

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

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, 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

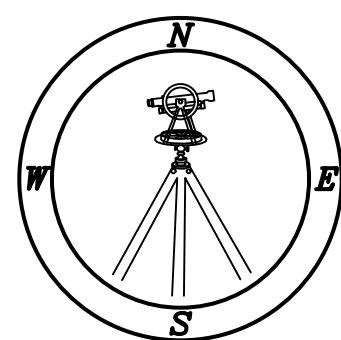
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

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

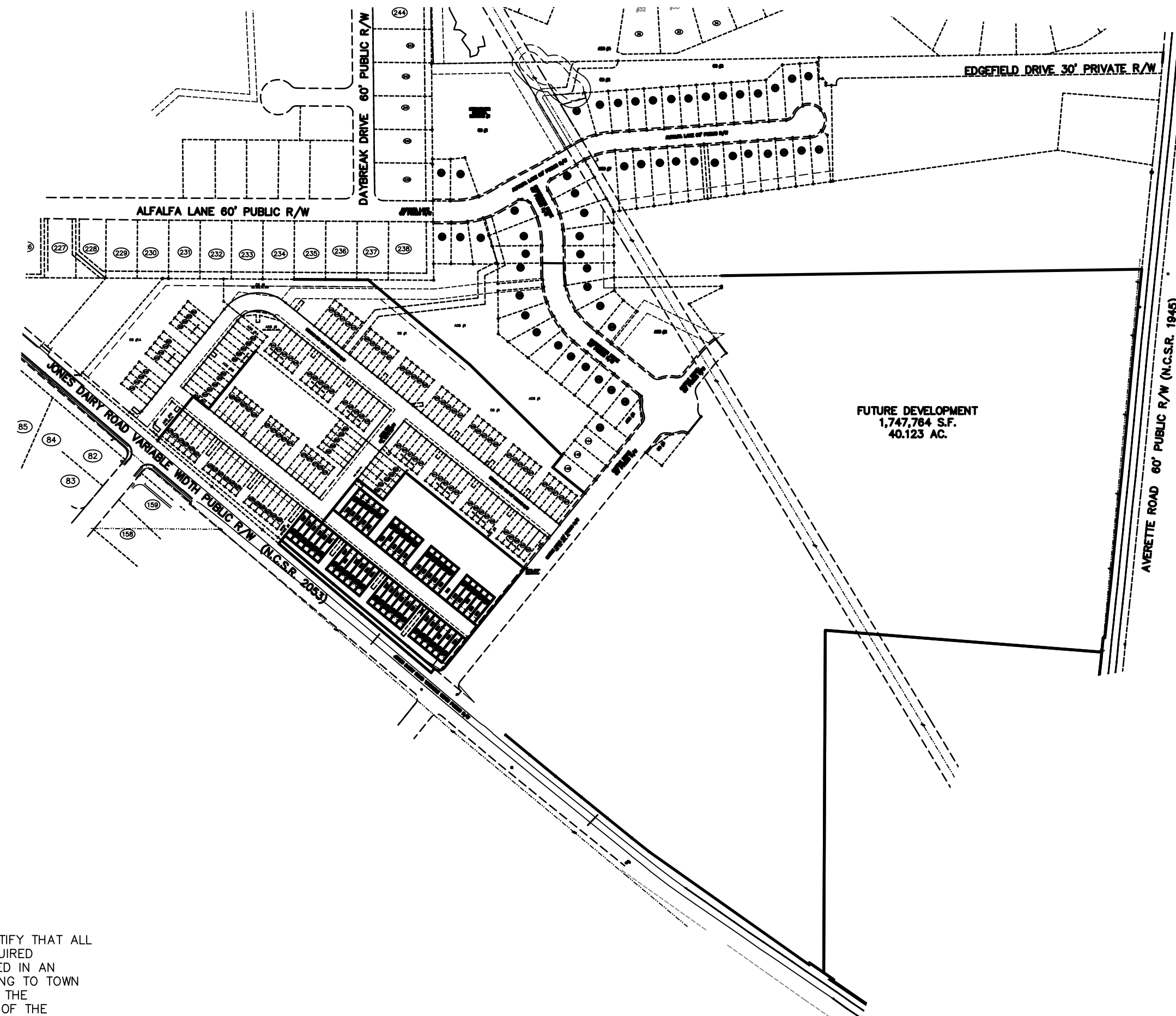


PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

V1 - FSP-24-11

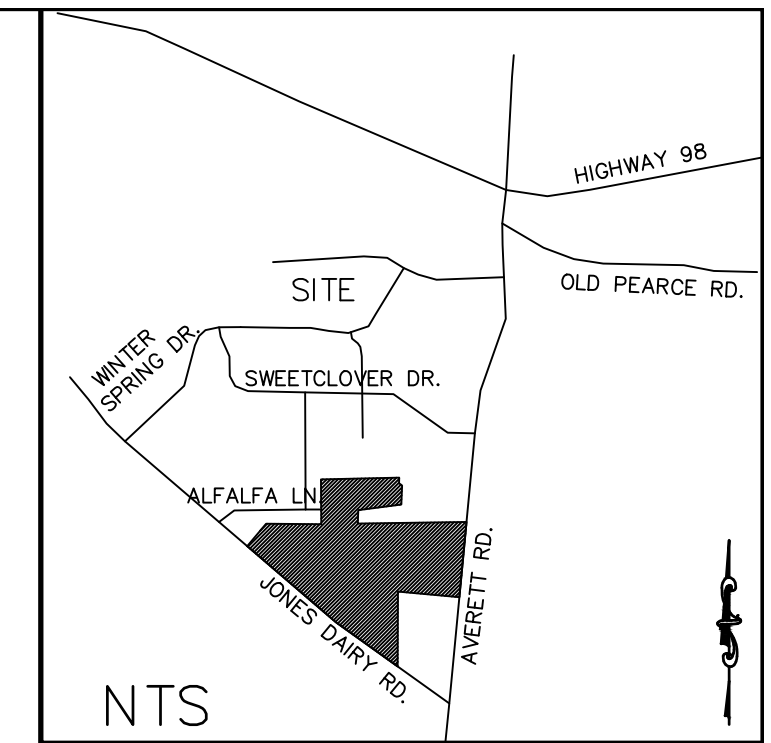
SITE DATA PH 4-TH

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 =	334'
R/W WIDTH IS 50' (PRIVATE)	



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 SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.
- THE MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR TOWN HOMES SHALL BE 1,675 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.



VICINITY MAP

OWNER/DEVELOPER:

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

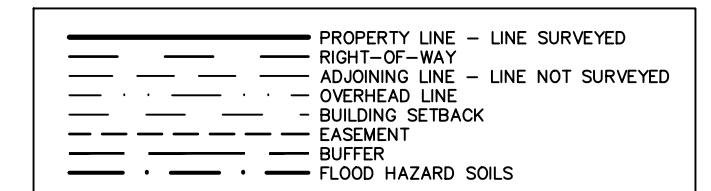
MINIMUM BUILDING SETBACKS FOR TOWNHOME LOTS

FRONT	15'
REAR	15'
BETWEEN BUILDINGS	30'
MIN. SIZE FOR TH	1,100 s.f.
MIN. LOT WIDTH	20'

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
- 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

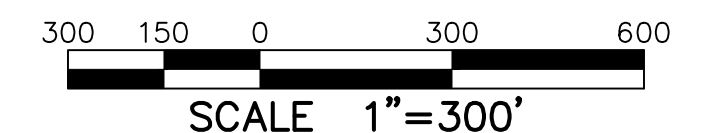
LINE TYPE LEGEND



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

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



JUNE 26, 2024

ZONED R & PUD
PIN #1769-09-4682
PIN #1759-99-2822
PIN #1850-90-6787
SHEET 1 OF 2
FSP-24-05

(JONES DAIRY CENTRAL FP-TH.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

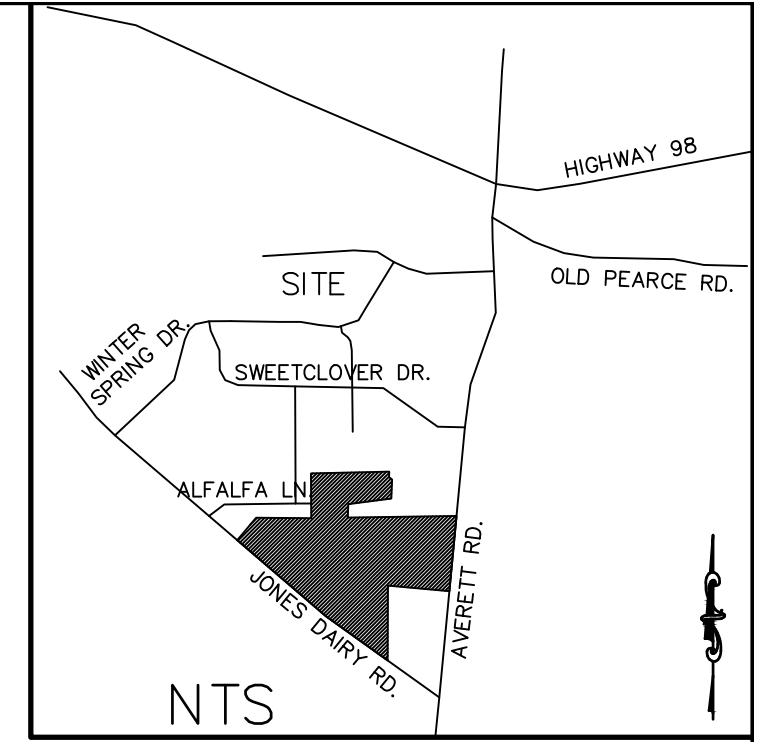
LOT#	SQ.FT.	ACRES
301	1,932	0.044
302	1,932	0.044
303	1,932	0.044
304	1,932	0.044
305	1,932	0.044
306	1,932	0.044
307	1,932	0.044
308	1,932	0.044
309	1,932	0.044
310	1,932	0.044
311	1,932	0.044
312	1,932	0.044
313	1,932	0.044
314	1,932	0.044
315	1,932	0.044
316	1,932	0.044
317	1,932	0.044
318	1,932	0.044
319	1,932	0.044
320	1,932	0.044
321	1,932	0.044
322	1,932	0.044
323	1,932	0.044
324	1,932	0.044
380	1,932	0.044
381	1,932	0.044
382	1,932	0.044
383	1,932	0.044
384	1,932	0.044
385	1,932	0.044
386	1,932	0.044
387	1,932	0.044
388	1,932	0.044
389	1,932	0.044
390	1,932	0.044
391	1,932	0.044
392	1,932	0.044
393	1,932	0.044
394	1,932	0.044
395	1,932	0.044
396	1,932	0.044
397	1,932	0.044
398	1,932	0.044
399	1,932	0.044

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'

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



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
 - NI - 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'

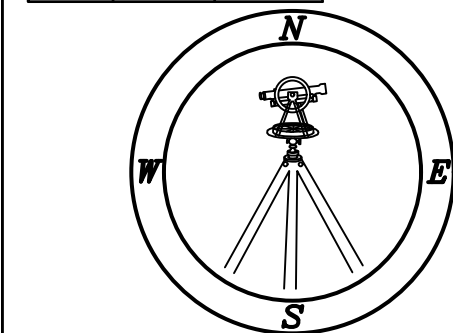
FINAL PLAT OF SUBDIVISION
PRESTLEIGH
PHASE 4 - TOWNHOMES
 fka - PRESERVE AT JONES DAIRY-CENTRAL
 OWNER: PRESERVE AT JONES DAIRY, LLC
 REF: D.B. 18268, PG. 1237
 REF: D.B. 18268, PG. 1240
 REF: D.B. 18268, PG. 1242
 REF: B.M. 1995, PG. 1185
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'
 JUNE 26, 2024

ZONED R & PUD
 PIN #1769-09-4682
 PIN #1759-99-2822
 PIN #1850-90-6787
 SHEET 2 OF 2
 FSP-24-05

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
 - NORTH ROTATION WAS OBTAINED VIA NC-VRS.
 - ALL NOTES, CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 2.
- LINE TYPE LEGEND**
- PROPERTY LINE - LINE SURVEYED
 - RIGHT-OF-WAY
 - ADJOINING LINE - LINE NOT SURVEYED
 - OVERHEAD LINE
 - BUILDING SETBACK EASEMENT
 - BUFFER
 - FLOOD HAZARD SOILS



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