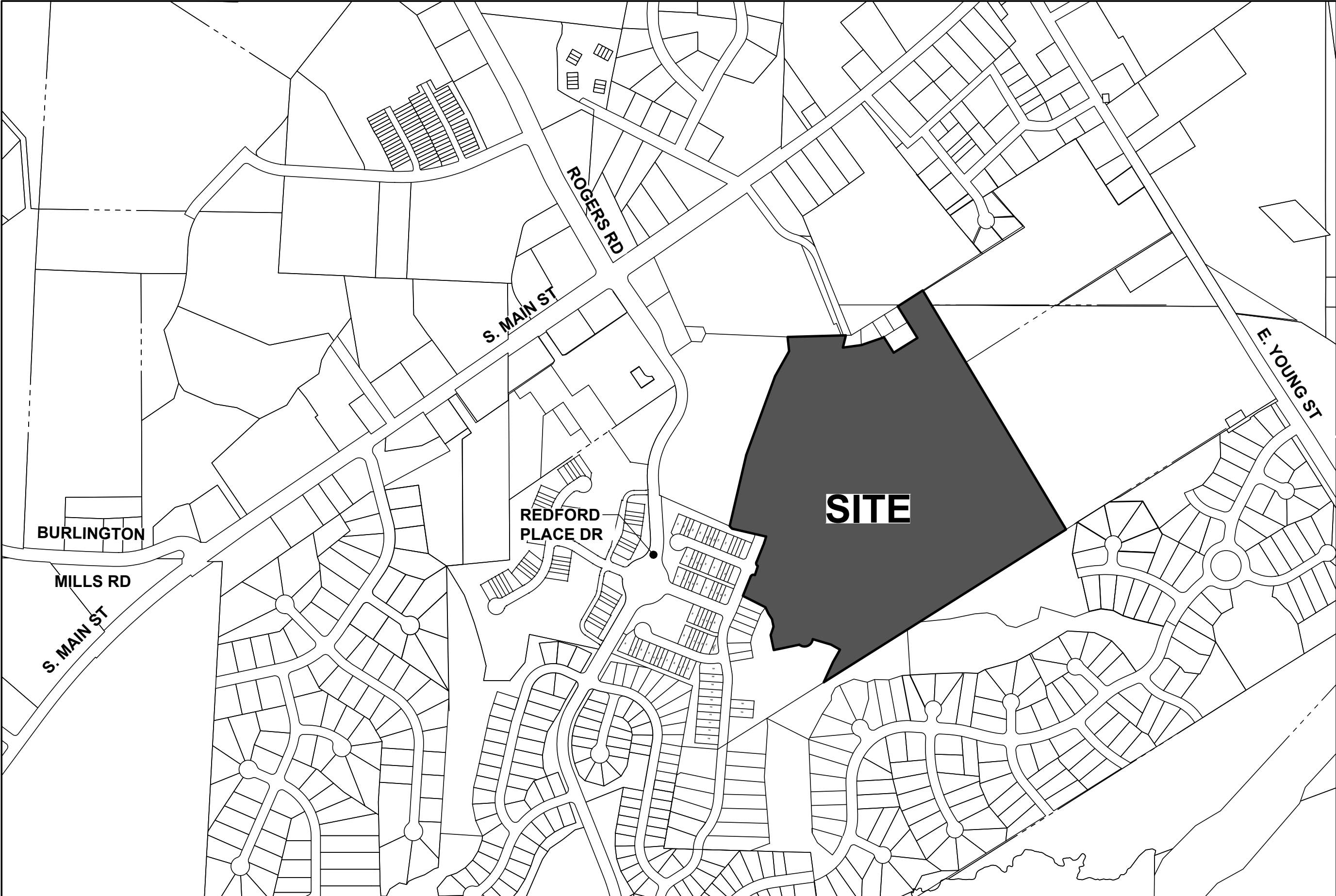


PARKER RIDGE - PHASE 1B - SECTION 2  
MAJOR SUBDIVISION FINAL PLAT  
FOR  
LENNAR CAROLINAS LLC



VICINITY MAP  
SCALE: 1" = 500'

Lot Addressing

Lot # 134	400 Granite Knoll Court	SFD
Lot # 135	408 Granite Knoll Court	SFD
Lot # 136	412 Granite Knoll Court	SFD
Lot # 137	420 Granite Knoll Court	SFD
Lot # 138	432 Granite Knoll Court	SFD
Lot # 139	436 Granite Knoll Court	SFD
Lot # 140	440 Granite Knoll Court	SFD
Lot # 141	444 Granite Knoll Court	SFD
Lot # 142	448 Granite Knoll Court	SFD
Lot # 143	445 Granite Knoll Court	SFD
Lot # 144	441 Granite Knoll Court	SFD
Lot # 145	437 Granite Knoll Court	SFD
Lot # 146	433 Granite Knoll Court	SFD
Lot # 147	429 Granite Knoll Court	SFD
Lot # 148	425 Granite Knoll Court	SFD
Lot # 149	421 Granite Knoll Court	SFD
Lot # 150	417 Granite Knoll Court	SFD
Lot # 151	413 Granite Knoll Court	SFD
Lot # 152	409 Granite Knoll Court	SFD
Lot # 153	405 Granite Knoll Court	SFD
Lot # 154	401 Granite Knoll Court	SFD
Open Space # 1C	XXX Granite Knoll Court	OS

- SFD = Single Family Detached
- OS = Open Space

Street Table

Street Name	Length	R/W Width	Type
Granite Knoll Drive	987 Ft.	50 Ft.	Public

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 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' 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 12A  
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 \_\_\_\_\_

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.

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
PIN(S):	1758988402
Existing Zoning:	RM-CZ per MA-22-03
Town Application Ref.:	MA22-03, PSP23-02 & CID-23-06
Existing Lot Area:	2,157,209 Sq. Ft. (49,522 Ac.)
Single Family Lot Area:	129,674 Sq. Ft. (2,977 Ac.)
R/w Dedication:	28,157 Sq. Ft. (0.646 Ac.)
Homeowners Association Common Lot Area (Open Space #1C):	135,132 Sq. Ft. (3,102 Ac.)
Remaining Area:	1,864,246 Sq. Ft. (42,797 Ac.)
Total Site Area:	2,157,209 Sq. Ft. (49,522 Ac.)
Number of Open Space Lots:	1
Number of Residential Lots:	21
Impervious Area Allowed Per Lot:	See Note #16 this sheet.
Single Family Setbacks (RM-CZ):	Front: 20' Side: 5' Corner Side: 10' Rear: 20'

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 and 3720176800K 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 Property Owner's Association for this development.
- Declaration of Covenants, Conditions and Restrictions for Parker Ridge, has been recorded in Deed Book 19870 , Page 610, 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, Inc. per stormwater Agreement recorded in DB 019858 , PG 02273 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 2,500 square feet for detached single family lots.

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

FSP-xx-xx

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

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

Parker Ridge - Phase 1B - Section 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 Kilmoyne Drive  
Suite 102  
Cary, North Carolina 27511  
ph 919.481.6290  
fax 919.336.5127  
Firm License # C-2798

DRAWN BY: CMR

SCALE: 1" = 500'

V1 DATE: 05/31/25

V2 DATE: .

V3 DATE: .

V4 DATE: .

CHECKED BY: JDW

SHEET 1 / 2

REFERENCES:

D.B. 19559, Pg. 290  
B.M. 2001, Pg. 2437  
B.M. XXX, Pg. XXX



ALL VARIABLE WIDTH EASEMENTS THAT WILL AFFECT THE BUILDABLE AREA OF THE LOT NEED TO BE TIED DOWN AND DIMENSIONED

UPDATE PAGE NUMBERS ON ALL REFERENCES

ADD DISTANCE FOR EACH REAR PROPERTY LINE  
GS 47-30 (1) (2)

CORRECT SHEET NUMBER FOR THIS PLAT

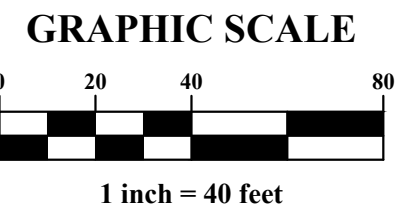
- NOTE:
1. Refer to Sheet 1 of this multi-page plat for notes, restrictions, and other requirements pertaining to this plat.
  2. See Sheet 5 for line and curve tables.
  3. All common area and open space lots are to be owned and maintained by the Property Owner's Association for this development.

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 Removed by this Plat
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	—————	
0000	Lot Address	—————	Tree Conservation Area
C.O.R.	City of Raleigh	—————	Jurisdictional Wetlands per S&EC/USACE dated 3/14/23

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	121°01'27"	45.00'	95.05'	N67°44'18"E
C2	095°58'59"	16.50'	27.64'	S69°51'37"W
C3	084°01'01"	16.50'	24.20'	S20°08'23"E
C4	050°24'13"	230.00'	202.33'	N36°56'47"W
C5	005°51'16"	255.00'	26.06'	N59°31'51"W
C6	009°16'47"	255.00'	41.30'	N51°39'14"W
C7	009°16'08"	255.00'	41.25'	N42°22'46"W
C8	009°15'25"	255.00'	41.20'	N33°07'00"W
C9	009°14'39"	255.00'	41.14'	N23°51'57"W
C10	007°29'56"	255.00'	33.38'	N15°29'39"W
C11	044°24'55"	25.00'	19.38'	S33°57'08"E
C12	016°53'10"	45.00'	13.26'	N47°43'01"W
C13	046°30'00"	45.00'	36.52'	N16°01'26"W
C14	055°34'40"	45.00'	43.65'	S23°57'38"E
C15	028°50'33"	45.00'	22.65'	S18°14'58"W
C16	044°24'55"	25.00'	19.38'	N10°27'47"E
C17	014°36'53"	205.00'	52.29'	N19°03'08"W
C18	033°14'42"	205.00'	118.95'	N42°58'55"W
C19	002°32'37"	205.00'	9.10'	N60°52'35"W

LINE TABLE		
LINE	DISTANCE	BEARING
L1	47.65'	N18°56'20"E
L2	41.00'	N11°41'08"W
L3	36.19'	N32°50'34"W
L4	36.66'	N24°45'37"W
L5	25.38'	N17°58'57"E
L6	25.38'	S17°58'57"W
L7	7.80'	N64°51'58"W
L8	56.91'	S62°25'23"E



FSP-xx-xx

**Parker Ridge - Phase 1B - Section 2**  
**Major Subdivision Final Plat**  
**for**  
**Lennar Carolinas, LLC**

TOWN OF ROLESVILLE    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    CHECKED BY: JDW

SCALE: 1" = 40'

V1 DATE: 05/31/25

V2 DATE: .

V3 DATE: .

V4 DATE: .

SHEET 2 / 2