

PARKER RIDGE - PHASE 2 MAJOR SUBDIVISION FINAL PLAT

FOR LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	058°05'29"	300.00'	304.17'	N74°43'26"W	291.30'
C2	014°45'19"	300.00'	77.26'	S38°18'02"E	77.05'
C3	050°25'55"	335.00'	294.87'	N78°33'13"W	285.44'
C4	081°22'54"	11.50'	16.33'	N84°32'11"E	15.00'
C5	048°25'47"	16.50'	13.95'	S20°36'10"W	13.54'
C6	034°21'07"	16.50'	9.89'	S20°47'17"E	9.75'
C7	005°38'39"	330.00'	32.51'	N35°08'17"W	32.49'
C8	001°23'37"	330.00'	8.03'	N31°37'10"W	8.03'
C9	089°59'58"	16.50'	25.92'	N75°55'23"W	23.33'
C10	002°54'53"	29.50'	1.50'	S57°37'12"W	1.50'
C11	040°04'10"	29.50'	20.63'	S36°07'40"W	20.21'
C12	032°21'48"	45.00'	25.42'	N32°16'30"E	25.08'
C13	057°14'24"	45.00'	44.96'	N77°04'36"E	43.11'
C14	066°01'14"	45.00'	51.85'	S41°17'35"E	49.03'
C15	107°58'30"	45.00'	84.80'	S45°42'17"W	72.80'
C16	002°22'02"	45.00'	1.86'	N79°07'21"W	1.86'
C17	042°59'13"	29.50'	22.13'	N80°34'14"E	21.62'
C18	089°59'53"	16.50'	25.92'	N14°04'34"E	23.33'
C19	057°17'01"	270.00'	269.94'	N59°33'52"W	258.84'
C20	011°02'02"	270.00'	52.00'	S86°16'36"W	51.92'
C21	004°31'46"	270.00'	21.34'	S78°29'43"W	21.34'
C22	005°12'53"	335.00'	30.49'	N72°12'53"W	30.48'
C23	014°46'45"	335.00'	86.41'	N62°13'04"W	86.17'
C24	001°29'27"	335.00'	8.72'	N54°04'59"W	8.72'
C25	070°52'03"	50.65'	62.65'	S16°54'27"W	58.73'
C26	078°14'38"	45.65'	62.35'	S19°22'38"W	57.61'
C27	007°35'51"	45.00'	5.97'	S78°06'08"E	5.96'
C28	002°38'56"	45.00'	2.08'	S09°36'26"E	2.08'
C29	001°08'01"	45.00'	0.89'	N78°30'20"W	0.89'
C30	032°57'15"	66.00'	37.96'	N28°00'29"W	37.44'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	9.77'	N58°08'06"E
L2	71.59'	S78°49'39"W
L3	21.95'	N68°36'34"W
L4	24.35'	S73°46'43"W
L5	20.30'	S42°57'56"W
L6	18.00'	S11°26'08"E
L7	48.27'	N10°52'23"E
L8	14.09'	N08°47'28"E
L9	32.00'	S59°04'38"W
L10	41.00'	S59°04'38"W
L11	42.20'	N72°47'03"E
L12	18.03'	N15°36'33"W
L13	20.00'	S14°41'52"E
L14	1.51'	S13°46'10"E
L15	1.03'	S13°46'10"E
L16	31.94'	N74°23'27"E
L17	24.10'	N28°41'30"W
L18	23.20'	S33°10'50"E
L19	17.63'	S70°56'31"W
L20	50.46'	S82°18'06"W
L21	21.76'	N07°36'53"E
L22	30.00'	S82°23'07"E
L23	27.14'	S07°36'53"W
L24	23.86'	N85°34'09"W
L25	15.00'	N45°38'11"W
L26	10.00'	N44°21'49"E
L27	15.00'	S45°38'11"E
L28	29.97'	N35°24'13"W
L29	10.00'	N54°35'47"E
L30	30.35'	N35°24'13"W
L31	10.00'	N59°03'49"E
L32	15.00'	N59°04'38"E
L33	10.00'	S30°55'22"E
L34	15.00'	S59°04'38"W
L35	11.54'	N11°40'14"W
L36	2.00'	S32°13'45"E
L37	2.00'	S32°13'45"E
L38	18.48'	N45°36'50"E
L39	4.78'	S44°23'10"E
L40	22.47'	N62°25'49"E

LINE TABLE		
LINE	DISTANCE	BEARING
L41	9.77'	N58°08'06"E
L42	10.00'	S30°48'44"E
L43	57.09'	S59°11'16"W
L44	19.73'	S62°25'49"W
L45	4.78'	S44°23'10"E
L46	23.27'	S45°36'50"W
L47	18.21'	N18°13'49"W
L48	57.32'	N30°55'22"W
L49	2.00'	S59°04'38"W
L50	57.32'	N30°55'22"W
L51	2.00'	N59°04'38"E
L52	32.59'	S66°30'41"E
L53	28.61'	N68°05'24"W
L54	21.47'	N09°36'43"W
L55	57.12'	S35°50'59"W
L73	33.00'	S85°05'23"E
L74	5.00'	S59°04'38"W
L75	42.22'	N02°25'39"E
L76	66.12'	N29°58'23"W
L77	46.30'	N08°27'31"W
L78	20.24'	N03°59'54"E
L79	35.81'	N36°31'51"W
L80	5.00'	S53°28'09"W
L81	40.97'	N36°31'51"W
L82	20.72'	N03°59'54"E
L83	44.80'	N08°27'31"W
L84	66.62'	N29°58'23"W
L85	43.67'	N02°25'39"E
L86	39.59'	N89°01'31"W
L87	43.54'	N70°38'51"W
L88	45.99'	N44°54'17"W
L89	7.54'	N64°01'49"E
L90	2.81'	N27°58'30"E
L91	13.23'	N84°46'15"E
L92	31.35'	S44°54'17"E
L93	34.02'	S70°38'51"E
L94	45.01'	N81°32'11"E
L95	62.71'	N37°59'40"E
L96	3.81'	S52°00'20"E
L103	45.54'	S23°34'44"W

LINE TABLE		
LINE	DISTANCE	BEARING
L104	31.13'	S05°04'11"W
L105	42.82'	S59°09'17"W
L110	284.82'	N30°55'22"W
L116	41.00'	S59°04'38"W
L122	33.30'	S37°59'40"W
L123	29.90'	S89°01'31"E
L124	6.21'	N14°22'37"E
L125	10.00'	S75°37'23"E
L126	6.22'	S14°22'37"W
L127	73.57'	S30°55'22"E
L128	17.93'	S02°58'05"E
L129	34.35'	S59°05'18"W
L130	5.00'	S30°54'42"E
L131	31.34'	S59°05'18"W
L132	13.68'	S02°58'05"E
L133	72.32'	S30°55'22"E
L134	5.00'	S59°04'38"W
L135	52.03'	S36°31'51"E
L136	93.82'	S36°31'44"E
L143	53.13'	S59°36'11"E
L150	53.20'	S50°49'59"E
L151	8.77'	S79°19'26"E
L152	6.32'	S08°47'04"E
L153	16.28'	S44°29'06"E
L154	7.75'	S17°12'53"W
L245	7.87'	N18°00'19"E
L246	33.17'	N06°48'37"W
L247	20.02'	S85°19'05"W
L248	5.69'	S06°52'30"E
L249	23.64'	S18°00'19"W
L255	45.00'	N09°41'31"E
L257	7.98'	S13°46'10"E
L258	9.22'	S13°46'10"E
L299	20.02'	S85°19'05"W

Lot Addressing								
Lot # 198	900 Long Melford Drive	SFD	Lot # 228	1033 Long Melford Drive	SFD	Lot # 256	177 Quarry Pond Court	SFD
Lot # 199	904 Long Melford Drive	SFD	Lot # 229	1037 Long Melford Drive	SFD	Lot # 257	173 Quarry Pond Court	SFD
Lot # 200	908 Long Melford Drive	SFD	Lot # 230	1041 Long Melford Drive	SFD	Lot # 258	169 Quarry Pond Court	SFD
Lot # 201	912 Long Melford Drive	SFD	Lot # 231	1045 Long Melford Drive	SFD	Lot # 259	165 Quarry Pond Court	SFD
Lot # 202	916 Long Melford Drive	SFD	Lot # 232	1049 Long Melford Drive	SFD	Lot # 260	161 Quarry Pond Court	SFD
Lot # 203	920 Long Melford Drive	SFD	Lot # 233	1053 Long Melford Drive	SFD	Lot # 261	157 Quarry Pond Court	SFD
Lot # 204	924 Long Melford Drive	SFD	Lot # 234	1057 Long Melford Drive	SFD	Lot # 262	153 Quarry Pond Court	SFD
Lot # 205	1004 Long Melford Drive	SFD	Lot # 235	1061 Long Melford Drive	SFD	Lot # 263	149 Quarry Pond Court	SFD
Lot # 206	1008 Long Melford Drive	SFD	Lot # 236	1065 Long Melford Drive	SFD	Lot # 264	145 Quarry Pond Court	SFD
Lot # 207	1012 Long Melford Drive	SFD	Lot # 237	1069 Long Melford Drive	SFD	Lot # 265	141 Quarry Pond Court	SFD
Lot # 208	1016 Long Melford Drive	SFD	Lot # 238	1073 Long Melford Drive	SFD	Lot # 266	137 Quarry Pond Court	SFD
Lot # 209	1020 Long Melford Drive	SFD	Lot # 239	1077 Long Melford Drive	SFD	Lot # 267	133 Quarry Pond Court	SFD
Lot # 210	1024 Long Melford Drive	SFD	Lot # 240	1081 Long Melford Drive	SFD	Lot # 268	129 Quarry Pond Court	SFD
Lot # 211	1028 Long Melford Drive	SFD	Lot # 241	1085 Long Melford Drive	SFD	Lot # 269	125 Quarry Pond Court	SFD
Lot # 212	1032 Long Melford Drive	SFD	Lot # 242	1089 Long Melford Drive	SFD	Lot # 270	121 Quarry Pond Court	SFD
Lot # 213	1036 Long Melford Drive	SFD	Lot # 243	1093 Long Melford Drive	SFD	Lot # 271	117 Quarry Pond Court	SFD
Lot # 214	1040 Long Melford Drive	SFD	Lot # 244	1097 Long Melford Drive	SFD	Lot # 272	113 Quarry Pond Court	SFD
Lot # 215	1044 Long Melford Drive	SFD	Lot # 245	1101 Long Melford Drive	SFD	Lot # 273	109 Quarry Pond Court	SFD
Lot # 216	1048 Long Melford Drive	SFD	Lot # 246	1105 Long Melford Drive	SFD	Lot # 274	105 Quarry Pond Court	SFD
Lot # 217	1052 Long Melford Drive	SFD	Lot # 247	1109 Long Melford Drive	SFD	Lot # 275	101 Quarry Pond Court	SFD
Lot # 218	1056 Long Melford Drive	SFD	Lot # 248	1113 Long Melford Drive	SFD	Open Space 1	930 Long Melford Drive	OS
Lot # 219	1060 Long Melford Drive	SFD	Lot # 249	1117 Long Melford Drive	SFD	Open Space 1	936 Long Melford Drive	OS
Lot # 220	1064 Long Melford Drive	SFD	Lot # 250	1121 Long Melford Drive	SFD	Open Space 1	166 Quarry Pond Court	OS
Lot # 221	1068 Long Melford Drive	SFD	Lot # 251	1125 Long Melford Drive	SFD	Open Space 1	176 Quarry Pond Court	OS
Lot # 222	1072 Long Melford Drive	SFD	Lot # 252	1129 Long Melford Drive	SFD	Open Space 1	179 Quarry Pond Court	OS
Lot # 223	1076 Long Melford Drive	SFD	Lot # 253	1133 Long Melford Drive	SFD	Open Space 2	1081 Long Quarry Drive	OS
Lot # 224	1080 Long Melford Drive	SFD	Lot # 254	1137 Long Melford Drive	SFD	Open Space 3	933 Long Melford Drive	OS
Lot # 225	1084 Long Melford Drive	SFD	Lot # 255	1141 Long Melford Drive	SFD	Open Space 3	105 Zanning Drive	OS
Lot # 226	1088 Long Melford Drive	SFD						
Lot # 227	1092 Long Melford Drive	SFD						

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: _____

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 _____

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 hereon; 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 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 _____

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

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.

Street Table

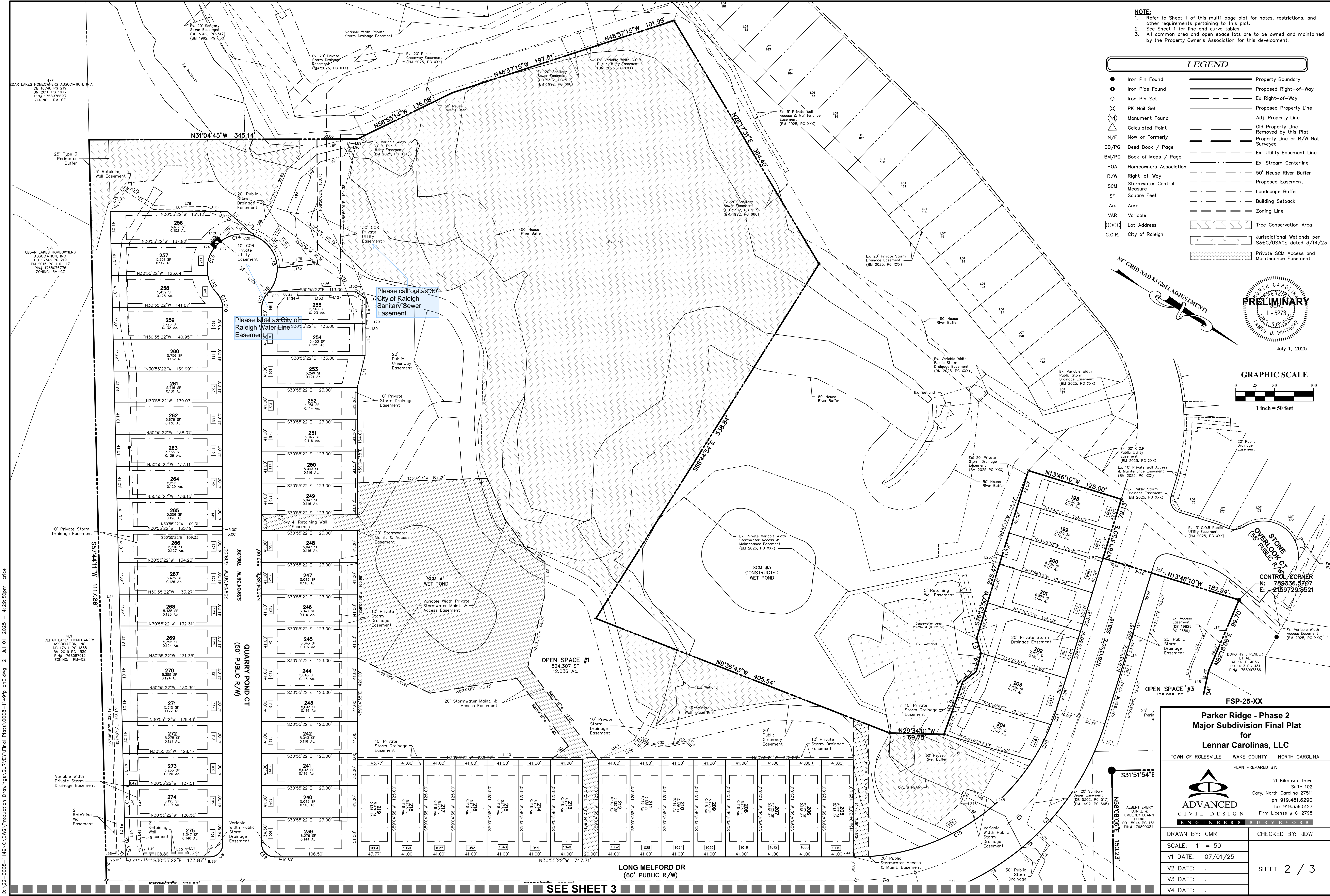
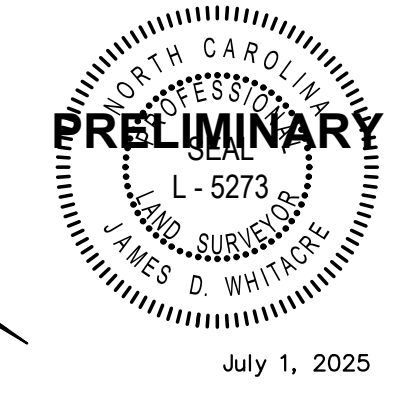
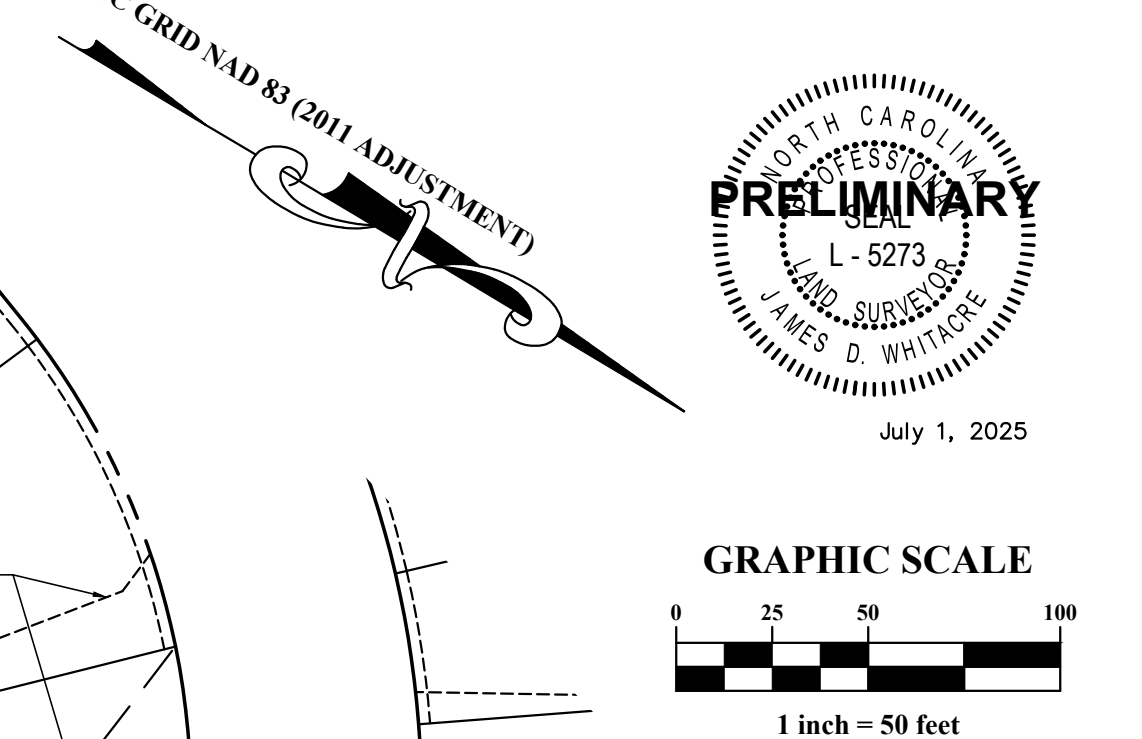
Street Name	Length	R/W Width	Type
Long Melford Drive	1,549 Ft.	60 Ft.	Public
Zanning Drive	181 Ft.	65 Ft.	Public
Quarry Pond Court	786 Ft.	50 Ft.	Public

SITE DATA TABLE

Owner:	KL LB BUY 2 LLC 225 Liberty Street, Suite 4210 New York, NY 10281
Site Address:	201 Redford Place Drive 82 School St. Rolesville, NC 27571
PIN(S):	1758988402
Existing Zoning:	RM-CZ per MA-22-03
Town Application Ref.:	MA22-03, PSP23-02 & CID-23-06
Existing Lot Area:	1,237,341 Sq. Ft. (28.405 Ac.)
Single Family Lot Area:	416,406 Sq. Ft. (9.559 Ac.)
R/W Dedication:	147,587 Sq. Ft. (3.388 Ac.)
Homeowners Association Common Lot Area	Open Space #1: 524,307 Sq. Ft. (12.

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

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



Please call out as City of Raleigh Sanitary Sewer Easement.

Please label as City of Raleigh Water Line Easement.

Parker Ridge - Phase 2 Major Subdivision Final Plat for Lennar Carolinas, LLC

TOWN OF ROLESVILLE 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 ph 919.336.5127
 Firm License # C-2798

DRAWN BY: CMR CHECKED BY: JDW

SCALE: 1" = 50'

V1 DATE: 07/01/25

V2 DATE:

V3 DATE:

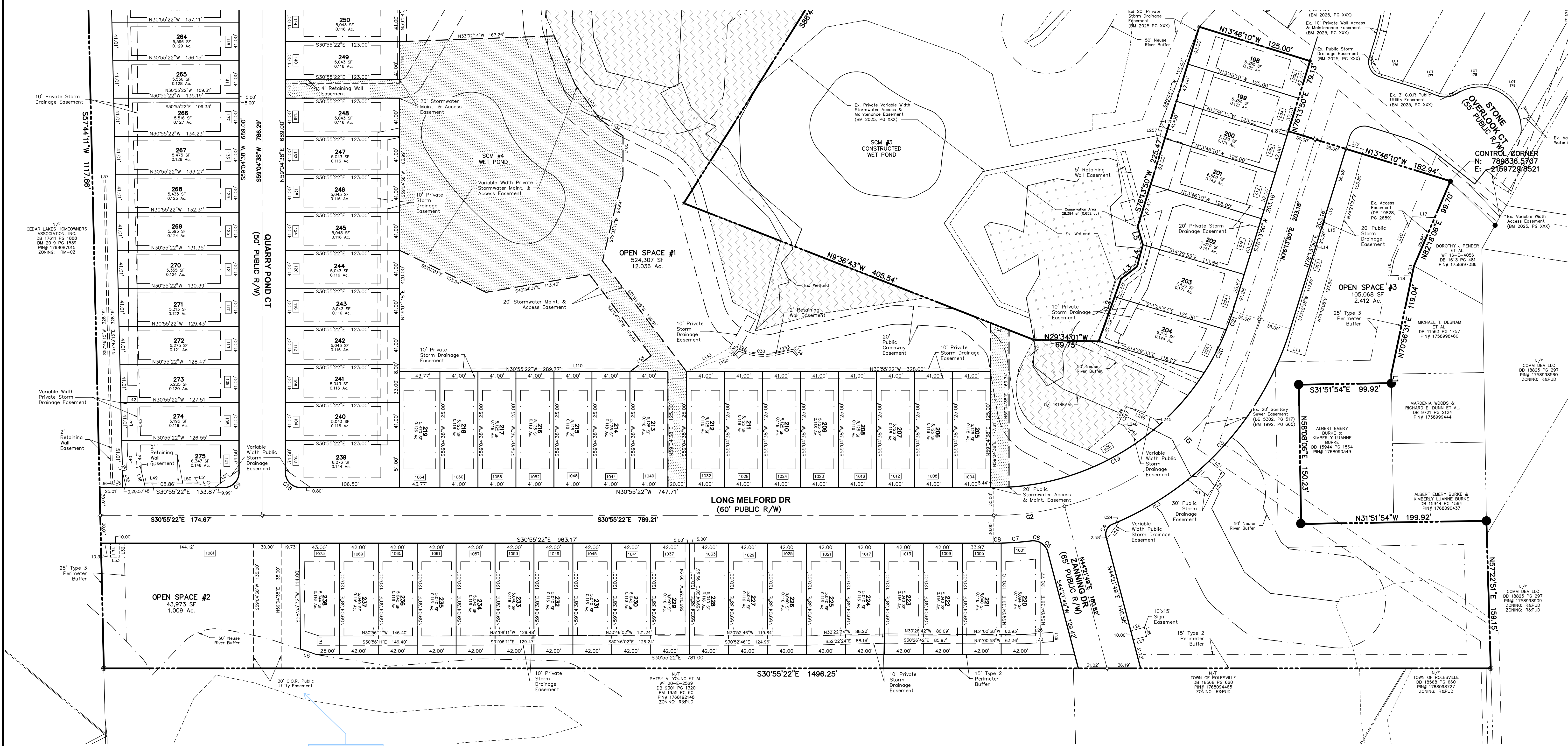
V4 DATE:

SHEET 2 / 3

C:\22-0008-1149NC\DWG\Production Drawings\Survey\Final Plots\0008-1149fp.ph2.dwg 2 Jul 01, 2025 4:29:50pm crice

SEE SHEET 3

SEE SHEET 2

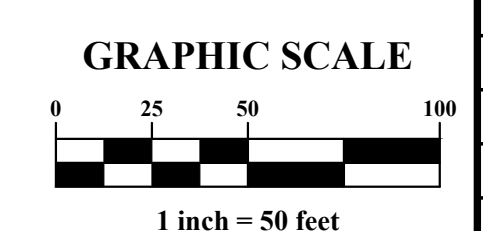
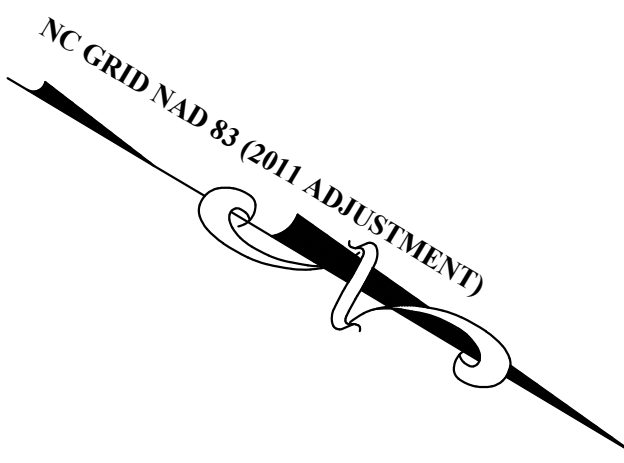


Please call out as 30' City of Raleigh Sanitary Sewer Easement.

NOTE:
 1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
 2. See Sheet 1 for line and curve tables.
 3. All common area and open space lots are to be owned and maintained by the Property Owner's 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
△	Calculated Point	—	Old Property Line
N/F	Now or Formerly	—	Property Line or R/W Not Surveyed
DB/PG	Deed Book / Page	—	Ex. Utility Easement Line
BM/PG	Book of Maps / Page	—	Ex. Stream Centerline
HOA	Homeowners Association	—	50' Neuse River Buffer
R/W	Right-of-Way	—	Proposed Easement
SCM	Stormwater Control Measure	—	Landscape Buffer
SF	Square Feet	—	Building Setback
Ac.	Acre	—	Zoning Line
VAR	Variable	—	Tree Conservation Area
0000	Lot Address	—	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23
C.O.R.	City of Raleigh	—	Private SCM Access and Maintenance Easement



FSP-25-XX

Parker Ridge - Phase 2 Major Subdivision Final Plat for Lennar Carolinas, LLC

TOWN OF ROLESVILLE 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" = 50'

V1 DATE: 07/01/25

V2 DATE: .

V3 DATE: .

V4 DATE: .

SHEET 3 / 3