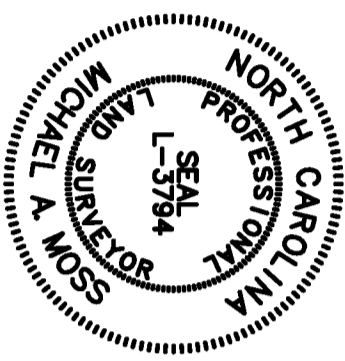


Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM 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 5th DAY OF FEBRUARY 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.

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

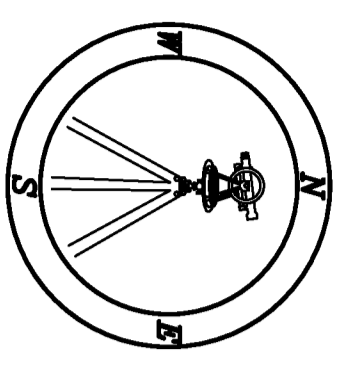
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, 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.

Designed by: [Signature]
 OWNER DATE 2/5/2024

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.

Designed by: Murkell Gruber
 SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
 DATE 2/5/2024

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 2/5/2024
 Designed by: Murkell Gruber
 REVIEW OFFICER



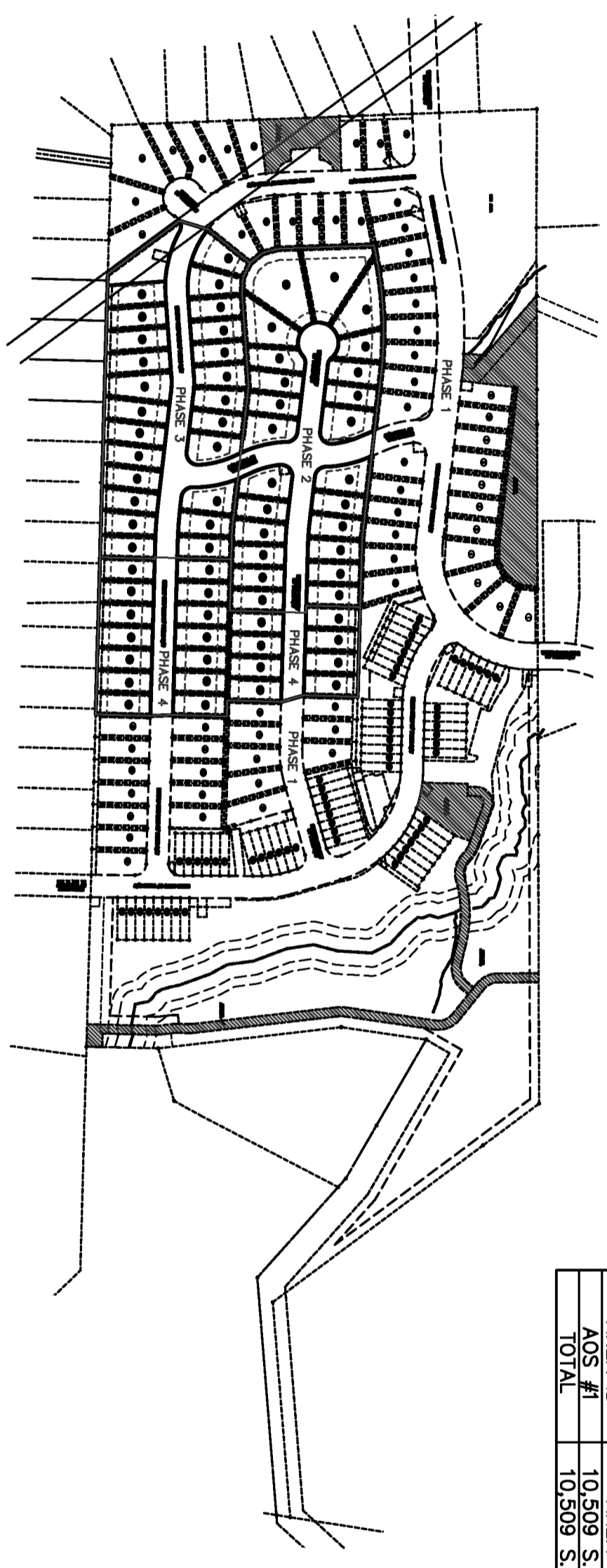
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LINE	BEARING	DISTANCE
L-1	S 22°33'26" E	11.14
L-2	N 01°41'54" W	50.33
L-3	N 24°10'00" W	26.26
L-4	S 38°15'49" E	50.16
L-5	S 19°14'47" E	35.42
L-6	S 19°14'47" E	35.42
L-7	N 79°18'49" E	19.70
L-8	N 79°18'49" E	33.93
L-9	S 82°32'57" W	53.86
L-10	S 86°10'30" W	53.86
L-11	N 89°48'22" E	23.32
L-12	N 89°48'22" E	30.54
L-13	N 87°18'48" W	47.01
L-14	S 83°23'51" E	6.87
L-15	N 83°23'51" W	49.39
L-16	N 83°23'51" W	5.48
L-17	N 83°23'51" W	44.52
L-18	N 83°23'51" W	46.05
L-19	N 83°23'51" W	57.26
L-20	S 22°33'26" E	36.04
L-21	N 24°10'00" W	5.64
L-22	N 24°10'00" W	20.83
L-23	S 83°23'51" E	36.19
L-24	N 83°23'51" E	50.00
L-25	S 83°23'51" E	4.38
L-26	S 83°23'51" E	50.00
L-27	N 83°23'51" W	2.70
L-28	N 83°23'51" W	7.34
L-29	N 85°54'52" E	40.57
L-30	S 85°54'52" W	12.89
L-31	N 85°54'52" E	36.79
L-32	S 85°54'52" W	13.21
L-33	N 85°54'52" E	50.00
L-34	N 85°54'52" W	50.00
L-35	N 87°22'39" W	10.60
L-36	N 87°22'39" W	28.01
L-37	S 83°18'47" E	35.42

LINE	BEARING	DISTANCE
L-38	S 83°23'51" E	42.50
L-39	N 83°23'51" W	47.36
L-40	N 83°23'51" W	2.64
L-41	N 83°23'51" W	47.36
L-42	S 83°23'51" E	2.84
L-43	N 83°23'51" W	39.86
L-44	N 15°58'29" W	52.45
L-45	S 83°23'51" E	46.72
L-46	S 83°23'51" E	53.20
L-47	S 83°23'51" E	29.84
L-48	S 83°23'51" E	50.00
L-49	S 83°23'51" E	27.90
L-50	N 88°23'25" W	36.07
L-51	N 88°23'25" W	13.93
L-52	S 88°23'25" E	36.07
L-53	N 88°23'25" W	13.93
L-54	N 88°23'25" E	36.07
L-55	S 88°23'25" E	13.93
L-56	S 88°23'25" E	36.07
L-57	N 88°23'25" W	13.93
L-58	N 88°23'25" W	36.07
L-59	N 88°23'25" W	13.93
L-60	N 88°23'25" W	36.07
L-61	N 88°23'25" W	13.93
L-62	N 88°23'25" W	36.07
L-63	N 88°23'25" W	13.93
L-64	N 88°23'25" W	36.07
L-65	N 88°23'25" W	13.93
L-66	N 88°23'25" W	20.01
L-67	N 83°23'51" W	24.28
L-68	N 83°23'51" W	3.22
L-69	S 83°23'51" E	47.25
L-70	S 83°23'51" E	35.99
L-71	N 02°33'51" W	50.13
L-72	S 83°23'51" E	31.30
L-73	N 83°23'51" W	27.24

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	94.17	295.00	93.63	N 11°58'41" W
C-2	35.78	25.00	32.80	S 42°33'54" E
C-3	44.91	25.00	39.11	N 45°08'03" E
C-4	63.80	205.00	63.55	S 15°15'02" E
C-5	9.05	295.00	9.05	N 23°09'00" W
C-6	102.72	295.00	102.02	N 10°35'36" W
C-7	36.80	205.00	33.19	N 47°13'52" W
C-8	36.80	205.00	33.19	S 88°44'29" E
C-9	30.64	295.00	30.62	N 89°21'22" E
C-10	116.21	295.00	115.21	S 74°08'47" E
C-11	24.99	25.00	23.66	N 88°43'27" W
C-12	86.05	205.00	85.42	N 83°18'47" W
C-13	67.08	205.00	66.78	N 84°42'42" W
C-14	28.74	295.00	28.32	N 89°08'36" E
C-15	18.83	295.00	18.82	S 85°30'46" E
C-16	43.12	25.00	37.97	S 47°11'35" W
C-17	78.54	205.00	78.08	N 13°11'30" W
C-18	100.11	25.00	99.47	S 12°55'10" E
C-19	35.66	295.00	32.71	S 42°32'05" E
C-20	3.66	680.00	3.66	S 83°33'06" E
C-21	25.00	25.00	19.74	N 73°02'04" E
C-22	18.47	45.00	18.34	S 61°32'09" W
C-23	40.49	45.00	39.14	S 80°55'40" E
C-24	34.64	45.00	33.79	S 33°06'06" E
C-25	34.64	45.00	33.79	N 10°59'58" E
C-26	48.21	45.00	45.94	S 72°09'27" E
C-27	16.92	25.00	16.92	S 64°34'38" E
C-28	16.94	25.00	16.92	N 84°34'38" E
C-29	7.34	730.02	7.34	S 45°20'58" W
C-30	39.00	205.00	39.00	S 83°41'36" W
C-31	59.59	205.00	59.58	S 14°13'49" E
C-32	42.62	525.00	42.61	S 86°30'52" E
C-33	3.13	525.00	3.13	S 83°34'05" E
C-34	28.29	475.00	28.28	N 85°06'13" W
C-35	13.10	475.00	13.10	S 87°56'00" E
C-36	5.20	825.00	5.20	S 88°12'37" E
C-37	48.54	825.00	48.53	S 86°20'37" E
C-38	18.15	825.00	18.15	N 84°01'40" W
C-39	775.00	1.25	775.00	N 83°26'37" W
C-40	56.17	775.00	56.16	N 85°33'58" W
C-41	10.11	775.00	10.11	S 88°00'59" E

ACTIVE OPEN SPACE PROVIDED (THIS PHASE)		
AREA ID	AREA	PER CD 21-04
AOS #1	10,509 S.F.	10,509 S.F.
TOTAL	10,509 S.F.	10,509 S.F.



Meredith Gruber, HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN RECEIVED AND ACCEPTED IN ACCORDANCE WITH THE 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 \$1,330.00 HAS BEEN PAID.

DATE 2/5/2024

Designed by: Murkell Gruber
 SUBDIVISION ADMINISTRATOR

SITE DATA
 PH 2, 3 & 4-SFD

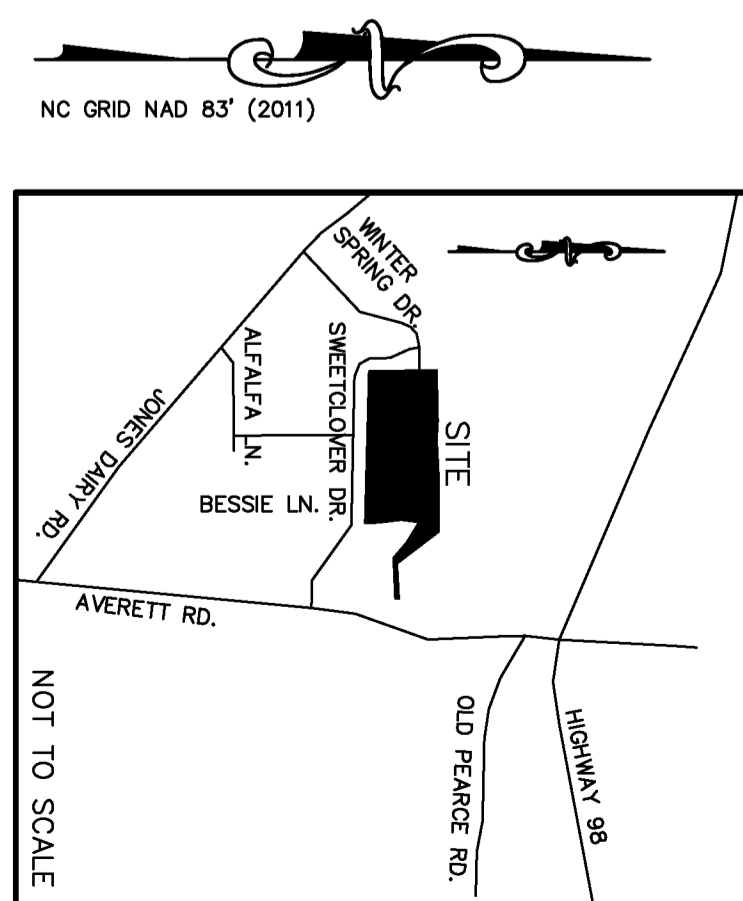
TOTAL AREA =	14.063 AC.
(TO BE SUBDIVIDED)	
LESS NEW R/W =	2.739 AC.
LESS ACTIVE OPEN SPACE =	0.241 AC.
NET AREA =	11.083 AC.
TOTAL SINGLE FAMILY LOTS =	70
TOTAL OPEN SPACE LOTS =	1
AVERAGE SINGLE FAMILY LOT SIZE =	0.158 AC.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO WAKE COUNTY RIVER BEHAVIOR 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 OWNER TO MAINTAIN THE DRAINAGE EASEMENTS AND TO ENSURE THAT THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE DRAINAGE STRUCTURES.
- PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
- BOUNDARY SURVEY WAS CONDUCTED ON APRIL 20, 2018.
- BUILDING SETBACKS AND SUBSEQUENT BUILDABLE AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER.
- PREVIOUS CASE NUMBERS ARE AS FOLLOWS: SUP 21-02, PH 20-02.
- OPEN SPACES 7-11 & SOL LOT WERE NOT INCLUDED ON APPROVED PLAN.
- OPEN SPACE TABLES LOCATED ON SHEET 3 OF 3.
- OPEN SPACE LOTS TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF LIGHT POLES.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER MAP 5720-1680-00K DATED JULY 19, 2022.
- THE DEVELOPER WILL CONSTRUCT A PLAYGROUND AND OPEN SPACE, AND IT IS TO BE COMPLETED BY THE ISSUANCE OF THE 30th BUILDING PERMIT IN PHASE 2.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

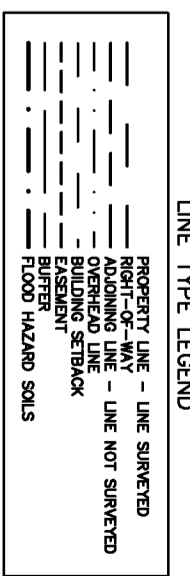
MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

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



OWNER/DEVELOPER:

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



FINAL PLAT FOR
MEADOW AT JONES DAIRY PHASES 2, 3 & 4, SINGLE FAMILY DWELLINGS
 F.K.A. "PRESERVE AT JONES DAIRY NORTH"
 OWNER: PRESERVE AT JONES DAIRY, LLC
 REF: D.B. 18255, PAGE 1869
 REF: D.B. 18255, PAGE 1872
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA

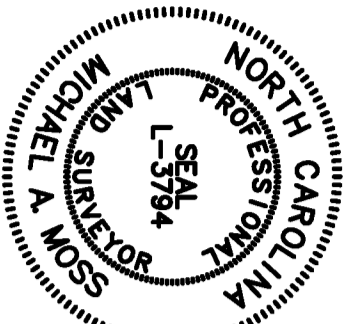
JUNE 20, 2023
 REVISED OCTOBER 17, 2023
 PIN # 1750-93-1255
 PIN # 1750-92-2931
 ZONED R & PUD
 SHEET 1 OF 3
 FSP 23-12

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM SURVEY 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.

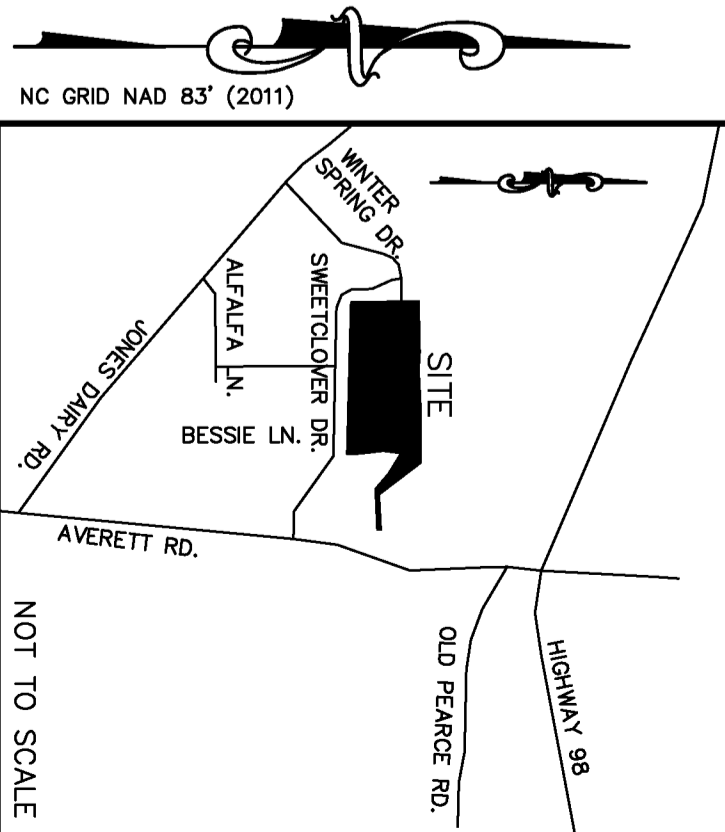
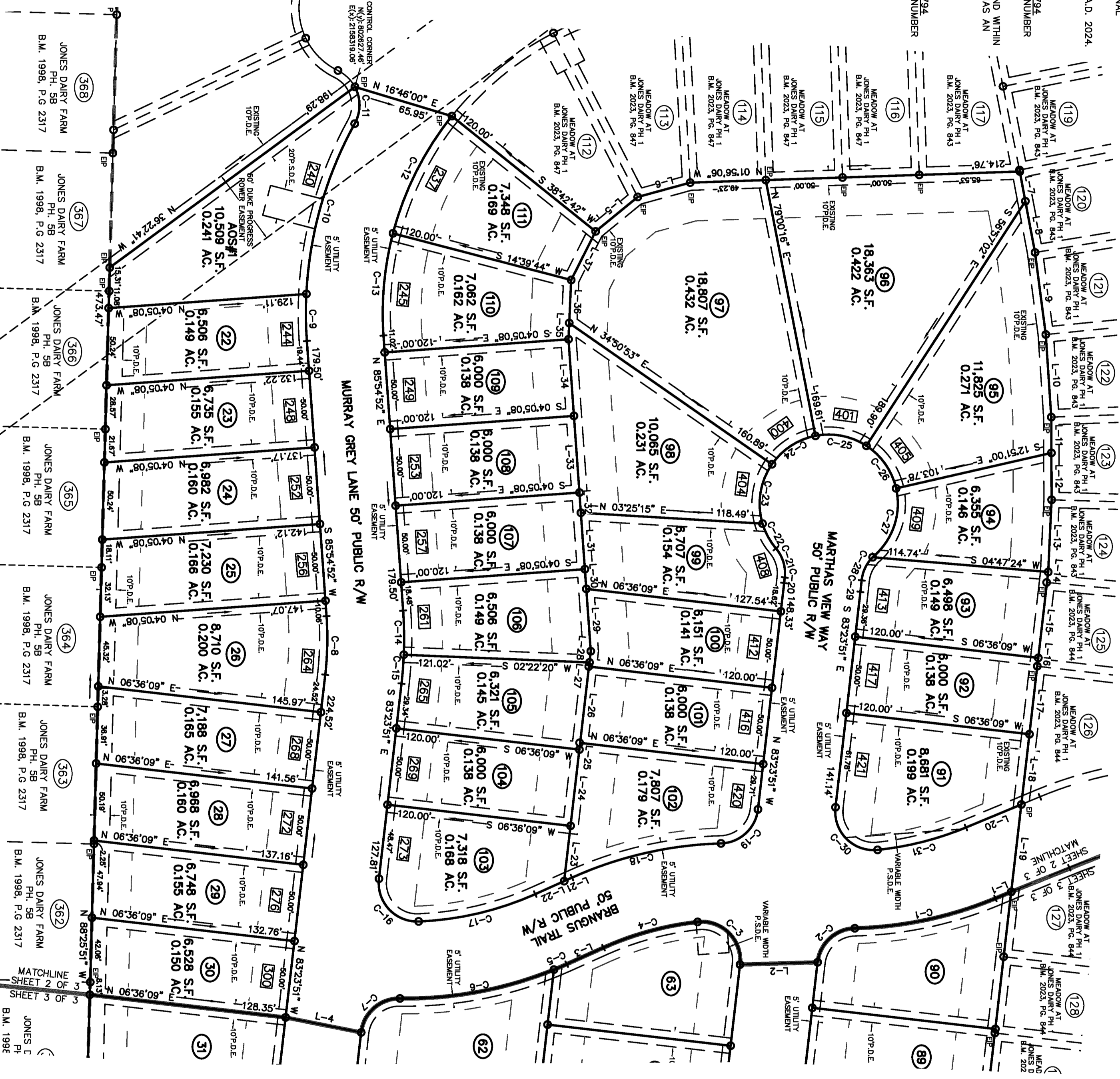
THIS 5th DAY OF FEBRUARY A.D. 2024.

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

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



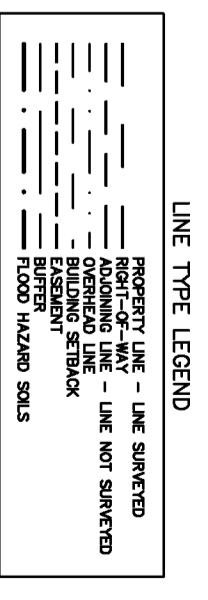
NOTES:
- AREA COMPUTED BY COORDINATE METHOD.
- ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.
- ALL LINE AND CURVE TABLES ON SHEET 1 OF 3.



- LEGEND:
- EP - EXISTING IRON PIPE
 - EBP - EXISTING IRON BAR
 - BBP - BENT IRON PIPE
 - BBB - BENT IRON BAR
 - CM - CONCRETE MOUNDMENT
 - SPK - SET PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - EP - EXISTING PNEUMATIC FEDESTAL
 - OP - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - CS - CONCRETE SIGN
 - CH - MANHOLE
 - PH - FIRE HYDRANT
 - P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
 - P.D.E. - PRIVATE DRAINAGE EASEMENT

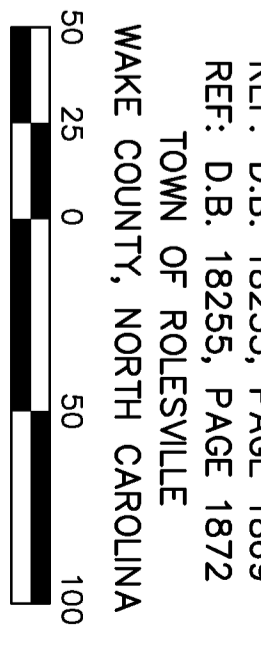
- MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS
- | | |
|--------|-----|
| FRONT | 25' |
| REAR | 25' |
| SIDE | 5' |
| CORNER | 10' |

OWNER/DEVELOPER:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
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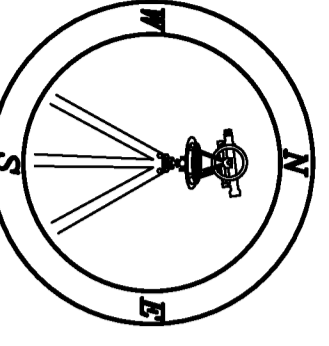


FINAL PLAT FOR
MEADOW AT
JONES DAIRY

PHASES 2, 3 & 4,
SINGLE FAMILY DWELLINGS
OWNER: PRESERVE AT JONES DAIRY, LLC
REF: D.B. 18255, PAGE 1869
REF: D.B. 18255, PAGE 1872
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



JUNE 20, 2023
REVISED OCTOBER 17, 2023
PIN # 1750-93-1255
PIN # 1750-92-2931
ZONED R & PUD
SHEET 2 OF 3
FSP 23-12



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

