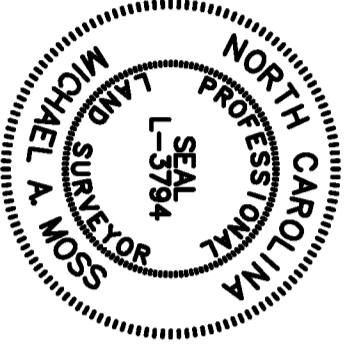


Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REPERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REPERENCES, 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 23rd DAY OF MAY A.D. 2024.
Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

OWNER DATE 5/23/2024

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.

Meredith Gruber
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
DATE 5/27/2024

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.

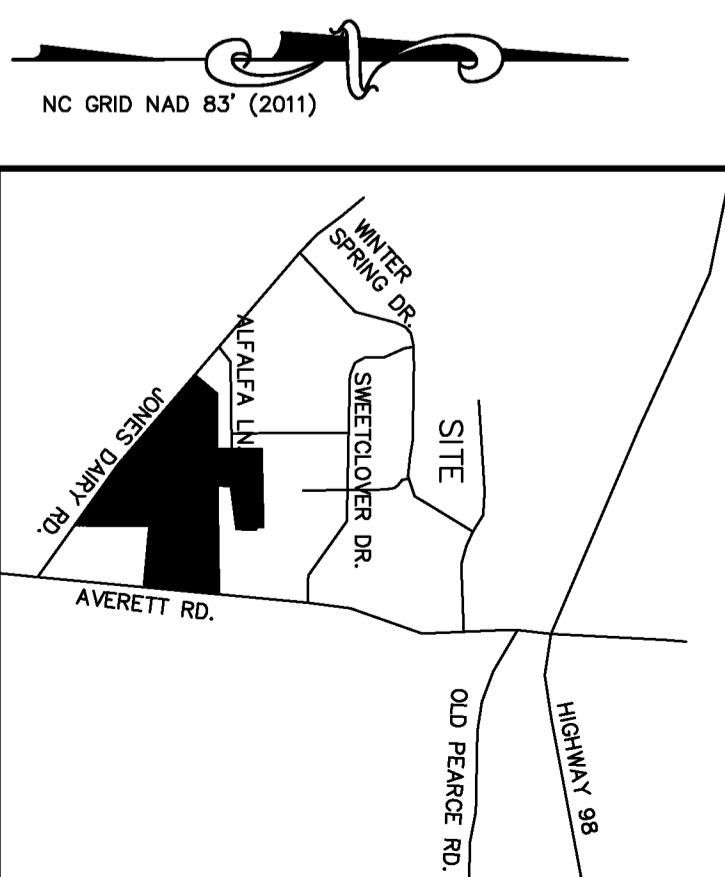
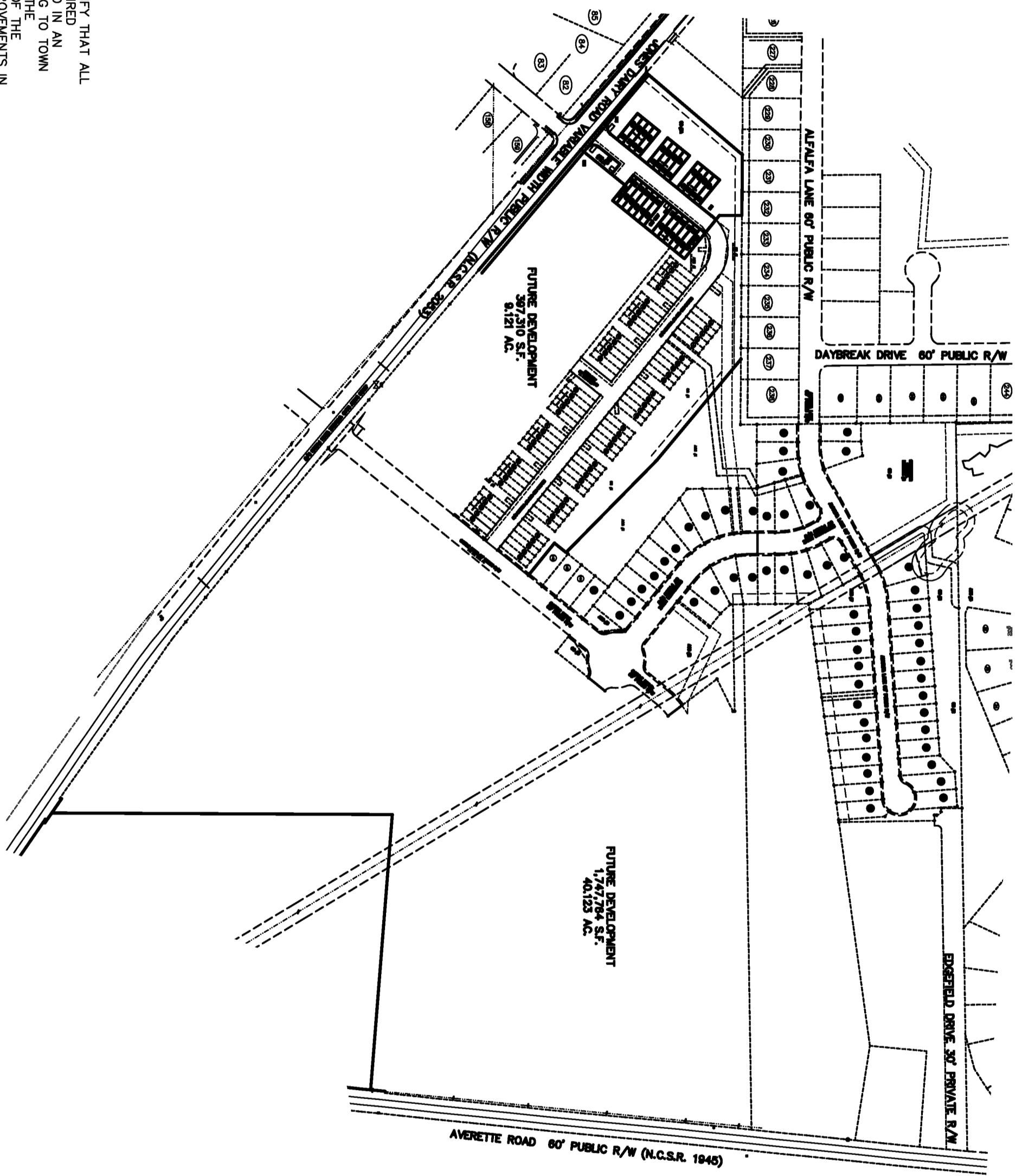
Meredith Gruber
DATE 5/27/2024 REVIEW OFFICER

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 PLUNG FEES FOR THIS PLAT, IN THE AMOUNT OF \$522.59 HAS BEEN PAID.

Meredith Gruber
SUBDIVISION ADMINISTRATOR
DATE 5/27/2024

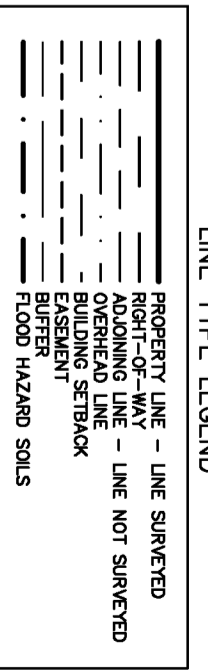
SITE DATA PH 2-TH

TOTAL AREA =	3.097 AC.
LESS ADDITIONAL R/W =	0.064 AC.
LESS NEW PRIVATE R/W =	0.529 AC.
LESS ACTIVE OPEN SPACE =	0.222 AC.
LESS OPEN SPACE =	1.349 AC.
NET AREA =	0.933 AC.
TOTAL LOTS =	22
AVERAGE LOT SIZE =	0.042 AC.



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

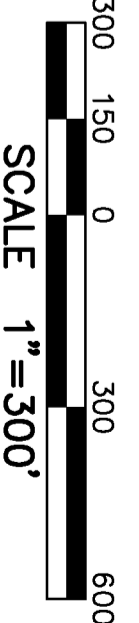
- MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS
FRONT 15'
REAR 15'
BETWEEN BUILDINGS 30'
MIN. SIZE FOR TH 1,100 s.f.



FINAL PLAT OF SUBDIVISION "PLAT OF CORRECTION" PRESTLEIGH TOWNHOMES

PHASE 2 - 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

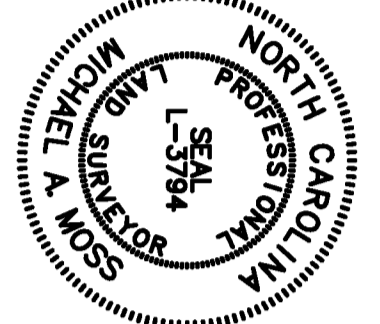


- JANUARY 29, 2024
- REVISED MAY 6, 2024
- REVISED MAY 23, 2024
- ZONED R & PUD
- PIN #1769-09-4682
- PIN #1759-99-2822
- PIN #1850-90-6787
- SHEET 1 OF 2
- FSP-24-02



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 23rd DAY OF MAY A.D. 2024.

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

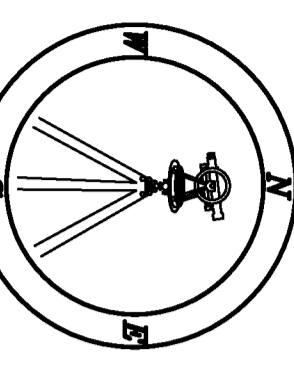
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

LOT#	SQ.FT.	ADRES
343	1,932	0.044
344	1,932	0.044
345	1,932	0.044
346	1,932	0.044
347	1,932	0.044
348	1,932	0.044
349	1,932	0.044
350	1,932	0.044
351	1,932	0.044
352	1,932	0.044
353	1,932	0.044
354	1,932	0.044
355	1,932	0.044
356	1,932	0.044
357	1,932	0.044
358	1,932	0.044
359	1,932	0.044
360	1,932	0.044
361	1,932	0.044
362	1,932	0.044
363	1,932	0.044
364	1,932	0.044
AOS#1A	1,804	0.041
AOS#1B	2,850	0.065
AOS#1C	1,282	0.029
AOS#1D	3,772	0.087

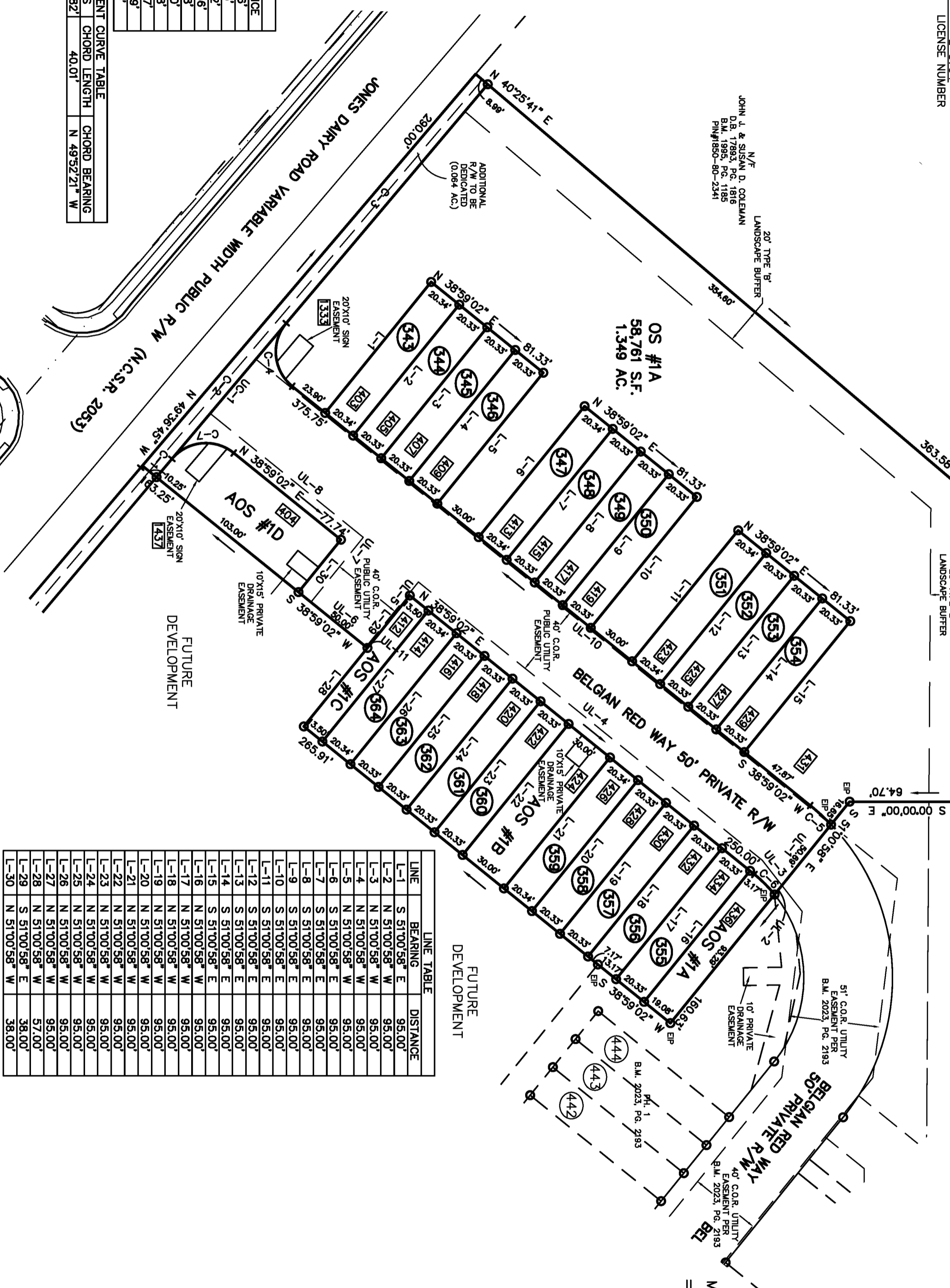
LINE	BEARING	DISTANCE
UL-1	S 51°00'58" E	44.08'
UL-2	N 51°00'58" W	6.63'
UL-3	S 52°00'21" W	18.02'
UL-4	N 38°59'02" E	249.36'
UL-5	N 51°00'58" W	46.98'
UL-6	N 38°59'02" E	40.00'
UL-7	S 51°00'58" E	46.98'
UL-8	N 38°59'02" E	111.07'
UL-10	S 38°59'02" W	417.19'
UL-11	S 38°59'02" W	1.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
UC-1	40.01'	410596.82'	40.01'	N 49°52'27" W



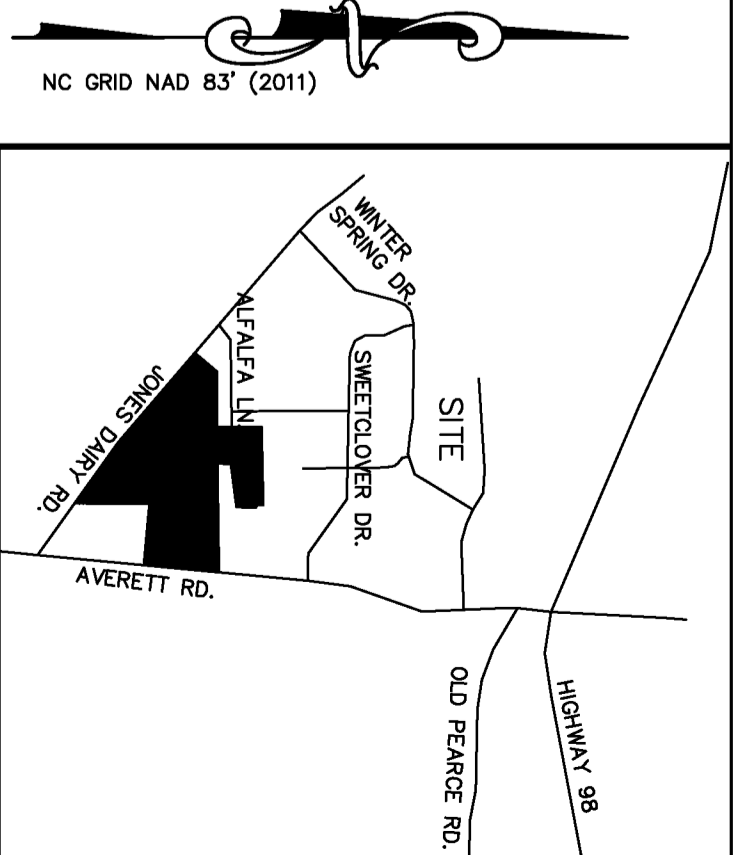
NOTES:

- 1. AREA COMPUTED BY COORDINATE METHOD.
- 2. NORTH ROTATION WAS OBTAINED VIA NC-VMS.
- 3. THE MAXIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1,675 SQUARE FEET.
- 3. ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 2.



LINE	BEARING	DISTANCE
L-1	S 51°00'58" E	95.00'
L-2	N 51°00'58" W	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	S 51°00'58" E	95.00'
L-12	S 51°00'58" E	95.00'
L-13	S 51°00'58" E	95.00'
L-14	S 51°00'58" E	95.00'
L-15	S 51°00'58" E	95.00'
L-16	N 51°00'58" W	95.00'
L-17	N 51°00'58" W	95.00'
L-18	N 51°00'58" W	95.00'
L-19	N 51°00'58" W	95.00'
L-20	N 51°00'58" W	95.00'
L-21	N 51°00'58" W	95.00'
L-22	N 51°00'58" W	95.00'
L-23	N 51°00'58" W	95.00'
L-24	N 51°00'58" W	95.00'
L-25	N 51°00'58" W	95.00'
L-26	N 51°00'58" W	95.00'
L-27	N 51°00'58" W	95.00'
L-28	N 51°00'58" W	95.00'
L-29	S 51°00'58" E	38.00'
L-30	N 51°00'58" W	38.00'

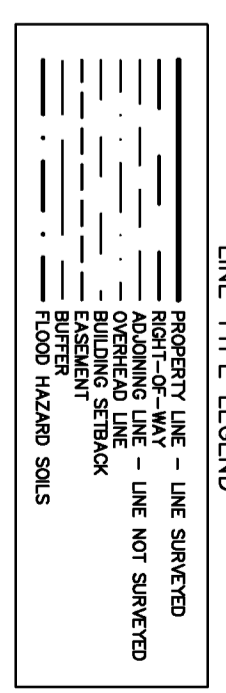
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	13.50'	410596.77'	13.50'	N 49°52'23" W
C-2	100.03'	100.03'	S 49°51'13" E	
C-3	176.22'	410596.77'	176.22'	S 49°51'13" E
C-4	39.77'	25.00'	35.71'	N 84°33'32" E
C-5	15.96'	125.00'	15.95'	S 42°38'30" W
C-6	16.04'	75.00'	16.01'	S 45°06'37" W
C-7	38.77'	25.00'	35.00'	N 05°28'53" W



VICINITY MAP

OWNER/DEVELOPER:
PRESERVE AT JONES DAIRY, LLC
10554 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
(919) 491-0761

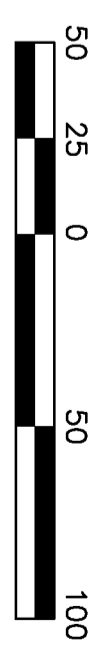
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'
JANUARY 29, 2024
REVISED MAY 6, 2024
REVISED MAY 23, 2024
ZONED R & PUD

PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 2 OF 2
FSP-24-02



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