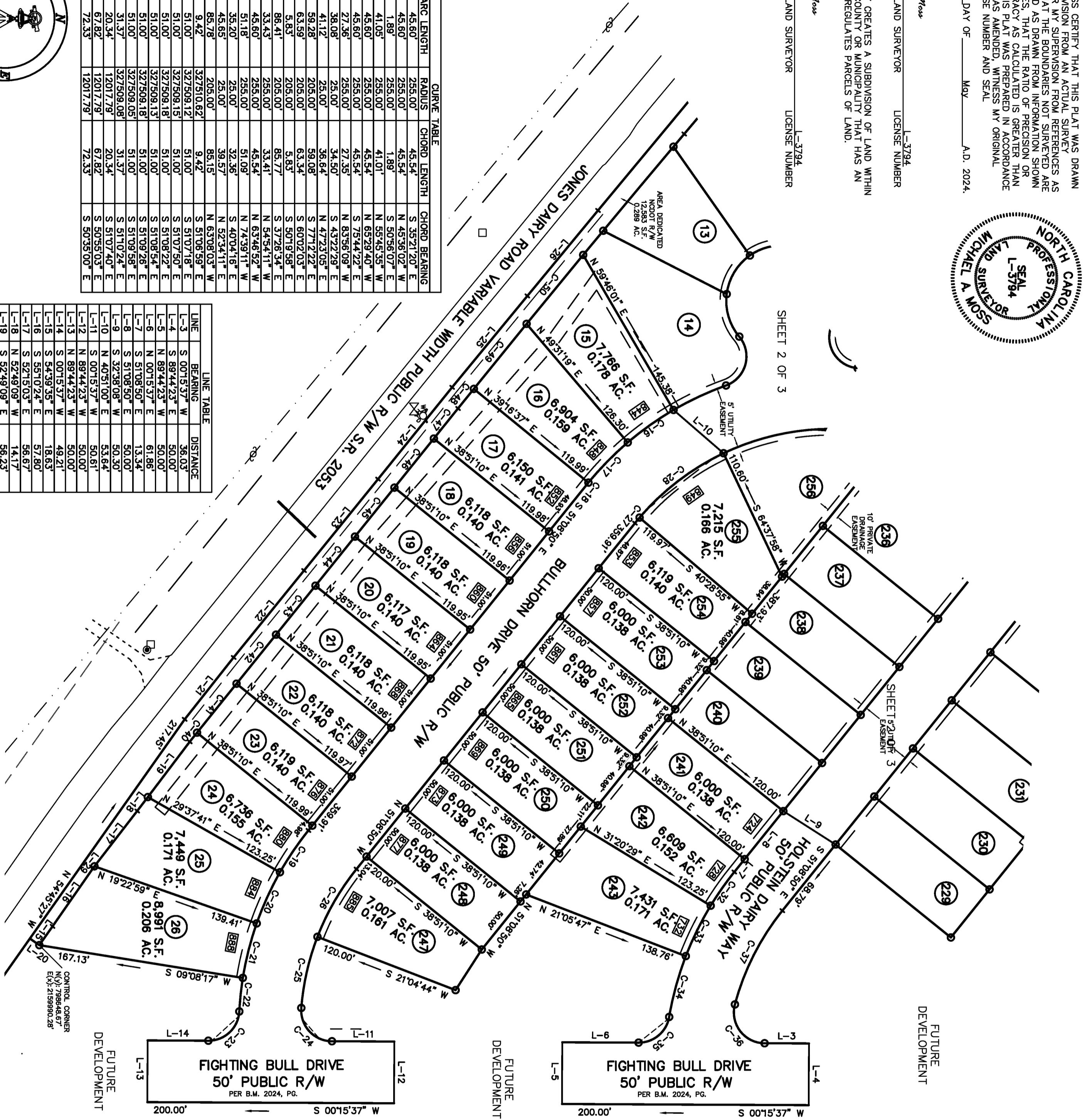
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-50 with their respective measurements.

Table with 2 columns: LINE, BEARING DISTANCE. Lists lines L-1 through L-29 with their bearings and distances.



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



VICINITY MAP

- LEGEND: EIP - EXISTING IRON PIPE, EIB - EXISTING IRON BAR, BEIP - BENT IRON PIPE, BEIB - BENT IRON BAR, etc.

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

OWNER/DEVELOPER: PRESERVE AT JONES DAIRY, LLC

FINAL PLAT OF SUBDIVISION FOR PHASES 2 & 3 - SINGLE FAMILY PRESTLEIGH

OWNER: PRESERVE AT JONES DAIRY, LLC

REFERENCES: 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
REVISED MAY 6, 2024
ZONED R & PUD
PIN #1769-09-4682

SHEET 3 OF 3
FSP-24-01