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PARKER RIDGE - PHASE 2

MAJOR SUBDIVISION FINAL PLAT

FOR

LENNAR CAROLINAS LLC



VICINITY MAP
SCALE: 1" = 500'

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 19368, 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 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 Rousesville, North Carolina and that this plat has been approved by the LDA of the Town of Rousesville for recording in the Office of the Register of Deeds of Wake County.

Date _____

Land Development Administrator, Town of Rousesville
Rousesville, North Carolina

CERTIFICATE OF APPROVAL FOR RECORDING

I, _____, Review Officer of the Town of Rousesville, 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

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 Addresses:	201 Redford Place Drive 82 School St. Rousesville, 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. (12.036 Ac.) Open Space #2: 43,973 Sq. Ft. (1.009 Ac.) Open Space #3: 105,068 Sq. Ft. (2.412 Ac.) Total: 673,348 Sq. Ft. (15.457 Ac.)
Remaining Area:	0 Sq. Ft. (0 Ac.)
Total Site Area:	1,237,341 Sq. Ft. (28.405 Ac.)
Number of Open Space Lots:	3
Number of Residential Lots:	78
Impervious Area Allowed Per Lot:	See Note #17 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 Rousesville 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 _____, PG _____, 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.

Grid to Ground point and factor

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

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 Kilmoyn Drive, Suite 102
Cary, NC 27511
Contact: Cameron Rice
Phone: (919) 481-6290
E-mail: crice@advancedcivildesign.com

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

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	48.22'	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	56.81'	N59°11'16"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'	N87°34'21"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 # 199	904 Long Melford Drive	SFD	Lot # 229	1037 Long Melford Drive	SFD
Lot # 200	908 Long Melford Drive	SFD	Lot # 230	1041 Long Melford Drive	SFD
Lot # 201	912 Long Melford Drive	SFD	Lot # 231	1045 Long Melford Drive	SFD
Lot # 202	916 Long Melford Drive	SFD	Lot # 232	1049 Long Melford Drive	SFD
Lot # 203	920 Long Melford Drive	SFD	Lot # 233	1053 Long Melford Drive	SFD
Lot # 204	924 Long Melford Drive	SFD	Lot # 234	1057 Long Melford Drive	SFD
Lot # 205	1004 Long Melford Drive	SFD	Lot # 235	1061 Long Melford Drive	SFD
Lot # 206	1008 Long Melford Drive	SFD	Lot # 236	1065 Long Melford Drive	SFD
Lot # 207	1012 Long Melford Drive	SFD	Lot # 237	1069 Long Melford Drive	SFD
Lot # 208	1016 Long Melford Drive	SFD	Lot # 238	1073 Long Melford Drive	SFD
Lot # 209	1020 Long Melford Drive	SFD	Lot # 239	100 Quarry Pond Court	SFD
Lot # 210	1024 Long Melford Drive	SFD	Lot # 240	104 Quarry Pond Court	SFD
Lot # 211	1028 Long Melford Drive	SFD	Lot # 241	108 Quarry Pond Court	SFD
Lot # 212	1032 Long Melford Drive	SFD	Lot # 242	112 Quarry Pond Court	SFD
Lot # 213	1040 Long Melford Drive	SFD	Lot # 243	116 Quarry Pond Court	SFD
Lot # 214	1044 Long Melford Drive	SFD	Lot # 244	120 Quarry Pond Court	SFD
Lot # 215	1048 Long Melford Drive	SFD	Lot # 245	124 Quarry Pond Court	SFD
Lot # 216	1052 Long Melford Drive	SFD	Lot # 246	128 Quarry Pond Court	SFD
Lot # 217	1056 Long Melford Drive	SFD	Lot # 247	132 Quarry Pond Court	SFD
Lot # 218	1060 Long Melford Drive	SFD	Lot # 248	136 Quarry Pond Court	SFD
Lot # 219	1064 Long Melford Drive	SFD	Lot # 249	140 Quarry Pond Court	SFD
Lot # 220	1001 Long Melford Drive	SFD	Lot # 250	144 Quarry Pond Court	SFD
Lot # 221	1005 Long Melford Drive	SFD	Lot # 251	148 Quarry Pond Court	SFD
Lot # 222	1009 Long Melford Drive	SFD	Lot # 252	152 Quarry Pond Court	SFD
Lot # 223	1013 Long Melford Drive	SFD	Lot # 253	156 Quarry Pond Court	SFD
Lot # 224	1017 Long Melford Drive	SFD	Lot # 254	160 Quarry Pond Court	SFD
Lot # 225	1021 Long Melford Drive	SFD	Lot # 255	164 Quarry Pond Court	SFD
Lot # 226	1025 Long Melford Drive	SFD			
Lot # 227	1029 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 Rousesville 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):

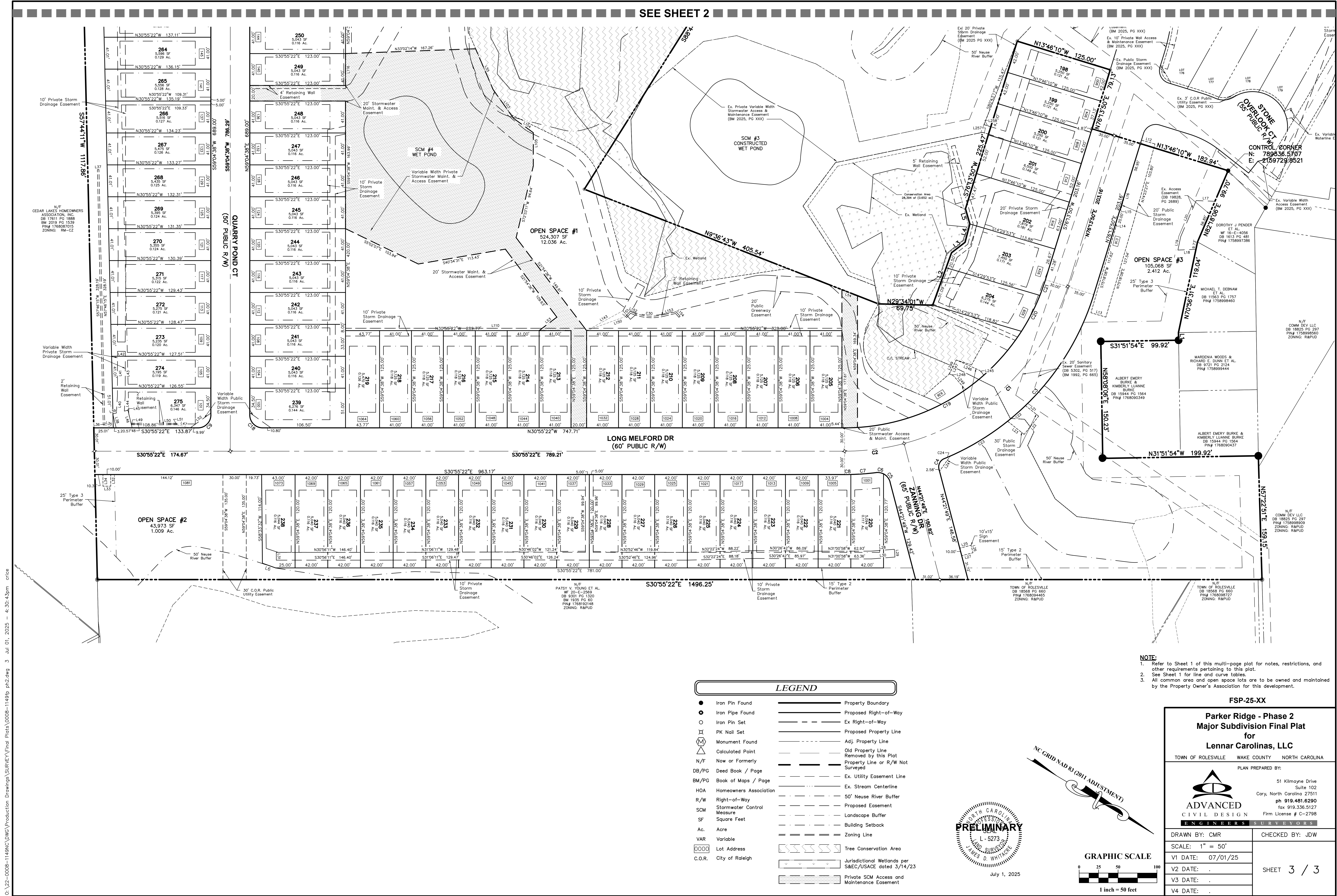
KL LB BUY 2 LLC
a Delaware limited liability company

By: _____

Name: _____

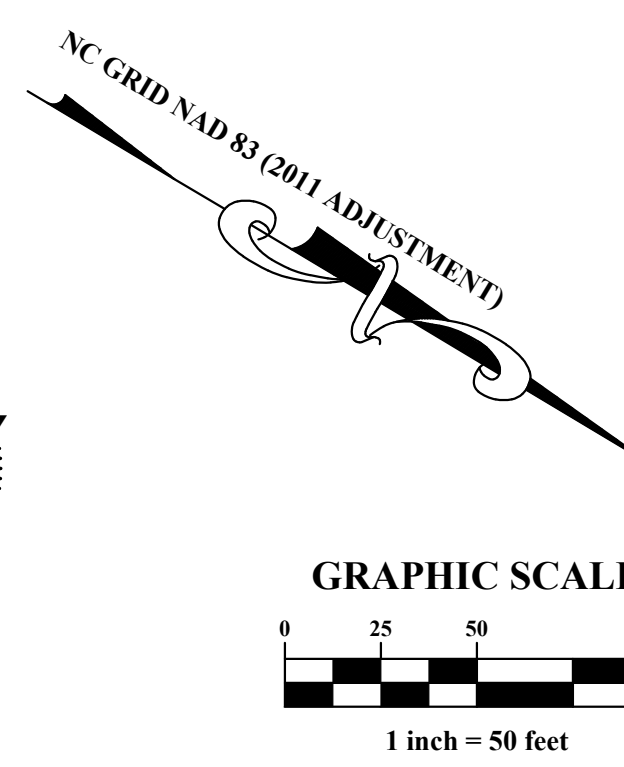
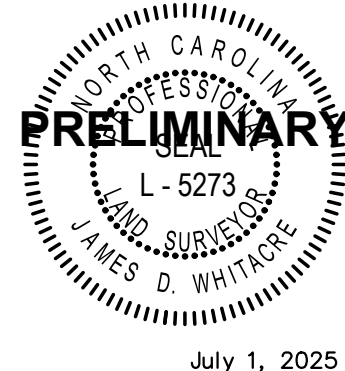
Title: _____

Date: _____



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
- - -	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



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:

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