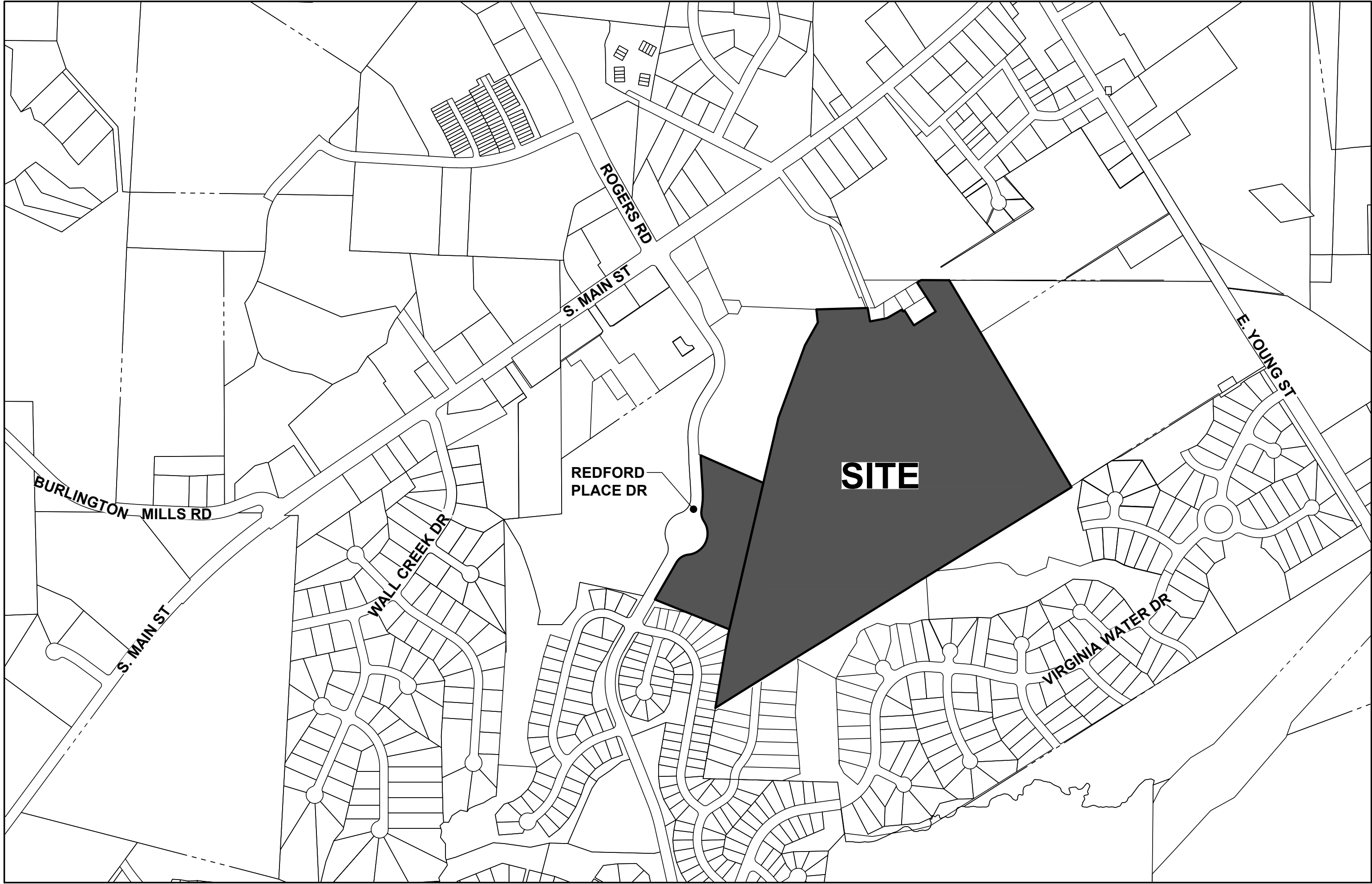


PARKER RIDGE - PHASE 1B - SECTION 1
MAJOR SUBDIVISION FINAL PLAT
FOR
LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

Lot Addressing

Lot # 56	600 Carved Stone Court	SFA
Lot # 57	602 Carved Stone Court	SFA
Lot # 58	604 Carved Stone Court	SFA
Lot # 59	606 Carved Stone Court	SFA
Lot # 60	612 Carved Stone Court	SFA
Lot # 61	614 Carved Stone Court	SFA
Lot # 62	616 Carved Stone Court	SFA
Lot # 63	618 Carved Stone Court	SFA
Lot # 64	620 Carved Stone Court	SFA
Lot # 65	626 Carved Stone Court	SFA
Lot # 66	628 Carved Stone Court	SFA
Lot # 67	630 Carved Stone Court	SFA
Lot # 68	632 Carved Stone Court	SFA
Lot # 69	627 Carved Stone Court	SFA
Lot # 70	629 Carved Stone Court	SFA
Lot # 71	631 Carved Stone Court	SFA
Lot # 72	633 Carved Stone Court	SFA
Lot # 73	635 Carved Stone Court	SFA
Lot # 74	637 Carved Stone Court	SFA
Lot # 75	516 Cavallera Way	SFA
Lot # 76	518 Cavallera Way	SFA
Lot # 77	520 Cavallera Way	SFA
Lot # 78	522 Cavallera Way	SFA
Lot # 79	524 Cavallera Way	SFA
Lot # 80	526 Cavallera Way	SFA
Lot # 81	505 Cavallera Way	SFA
Lot # 82	507 Cavallera Way	SFA
Lot # 83	509 Cavallera Way	SFA
Lot # 84	511 Cavallera Way	SFA
Lot # 85	513 Cavallera Way	SFA
Lot # 86	519 Cavallera Way	SFA
Lot # 87	521 Cavallera Way	SFA
Lot # 88	523 Cavallera Way	SFA
Lot # 89	525 Cavallera Way	SFA
Lot # 90	527 Cavallera Way	SFA
Lot # 91	310 Granite Knoll Court	SFA
Lot # 92	312 Granite Knoll Court	SFA
Lot # 93	314 Granite Knoll Court	SFA
Lot # 94	316 Granite Knoll Court	SFA
Lot # 95	318 Granite Knoll Court	SFA
Lot # 96	320 Granite Knoll Court	SFA
Lot # 97	328 Granite Knoll Court	SFA
Lot # 98	320 Granite Knoll Court	SFA
Lot # 99	322 Granite Knoll Court	SFA
Lot # 100	334 Granite Knoll Court	SFA
Lot # 101	301 Granite Knoll Court	SFA
Lot # 102	303 Granite Knoll Court	SFA
Lot # 103	305 Granite Knoll Court	SFA
Lot # 104	307 Granite Knoll Court	SFA
Lot # 105	313 Granite Knoll Court	SFA
Lot # 106	315 Granite Knoll Court	SFA
Lot # 107	317 Granite Knoll Court	SFA
Lot # 108	319 Granite Knoll Court	SFA
Lot # 109	321 Granite Knoll Court	SFA
Lot # 110	327 Granite Knoll Court	SFA
Lot # 111	329 Granite Knoll Court	SFA
Lot # 112	331 Granite Knoll Court	SFA
Lot # 113	333 Granite Knoll Court	SFA
Lot # 114	335 Granite Knoll Court	SFA
Lot # 115	701 Long Melford Drive	SFD
Lot # 116	705 Long Melford Drive	SFD
Lot # 117	709 Long Melford Drive	SFD
Lot # 180	824 Long Melford Drive	SFD
Lot # 181	826 Long Melford Drive	SFD
Lot # 182	830 Long Melford Drive	SFD
Lot # 183	834 Long Melford Drive	SFD
Lot # 184	836 Long Melford Drive	SFD
Lot # 185	840 Long Melford Drive	SFD
Lot # 186	844 Long Melford Drive	SFD
Lot # 187	846 Long Melford Drive	SFD
Lot # 188	850 Long Melford Drive	SFD
Lot # 189	854 Long Melford Drive	SFD
Lot # 190	860 Long Melford Drive	SFD
Lot # 191	862 Long Melford Drive	SFD
Lot # 192	866 Long Melford Drive	SFD
Lot # 193	870 Long Melford Drive	SFD

Lot # 118	713 Long Melford Drive	SFD
Lot # 119	717 Long Melford Drive	SFD
Lot # 120	721 Long Melford Drive	SFD
Lot # 121	725 Long Melford Drive	SFD
Lot # 122	729 Long Melford Drive	SFD
Lot # 123	733 Long Melford Drive	SFD
Lot # 124	737 Long Melford Drive	SFD
Lot # 125	716 Long Melford Drive	SFD
Lot # 126	720 Long Melford Drive	SFD
Lot # 127	740 Long Melford Drive	SFD
Lot # 128	744 Long Melford Drive	SFD
Lot # 129	752 Long Melford Drive	SFD
Lot # 130	760 Long Melford Drive	SFD
Lot # 131	764 Long Melford Drive	SFD
Lot # 132	800 Long Melford Drive	SFD
Open Space # 1A	xxx Long Melford Drive	OS
Open Space # 1A	xxx Carved Stone Court	OS
Open Space # 1B	732 Long Melford Drive	OS
Open Space # 1B	708 Long Melford Drive	OS
Open Space # 4A	745 Long Melford Drive	OS
Open Space # 4B	506 Cavallera Way	OS
Open Space # 4B	609 Carved Stone Court	OS
Open Space # 4B	201 Redford Place Drive	OS
Open Space # 6	304 Granite Knoll Court	OS
Open Space # 6	xxx Long Melford Drive	OS

Street Table

Street Name	Length	R/W Width	Type
Granite Knoll Drive	400 Ft.	50 Ft.	Public
Cavallera Way	377 Ft.	60 Ft.	Public
Carved Stone Court	501 Ft.	50 Ft.	Public
Long Melford Drive	1,174 Ft.	Variable	Public

TREE CONSERVATION EASEMENT STATEMENT

Tree Conservation Areas shall be owned and maintained by the homeowner's association (HOA) for Parker Ridge. The responsibility for maintaining the protected open space and any facilities located thereon shall be borne by the HOA.

SUBDIVISION STREET DISCLOSURE STATEMENT

All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All streets shown on the final plat shall be designated in accordance with G.S. § 136-102.6 and designation as public shall be conclusively presumed an offer of dedication to the public.

NOTARY STATEMENT

State of _____

County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated: _____

(Name, Title)

Date: _____, 2025.

(Official Seal)

Printed Name: _____, Notary Public

My commission expires _____

SCM FINANCIAL GUARANTEE DISCLOSURE STATEMENT

As a condition of record plat approval, the developer is required to construct stormwater device(s). The plat contains a disclosure statement indicating the name, address and telephone number of the person responsible for construction of the stormwater device(s) and the deed book and page of the recorded stormwater maintenance agreement. The disclosure statement indicates that the stormwater device will be constructed by a specific date. The statement indicates that the County holds a performance guarantee to ensure completion of the required stormwater treatment.

Before improvements are accepted for maintenance by the property owners association or lot owner, the developer or the developer's engineer or other representative, as authorized by Statute, must certify to the property owners association or lot owner and to the county that improvements are complete and functioning as designed

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and describe hereon, which is in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

Deed Book/Page No.: 19588/1816

Signature(s) & title/position of property owner(s):

KL LB BUY 2 LLC
a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

CERTIFICATE OF SURVEY AND ACCURACY:

I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 19588, Page 1816); that the boundaries not surveyed are shown as broken lines plotted from deeds cited herein; that the ratio of precision or positional accuracy as calculated is 1/10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. I further certify that this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and seal this _____ day of _____, A.D., 2025.

Professional Surveyor L-5273

CERTIFICATE OF SURVEY AND ACCURACY (GNSS):

I, James D. Whitacre, certify that this map was drawn under my supervision from an actual GNSS survey made under my supervision and the following information was used to perform the survey.

Class of survey: A
Positional accuracy: 0.033 meters H
Type of GNSS field procedure: Real Time Kinematic - NC Network
Date(s) of survey: March 5, 2024
Datum/Epoch: NAD 83 (NSRS 2011)
Published/fixed control: NC Real Time Network
Geoid model: Geoid 18
Combined grid factor: 0.99990581
Units: US Survey Feet

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 LDA of the Town of Rolesville for recording in the Office of the Register of Deeds of Wake County.

Date _____

Land Development Administrator, Town of Rolesville
Rolesville, North Carolina

CERTIFICATE OF APPROVAL FOR RECORDING

I, _____, Review Officer of the Town of Rolesville, Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

IMPROVEMENT GUARANTEE CERTIFICATE

I, _____, Review Officer of the Town of Rolesville, Wake County, 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 have been paid.

Review Officer _____ Date _____

SITE DATA TABLE

Owner: KL LB BUY 2 LLC
225 Liberty Street, Suite 4210
New York, NY 10281

Site Addresses: 201 Redford Place Drive
82 School St.
Rolesville, NC 27571

PINS: 1758884270, 1758988411 & 1758983710

Existing Zoning: RM-CZ and RH-CZ per MA-22-03

Town Application Ref.: MA22-03, PSP23-02 & CID-23-06

Existing Lot Area: 2,919,637 Sq. Ft. (67.026 Ac.)

Single Family Lot Area: 290,117 Sq. Ft. (6.660 Ac.)

R/W Dedication: 134,768 Sq. Ft. (3.094 Ac.)

Homeowners Association Common Lot Area: Open Space #1A: 39,026 Sq. Ft. (0.896 Ac.)
Open Space #1B: 183,416 Sq. Ft. (4.211 Ac.)
Open Space #4A: 2,653 Sq. Ft. (0.061 Ac.)
Open Space #4B: 56,608 Sq. Ft. (1.299 Ac.)
Open Space #6: 55,841 Sq. Ft. (1.282 Ac.)
Total: 337,544 Sq. Ft. (7.749 Ac.)

Phase 1B Section 1 Area: 762,429 Sq. Ft. (17.503 Ac.)
Remaining Area: 2,157,208 Sq. Ft. (49.523 Ac.)

Number of Open Space Lots: 5
Number of Residential Lots: 78
Impervious Area Allowed Per Lot: See Note #16 this sheet.

Single Family Setbacks (RM-CZ): Front: 20'
Side: 5'
Corner Side: 10'
Rear: 20'

Townhome Setbacks (RH-CZ): Front: 15'
Side: 10'
Corner Side: 15'
Rear: 15'
Parking: 19'
Building Separation: 30'

GENERAL NOTE

- The purpose of this plat is to dedicate right-of-way, easements, tree conservation areas and create new lots.
- No published horizontal survey monument found within 2,000 feet of this subject parcel(s).
- Areas calculated by coordinate geometry.
- All above ground and subsurface improvements are not necessarily shown hereon.
- All distances are horizontal ground distances.
- All bearings and coordinates are based on North Carolina State Plain Coordinate System (NAD 83, 2011 Adjustment).
- These Parcels may be subject to easements or rights of others that have not been disclosed on this plat.
- By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain), by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720175800K with an effective date of July 19, 2022, in Wake County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
- Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.
- There was evidence of Wetlands and Jurisdictional waters on the site. Wetland and streams shown hereon are based off preliminary jurisdictional determination completed by Soil & Environmental Consultants, PA, dated March 14, 2023.
- The subdivider shall file the approved final plat with the Register of Deeds of Wake County within sixty (60) days of the LDA of the Town of Rolesville approval; otherwise, such approval shall be null and void.
- All common area and open space lots are to be owned and maintained by the Parker Ridge Owners Association for this development.
- Declaration of Covenants, Conditions and Restrictions for Parker Ridge, has been recorded in Deed Book _____, Page _____, in the Wake County Register of Deeds.
- Stormwater Control Measure (SCM) Access and Maintenance Easement: The Stormwater Control Measure (SCM) Access and Maintenance Easement is/are hereby dedicated over the Stormwater Best Management Practice (BMP) facility. The SCM Access and Maintenance Easement is/are considered to be private, with the sole responsibility of the Owner to provide for all required maintenance and operations as approved by the Town Manager until completed and accepted by the Town. Upon Town acceptance of the as-built drawings operations and maintenance of the SCM shall be the responsibility of the Parker Ridge Home Owners Association.
- Stormwater Control Measures to be maintained by Parker Ridge Owners Association per stormwater Agreement recorded in DB 18858, PG 2273 in the Wake County Register of Deeds.
- Easements for storm drainage shown on the plat are not made to Wake County but are irrevocably made to the subsequent owners of any and all of the properties shown hereon for their use and benefit public acceptance. 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.
- The maximum impervious surface allowed (MISA) is 2,095 square feet per attached single family townhome lot and 2,500 square feet for detached single family lots.

OWNER:
KL LB BUY 2 LLC
225 Liberty Street, Suite 4210
New York, NY 10281
Contact: Dustin Potter
Phone: (480) 447-9591

DEVELOPER:
Lennar Carolinas, LLC
5505 Waterford Drive
Miami, FL 33126
Contact: John Nabers
Phone: (919) 820-9707
E-mail: John.Nabers@lennar.com

APPLICANT/SURVEYOR:
Advanced Civil Design, Inc.
51 Kilmayne Drive, Suite 102
Cary, NC 27511
Contact: Cameron Rice
Phone: (919) 481-6290
E-mail: crice@advancedcivildesign.com

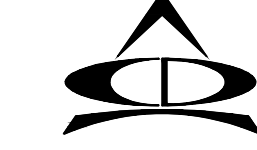
REFERENCES:
D.B. 19558, Pg. 290
B.M. 2001, Pg. 2437

FSP-24-24

Parker Ridge - Phase 1B - Section 1
Major Subdivision Final Plat
for
Lennar Carolinas, LLC

ROLESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: CMR

CHECKED BY: JDW

SCALE: 1" = 500'

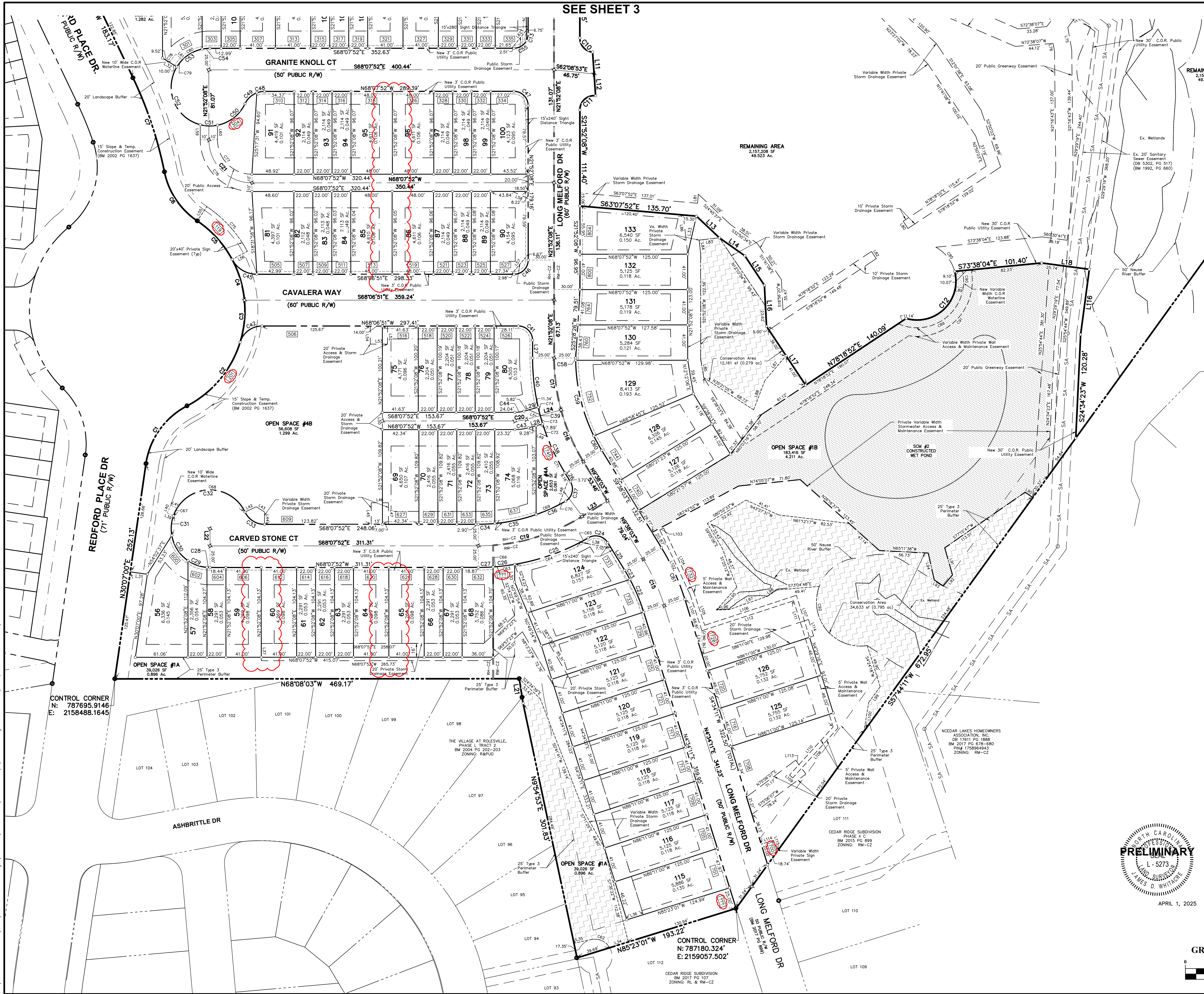
DATE: 12/02/2024

REV. DATE: 03/03/2025

REV. DATE: 04/01/2025

SHEET 1 / 3

Q:\22-0008-1149\NC\DWG\Production Drawings\Survey\Final Plots\1149p-ph1B-S1.dwg Sheet 2 Apr 01, 2025 - 3:56:05pm orice



SEE SHEET 3

- NOTE:**
1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
 2. See Sheet 3 for line and curve tables.
 3. All common area and open space lots are to be owned and maintained by the Parker Ridge Owners Association for this development.

LEGEND

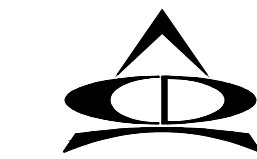
●	Iron Pin Found	-----	Property Boundary
○	Iron Pipe Found	-----	Proposed Right-of-Way
○	Iron Pin Set	-----	Ex Right-of-Way
✕	PK Nail Set	-----	Proposed Property Line
Ⓜ	Monument Found	-----	Adj. Property Line
N/F	Now or Formerly	-----	Old Property Line
DB/PG	Deed Book / Page	-----	Removed by this Plat
BM/PG	Book of Maps / Page	-----	Property Line or R/W Not Surveyed
HOA	Homeowners Association	-----	Ex. Utility Easement Line
R/W	Right-of-Way	-----	Ex. Stream Centerline
SCM	Stormwater Control Measure	-----	50' Neuse River Buffer
SF	Square Feet	-----	Proposed Easement
Ac.	Acre	-----	Landscape Buffer
VAR	Variable	-----	Building Setback
0000	Lot Address	-----	Sanitary Sewer
C.O.R.	City of Raleigh	-----	Zoning Line
		-----	Private SCM Access and Maintenance Easement
		-----	Tree Conservation Area
		-----	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23

FSP-24-24

Parker Ridge - Phase 1B - Section 1
Major Subdivision Final Plat
for
Lennar Carolinas, LLC

ROLESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: CMR

CHECKED BY: JDW

SCALE: 1" = 500'

DATE: 12/02/2024

REV. DATE: 03/03/2025

REV. DATE: 04/01/2025

SHEET 2 / 3

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



APRIL 1, 2025

NC GRID NAD 83 (2011 ADJUSTMENT)

- NOTE:**
1. Refer to Sheet 1 of this multi-page plot for notes, restrictions, and other requirements pertaining to this plot.
 2. See Sheet 3 for line and curve tables.
 3. All common area and open space lots are to be owned and maintained by the Parker Ridge Owners Association for this development.

LEGEND

●	Iron Pin Found	-----	Property Boundary
○	Iron Pipe Found	-----	Proposed Right-of-Way
○	Iron Pin Set	-----	Ex Right-of-Way
⊗	PK Nail Set	-----	Proposed Property Line
⊗	Monument Found	-----	Adj. Property Line
N/F	Now or Formerly	-----	Old Property Line Removed by this Plat
DB/PG	Deed Book / Page	-----	Property Line or R/W Not Surveyed
BM/PG	Book of Maps / Page	-----	Ex. Utility Easement Line
HOA	Homeowners Association	-----	Ex. Stream Centerline
R/W	Right-of-Way	-----	50' Neuse River Buffer
SCM	Stormwater Control Measure	-----	Proposed Easement
SF	Square Feet	-----	Landscape Buffer
Ac.	Acre	-----	Building Setback
VAR	Variable	-----	Sanitary Sewer
0000	Lot Address	-----	Zoning Line
C.O.R.	City of Raleigh	-----	Private SCM Access and Maintenance Easement
		-----	Tree Conservation Area
		-----	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23

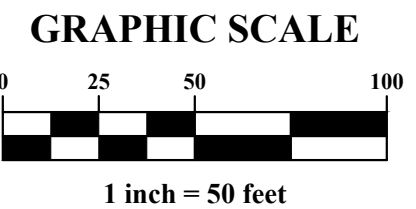
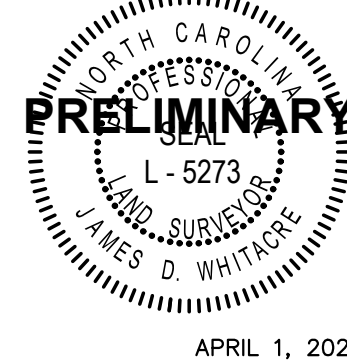
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	054°17'14"	90.00'	85.27'	S57°15'37"W
C2	045°23'23"	125.00'	99.03'	N61°42'32"E
C3	022°34'57"	125.00'	49.27'	N27°43'22"E
C4	022°43'37"	125.00'	49.58'	N05°04'05"E
C5	027°56'35"	125.00'	60.96'	N20°16'01"W
C6	044°42'56"	90.00'	70.24'	S11°52'51"E
C7	014°06'54"	467.80'	115.24'	N03°25'10"E
C8	001°38'36"	240.00'	6.88'	N13°52'49"E
C9	024°28'59"	40.00'	17.09'	N53°04'00"W
C10	084°01'01"	16.50'	24.20'	S20°08'23"E
C11	095°58'59"	16.50'	27.64'	S69°51'37"W
C12	121°01'27"	45.00'	95.05'	N67°44'18"E
C13	028°30'13"	16.50'	8.21'	N36°07'14"E
C15	014°12'14"	240.57'	59.64'	N02°31'56"W
C16	016°18'42"	230.00'	65.48'	S01°28'42"E
C17	015°11'29"	230.00'	60.98'	S14°16'23"W
C18	008°48'37"	210.00'	32.29'	N17°27'49"E
C19	031°30'10"	230.00'	126.46'	S83°52'58"E
C20	015°11'29"	50.00'	13.26'	N75°43'37"W
C21	090°00'00"	50.00'	78.54'	S23°07'52"E
C22	010°57'41"	215.57'	41.24'	N00°54'39"W
C23	003°14'33"	215.57'	12.20'	N08°00'46"W
C24	090°00'00"	16.50'	25.92'	N54°38'03"W
C25	020°28'41"	255.00'	91.14'	S87°52'52"E
C26	005°39'29"	255.00'	25.18'	S74°48'47"E
C27	003°51'10"	255.00'	17.15'	S70°03'28"E
C28	004°32'13"	45.00'	3.56'	S65°51'46"E
C29	030°04'24"	45.00'	23.62'	S48°33'27"E
C30	045°25'23"	45.00'	35.68'	S10°48'34"E
C31	029°15'32"	45.00'	22.98'	S26°31'54"W
C32	135°19'51"	45.00'	106.29'	N71°10'25"W
C33	064°37'23"	25.00'	28.20'	S35°49'11"E
C34	005°20'13"	205.33'	19.13'	S70°48'42"E
C35	013°44'15"	205.33'	49.23'	S80°20'56"E
C36	010°29'54"	205.33'	37.62'	N87°32'00"E
C37	090°00'00"	16.50'	25.92'	N35°21'57"E
C38	014°03'51"	255.00'	62.59'	S02°36'07"E
C39	004°29'42"	255.00'	20.01'	S06°40'39"W
C40	012°56'38"	255.00'	57.61'	S15°23'49"W
C41	089°58'59"	16.50'	25.91'	N23°07'22"W
C42	072°52'18"	26.50'	33.70'	S75°27'00"W
C43	015°11'29"	60.00'	15.91'	S75°43'37"E
C44	015°11'29"	40.00'	10.61'	S75°43'37"E
C45	061°49'07"	32.50'	35.07'	S37°12'18"E
C46	090°01'01"	16.50'	25.92'	N66°52'38"E
C47	090°00'00"	16.50'	25.92'	N23°07'52"W
C48	020°51'21"	25.00'	9.10'	N78°33'33"W
C49	043°46'02"	25.00'	19.10'	S69°07'45"W
C50	053°28'50"	45.00'	42.00'	N73°59'09"E
C51	025°41'27"	45.00'	20.18'	S66°25'42"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C52	106°56'51"	45.00'	84.00'	S00°06'34"E
C53	046°57'03"	45.00'	36.88'	S76°50'23"W
C54	011°31'31"	45.00'	9.07'	N73°54'28"W
C55	061°29'47"	16.50'	17.71'	N81°07'14"E
C56	008°48'37"	180.00'	27.68'	N17°27'49"E
C57	008°48'37"	240.00'	36.90'	N17°27'49"E
C58	000°44'20"	205.00'	2.64'	S21°29'58"W
C59	025°24'47"	205.00'	90.93'	S06°25'24"W
C60	005°21'03"	205.00'	19.15'	S06°57'31"E
C61	014°12'14"	265.57'	65.84'	N02°31'56"W
C62	071°35'31"	20.00'	24.99'	N44°17'22"W
C63	004°36'10"	255.00'	20.48'	S75°20'27"E
C64	018°02'21"	255.00'	80.28'	S86°39'42"E
C65	002°26'20"	255.00'	10.85'	N83°05'58"E
C66	001°03'19"	255.00'	4.70'	S72°30'42"E
C67	012°45'33"	45.00'	10.02'	S47°32'26"W
C68	122°34'18"	45.00'	96.27'	N64°47'38"W
C69	008°04'45"	205.33'	28.95'	N88°44'35"E
C70	002°25'10"	205.33'	8.67'	N83°29'37"E
C71	010°35'16"	255.00'	47.12'	S04°20'25"E
C72	003°28'35"	255.00'	15.47'	S02°41'31"W
C73	002°30'07"	255.00'	11.13'	S05°40'52"W
C74	001°59'35"	255.00'	8.87'	S07°55'42"W
C75	027°56'35"	145.00'	70.72'	N20°16'01"W
C76	090°00'00"	60.00'	94.25'	S23°07'52"E
C77	090°00'00"	40.00'	62.83'	S23°07'52"E
C78	012°45'31"	55.00'	12.25'	S59°44'37"W
C79	012°45'31"	45.00'	10.02'	S59°44'37"W
C80	034°11'32"	45.00'	26.85'	S83°13'09"W
C81	001°07'38"	180.00'	3.54'	N21°18'18"E
C82	007°40'58"	180.00'	24.14'	N16°54'00"E
C83	027°32'34"	110.00'	52.88'	N79°54'55"W
C84	027°32'34"	90.00'	43.26'	N79°54'55"W
C85	046°30'00"	45.00'	36.52'	N16°01'26"W
C86	003°21'03"	240.00'	14.04'	N20°11'36"E
C87	003°48'57"	240.00'	15.98'	N16°36'36"E
C88	024°28'59"	60.00'	25.64'	N53°40'00"W
C89	105°46'28"	54.00'	99.69'	N82°59'26"E
C90	021°28'01"	54.00'	20.12'	N19°25'53"E
C91	110°38'01"	64.00'	123.58'	N65°16'12"E
C92	119°11'22"	51.25'	106.61'	S17°06'58"E

LINE TABLE		
LINE	DISTANCE	BEARING
L1	21.90'	N00°07'41"W
L2	18.28'	S42°04'19"E
L3	14.69'	N43°30'12"E
L8	60.42'	N65°54'29"W
L9	50.76'	N80°59'21"W
L10	45.99'	N70°06'28"W
L11	50.75'	S17°58'57"W
L12	50.75'	S17°58'57"W
L13	36.66'	S60°38'17"W
L14	36.19'	S32°50'34"E
L15	41.00'	S11°41'08"E
L16	47.65'	S18°56'20"W
L17	82.00'	S11°41'08"E
L18	55.74'	S60°30'41"E
L21	28.84'	N13°03'43"E
L22	20.00'	N21°52'08"E
L23	34.76'	S80°21'57"W
L24	41.97'	N83°19'21"W
L24	27.31'	N21°40'15"E
L25	37.63'	N09°38'03"W
L26	11.88'	N09°38'03"W
L27	20.65'	N21°52'08"E
L28	17.17'	N83°19'21"W
L29	17.17'	N83°19'21"W
L30	20.43'	N21°52'06"E
L31	20.00'	N59°53'00"W
L32	19.52'	N36°38'08"W
L33	45.28'	N34°51'46"E
L34	22.59'	N85°23'01"W
L35	20.54'	N80°05'07"W
L36	20.00'	N85°23'01"W
L37	20.00'	N21°52'08"E
L38	36.46'	S58°13'03"E
L39	7.94'	S42°51'54"E
L40	10.00'	S47°08'06"W
L41	8.01'	N42°51'49"E
L42	14.34'	S86°29'31"W
L43	11.40'	N35°49'11"W
L44	14.34'	N21°52'08"E
L45	25.00'	N21°52'08"E
L46	20.00'	S68°07'52"E
L47	25.00'	S21°52'08"W
L48	31.98'	N42°14'19"E
L49	24.90'	S44°49'28"E
L50	20.00'	N21°52'08"E
L51	14.25'	N44°49'28"W
L52	21.00'	N21°52'08"E
L53	20.00'	N68°06'51"W
L54	21.00'	N21°52'08"E
L55	20.00'	N55°45'41"E

LINE TABLE		
LINE	DISTANCE	BEARING
L105	39.48'	S03°49'00"W
L106	111.97'	S86°11'00"E
L107	161.24'	S04°29'16"W
L108	78.13'	S64°03'41"W
L109	5.00'	N25°56'19"W
L110	75.27'	N64°03'41"E
L111	153.32'	N04°29'16"E
L112	111.91'	N86°11'00"W
L113	20.00'	N14°53'53"W
L114	20.00'	N04°29'16"E
L114	15.00'	S85°25'49"E
L115	13.76'	S04°34'11"W

SEE SHEET 2



FSP-24-24

Parker Ridge - Phase 1B - Section 1
Major Subdivision Final Plat
for
Lennar Carolinas, LLC

ROLESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: CMR

SCALE: 1" = 50'

DATE: 12/02/2024

REV. DATE: 03/03/2025

REV. DATE: 04/01/2025

CHECKED BY: JDW

SHEET 3 / 3