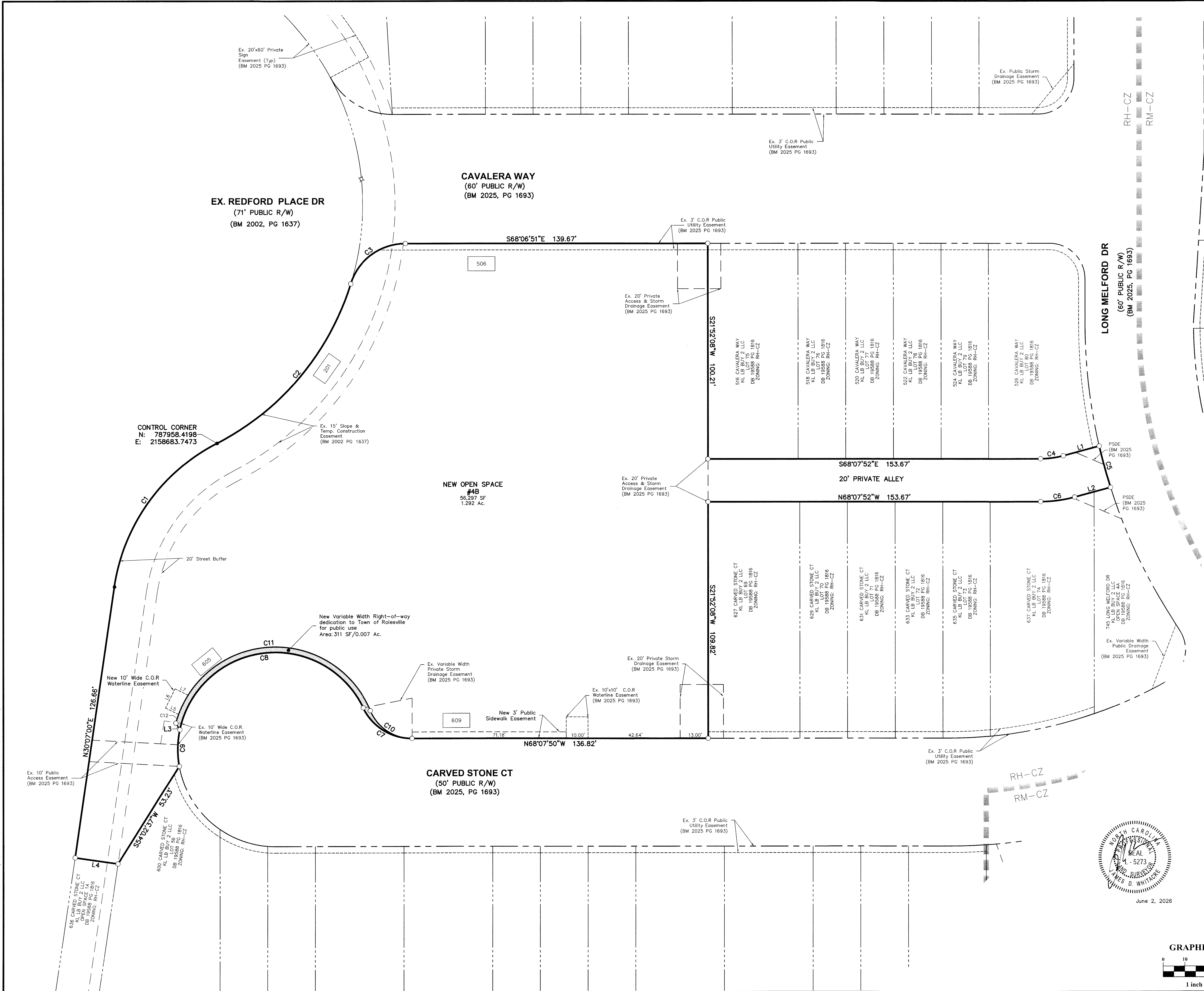




NOTE:
1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
2. See Sheet 2 for line and curve tables.
3. All common area and open space lots are to be owned and maintained by the Parker Ridge Owners Association for this development.

LEGEND

●	Iron Pin Found	—	Property Boundary
○	Iron Pipe Found	—	Proposed Right-of-Way
○	Iron Pin Set	—	Ex Right-of-Way
XX	PK Nail Set	—	Proposed Property Line
M	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	—	Zoning Line
C.O.R.	City of Raleigh	—	Right of Way Dedication
PSDE	Private Storm Drain Easement	—	

LINE TABLE		
LINE	DISTANCE	BEARING
L1	17.17'	S83°19'21"E
L2	17.17'	N83°19'21"W
L3	3.58'	S08°55'13"E
L4	20.00'	N59°53'00"W
L5	6.76'	N41°58'31"W
L6	10.00'	N48°01'29"E
L7	6.76'	S41°58'31"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	054°17'14"	90.00'	85.27'	N57°15'37"E	82.12'
C2	045°23'23"	125.00'	99.03'	N61°42'32"E	96.46'
C3	072°52'18"	26.50'	33.70'	N75°27'00"E	31.48'
C4	015°11'29"	40.00'	10.61'	S75°43'37"E	10.57'
C5	004°29'42"	255.00'	20.01'	S06°40'39"W	20.00'
C6	015°11'29"	60.00'	15.91'	N75°43'37"W	15.86'
C7	064°37'23"	25.00'	28.20'	N35°49'11"W	26.73'
C8	142°47'43"	45.00'	112.15'	N74°54'21"W	85.30'
C9	021°47'40"	45.00'	17.12'	S22°47'58"W	17.01'
C10	067°48'19"	20.80'	24.62'	S34°13'41"E	23.20'
C11	142°47'42"	47.50'	118.38'	S71°43'22"E	90.04'
C12	005°06'10"	47.50'	4.23'	N39°25'51"E	4.23'

FSP-26-0004

Parker Ridge - Open Space 4B
Right-of-way and Easement Plat
for
Lennar Carolinas, LLC

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
P.L.L.C.
JAMES D. WHITACRE

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

DRAWN BY: BPW
SCALE: 1" = 20'
V1 DATE: 03/02/26
V2 DATE: 03/31/26
V3 DATE: 04/21/26
V4 DATE: 06/02/26

CHECKED BY: JDW

SHEET 2 / 2

