DocuSign Envelope ID: A2D0D0D4-8285-4BBF-9D59-75D204AB1AE4

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.

DocuSigned by: Michael A. Moss

L-3794

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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.

DocuSigned by: Michael A. Moss

L-3794

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 CONCENT, 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.

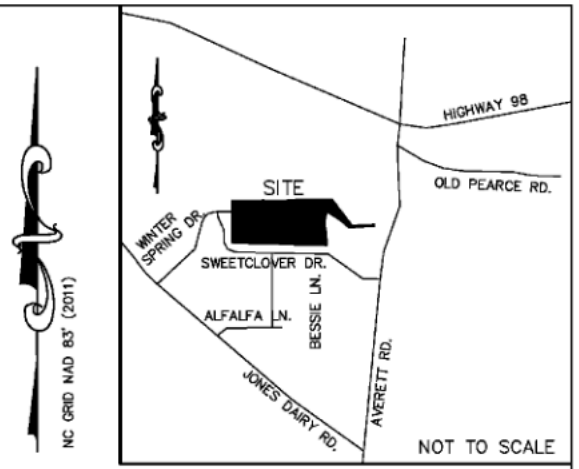
DocuSigned by: 2/5/2024

OWNER DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 22°33'26" E	11.14'
L-2	N 01°41'54" W	50.53'
L-3	N 24°10'00" W	26.26'
L-4	S 11°14'47" W	50.16'
L-5	S 39°15'49" E	35.42'
L-6	S 15°14'47" E	35.42'
L-7	N 79°20'19" E	19.70'
L-8	N 79°18'49" E	33.93'
L-9	S 82°32'37" 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°18'46" 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	39.04'
L-21	N 24°10'00" W	5.64'
L-22	N 24°10'00" W	20.63'
L-23	S 83°23'51" E	36.19'
L-24	N 83°23'51" W	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	40.67'
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	S 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 63°18'47" E	35.42'

LINE TABLE		
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	2.64'
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	27.38'
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" W	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	13.48'
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	47.35'
L-70	S 83°23'51" E	35.99'
L-71	N 02°33'35" W	50.13'
L-72	S 83°23'51" E	31.30'
L-73	N 83°23'51" W	27.24'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	94.17'	255.00'	93.63'	N 11°58'41" W
C-2	35.78'	25.00'	32.80'	S 42°23'54" 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'	255.00'	9.05'	N 23°09'00" W
C-6	102.72'	255.00'	102.02'	N 10°35'36" W
C-7	36.80'	25.00'	33.57'	N 41°13'32" W
C-8	38.24'	205.00'	38.19'	S 88°44'29" E
C-9	30.64'	255.00'	30.62'	N 89°21'22" E
C-10	116.21'	255.00'	115.21'	S 74°08'47" E
C-11	24.99'	25.00'	23.96'	N 89°43'27" W
C-12	88.05'	205.00'	85.42'	N 63°18'47" W
C-13	67.08'	205.00'	66.78'	N 84°42'42" W
C-14	28.74'	255.00'	28.73'	N 89°08'36" E
C-15	18.83'	255.00'	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'	78.06'	N 13°11'30" W
C-18	100.11'	255.00'	99.47'	S 12°55'10" E
C-19	35.66'	25.00'	32.71'	S 42°32'05" E
C-20	3.66'	680.00'	3.66'	S 83°33'06" E
C-21	20.30'	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°59'56" E
C-26	34.64'	45.00'	33.79'	N 55°05'59" E
C-27	48.21'	45.00'	45.94'	S 72°09'27" E
C-28	16.94'	25.00'	16.62'	S 64°34'38" E
C-29	7.54'	730.02'	7.54'	N 83°41'36" W
C-30	44.73'	25.00'	39.00'	S 45°20'59" W
C-31	59.59'	205.00'	59.38'	S 14°13'49" E
C-32	42.62'	525.00'	42.61'	S 86°03'52" 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°36'00" E
C-36	5.20'	825.00'	5.20'	S 88°12'35" 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	1.25'	775.00'	1.25'	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



VICINITY MAP

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS

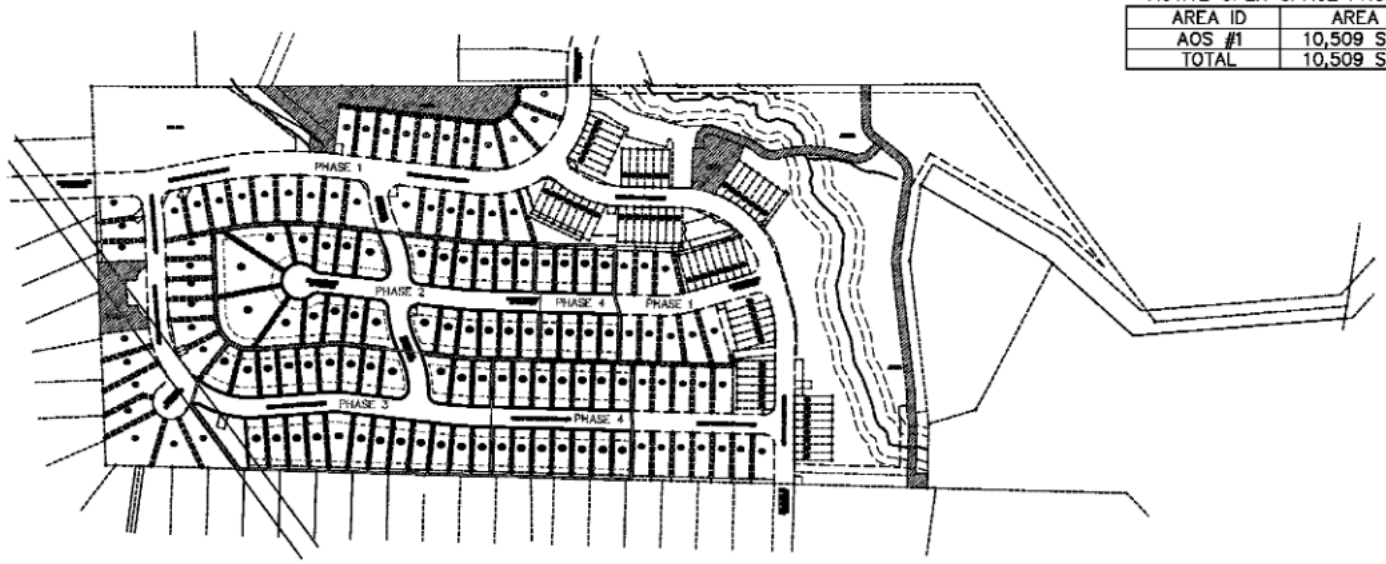
FRONT	25'
REAR	25'
SIDE	5'
CORNER SIDE	10'

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.

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
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P.S.D.E. – PUBLIC STORM DRAINAGE EASEMENT
8888 – ADDRESS
P.D.E. – PRIVATE DRAINAGE EASEMENT



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.

DocuSigned by: Meredith Gruber

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

2/5/2024

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.

2/5/2024 DocuSigned by: Meredith Gruber

DATE REVIEW OFFICER

Meredith Gruber 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 $ 1330 HAS BEEN PAID.

2/5/2024

DATE

DocuSigned by: Meredith Gruber

SUBDIVISION ADMINISTRATOR

SITE DATA
PH 2, 3 & 4-SFD

TOTAL AREA = (TO BE SUBDIVIDED)	14.063 AC.
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:

1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
3. DRAINAGE EASEMENT NOTES: IT SHALL BE THE RESPONSIBILITY OF 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. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.
4. PUBLIC DRAINAGE EASEMENTS ARE CENTERED ON THE DRAINAGE STRUCTURES.
5. PURPOSE OF THE 5' UTILITY EASEMENT IS TO PROVIDE COVERAGE TO ANY UTILITIES THAT ARE BUILT OUTSIDE OF THE RIGHT-OF-WAY.
6. BOUNDARY SURVEY WAS CONDUCTED ON APRIL 20, 2018. SURVEY WAS REVISED ON DECEMBER 17, 2020.
7. BUILDING ENVELOPES AND SUBSEQUENT BUILDABLE AREA SHALL NOT INCLUDE ANY PORTION OF THE 50' NEUSE RIVER RIPARIAN BUFFER.
8. PREVIOUS CASE NUMBERS ARE AS FOLLOWS: SUP 21-02, PR 20-02, SP 21-04, CD 21-04 & SUP 18-07
9. OPEN SPACES 7-11 & SCM LOT WERE NOT INCLUDED ON APPROVED PLAN.
10. OPEN SPACE TABLES LOCATED ON SHEET 3 OF 9.
11. OPEN SPACE LOTS TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
12. UTILITY EASEMENTS SHALL INCLUDE PLACEMENT OF PUBLIC STREET LIGHT POLES.
13. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER MAP# 3720-1850-00K DATED JULY 19, 2022.
14. 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.
15. ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

OWNER/DEVELOPER:

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

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 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

300 150 0 300 600

SCALE 1"=300'

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

(JONES DAIRY PRESERVE-NORTH.DWG-TW)

CMP

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

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02-06-2024 AT 08:58:01
BOOK: BM2024 PAGE: 00325 - 00327

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.

BKBM2024PG00325

DocuSign Envelope ID: A2D0D0D4-8285-4BBF-9D59-75D204AB1AE4

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

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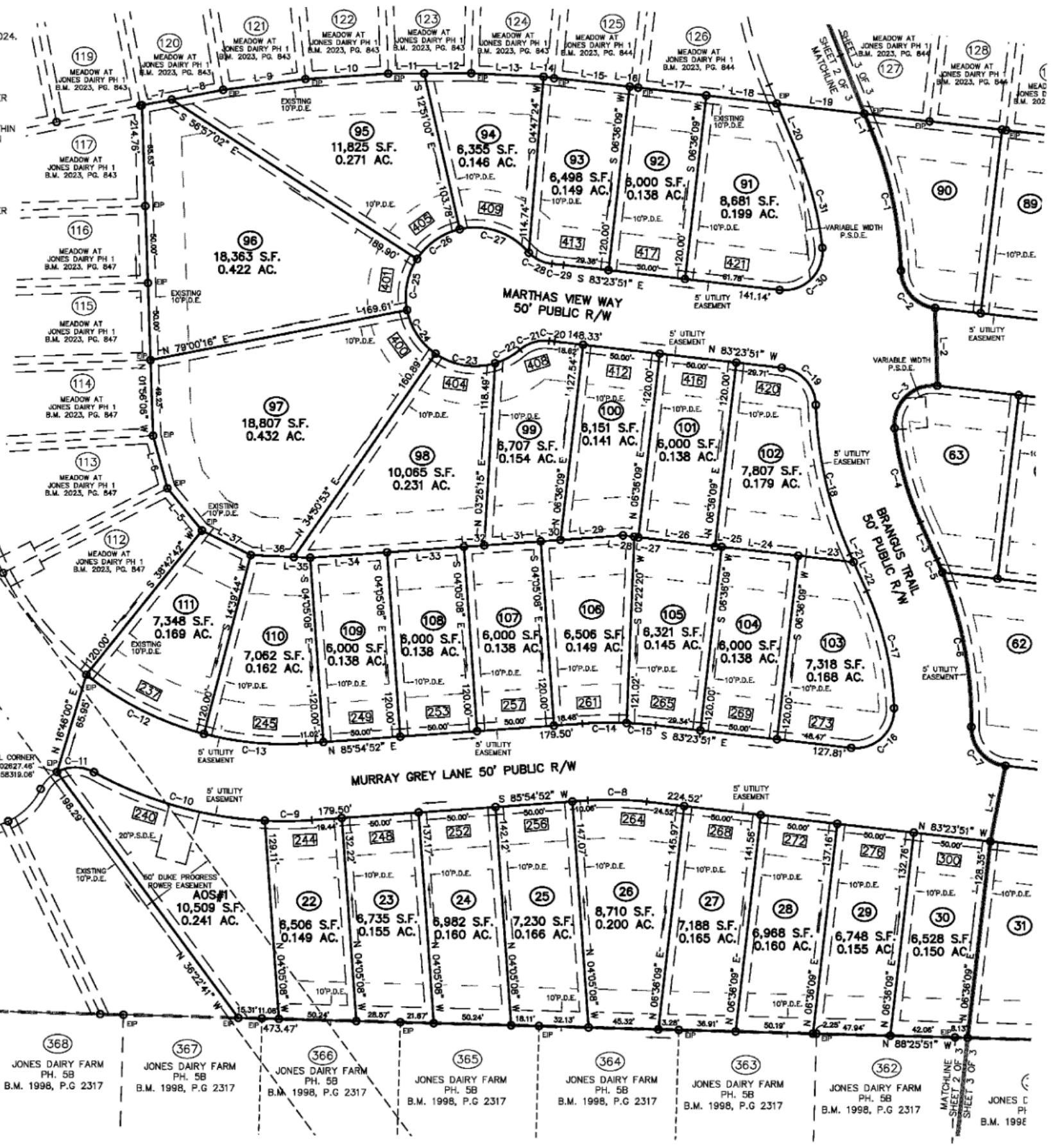
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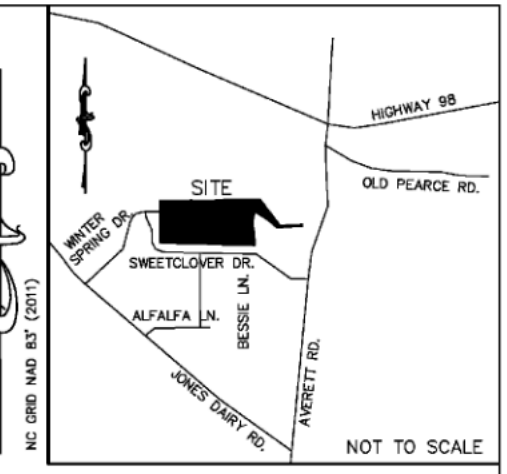
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NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A MOSS

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.





NC GRID NAD 83' (2011')

VICINITY MAP

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

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
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BEIB – BENT IRON BAR
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OWNER/DEVELOPER:

PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, N.C. 27616
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ADJOINING LINE – LINE NOT SURVEYED
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BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

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PHASES 2, 3 & 4, SINGLE FAMILY DWELLINGS

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REF: D.B. 18255, PAGE 1869
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

50 25 0 50 100
SCALE 1"=50'

JUNE 20, 2023
REVISED OCTOBER 17, 2023
PIN # 1750-93-1255
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SHEET 2 OF 3
FSP 23-12

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

(JONES DAIRY PRESERVE-NORTH.DWG-TW)

BKBM2024PG00326

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

DocuSigned by:
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83D1031732D0411...

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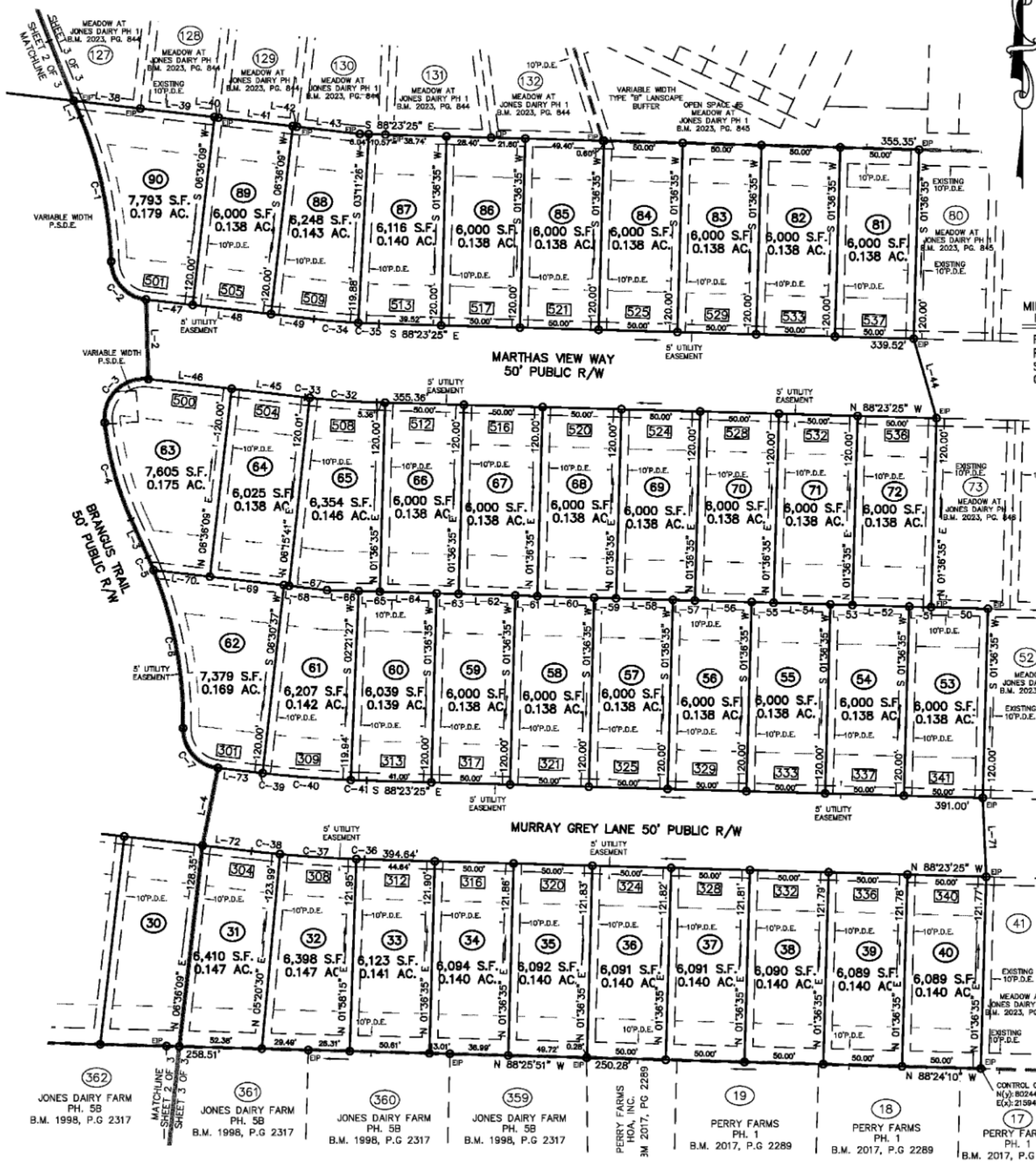
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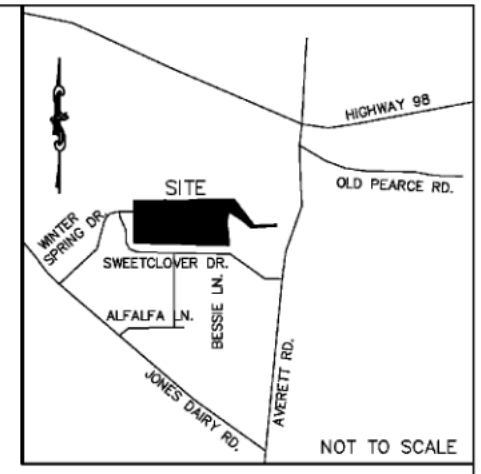
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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- ALL LINE AND CURVE TABLES ON SHEET 1 OF 3.





VICINITY MAP

NC GRID NAD 83' (2011)

MINIMUM BUILDING SETBACKS FOR SINGLE FAMILY LOTS	
FRONT	25'
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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

50 25 0 50 100

SCALE 1"=50'

JUNE 20, 2023
REVISED OCTOBER 17, 2023
PIN # 1750-93-1255
PIN # 1750-92-2931
ZONED R & PUD

SHEET 3 OF 3
FSP 23-12

(JONES DAIRY PRESERVE-NORTH.DWG-TW)

CMP

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

BKBM2024PG00327