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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

#### SUBDIVISION STREET DISCLOSURE STATEMENT

All public streets shall be dedicated to the Town of Rousesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rousesville. 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 |

#### REFERENCES:

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

#### SITE DATA TABLE

|                                        |                                                                                                                                                                               |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner:                                 | KL LB BUY 2 LLC<br>225 Liberty Street, Suite 4210<br>New York, NY 10281                                                                                                       |
| Site Addresses:                        | 201 Redford Place Drive<br>82 School St.<br>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.)<br>Open Space #2: 43,973 Sq. Ft. (1.009 Ac.)<br>Open Space #3: 105,068 Sq. Ft. (2.412 Ac.)<br>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'<br>Side: 5'<br>Corner Side: 10'<br>Rear: 20'                                                                                                                       |

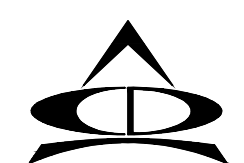
#### GENERAL NOTE

- 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 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 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.

#### OWNER:

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

#### FSP-25-XX

|                                                                                                                                                   |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Parker Ridge - Phase 2<br/>Major Subdivision Final Plat<br/>for<br/>Lennar Carolinas, LLC</b>                                                  |                            |
| TOWN OF ROULEVILLE                                                                                                                                | WAKE COUNTY NORTH CAROLINA |
| PLAN PREPARED BY:                                                                                                                                 |                            |
| <br><b>ADVANCED<br/>CIVIL DESIGN<br/>ENGINEERS SURVEYORS</b> |                            |
| DRAWN BY: CMR                                                                                                                                     | CHECKED BY: JDW            |
| SCALE: 1" = 500'                                                                                                                                  |                            |
| V1 DATE: 07/01/25                                                                                                                                 |                            |
| V2 DATE: .                                                                                                                                        |                            |
| V3 DATE: .                                                                                                                                        |                            |
| V4 DATE: .                                                                                                                                        |                            |

SHEET 1 / 3

| 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



N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 16748 PG 219  
BM 2016 PG 1977  
PIN# 175807663  
ZONING: RM-CZ

N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 16748 PG 219  
BM 2016 PG 1977  
PIN# 175807663  
ZONING: RM-CZ

N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 16748 PG 219  
BM 2016 PG 1977  
PIN# 175807663  
ZONING: RM-CZ

N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 17611 PG 1888  
BM 2019 PG 1539  
PIN# 1768087015  
ZONING: RM-CZ

N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 17611 PG 1888  
BM 2019 PG 1539  
PIN# 1768087015  
ZONING: RM-CZ

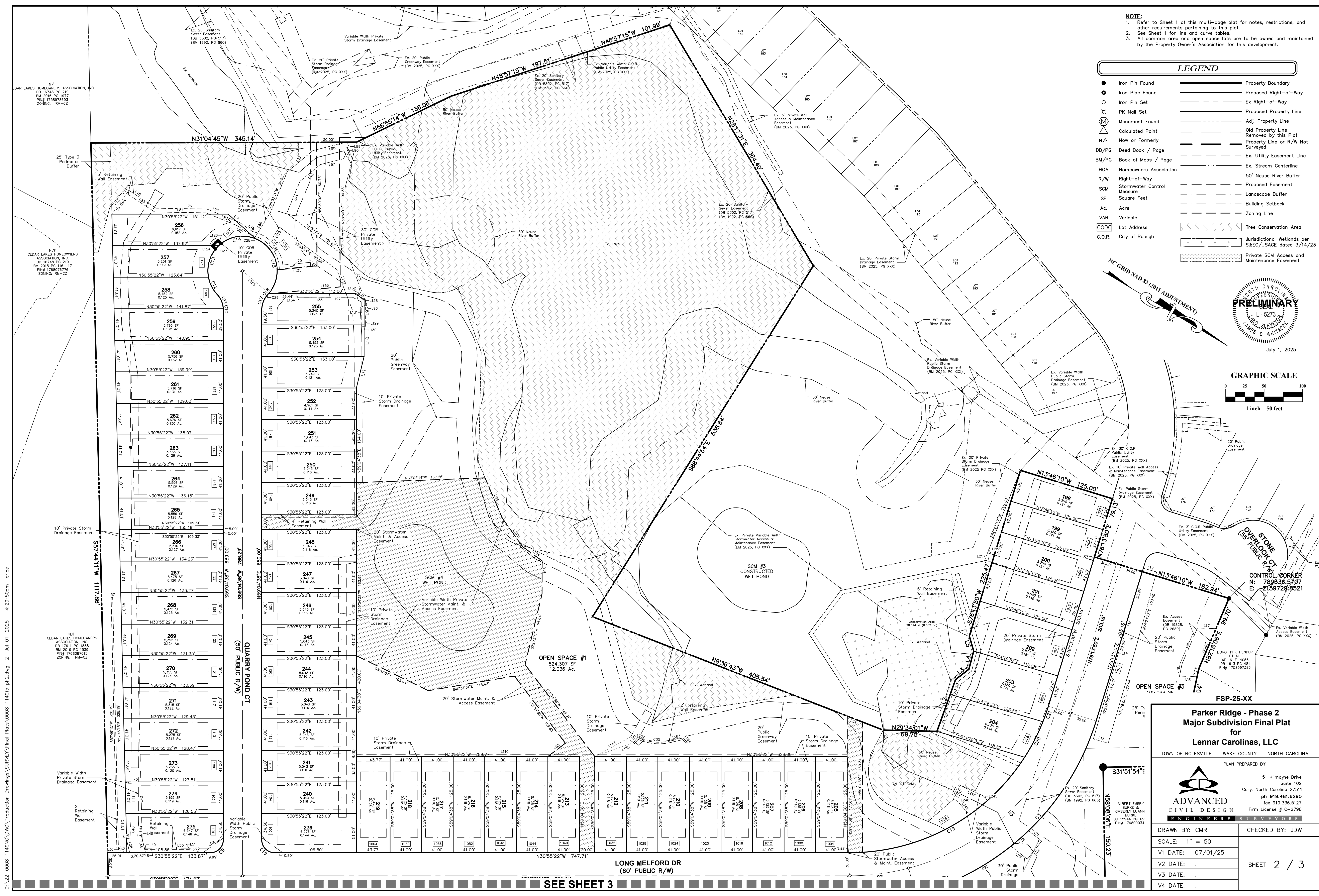
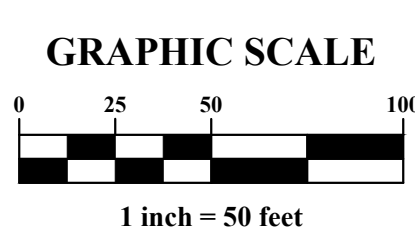
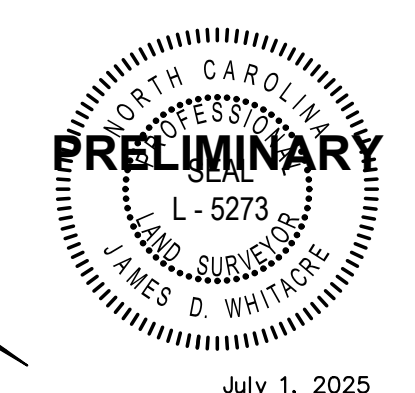
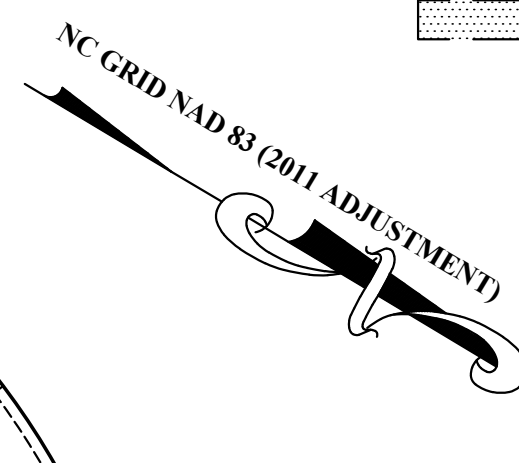
N/F  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
DB 17611 PG 1888  
BM 2019 PG 1539  
PIN# 1768087015  
ZONING: RM-CZ

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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            | — | 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                   | — | Zoning Line                                          |
| 0000   | Lot Address                | — | Tree Conservation Area                               |
| C.O.R. | City of Raleigh            | — | Jurisdictional Wetlands per S&EC/USACE dated 3/14/23 |
|        |                            | — | Private SCM Access and Maintenance Easement          |



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

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:

51 Kilmoynne Drive Suite 102  
Cary, North Carolina 27511  
ph 919.481.6290  
ET AL  
WF 16-E-4056  
DB 1613 PG 481  
PIN# 1758997386  
Firm License # C-2798

ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS

ALBERT EMERY  
BURKE &  
KIMBERLY LYANN  
BURKE  
DB 15944 PG 151  
PIN# 176809034

DRAWN BY: CMR

CHECKED BY: JDW

SCALE: 1" = 50'

V1 DATE: 07/01/25

V2 DATE:

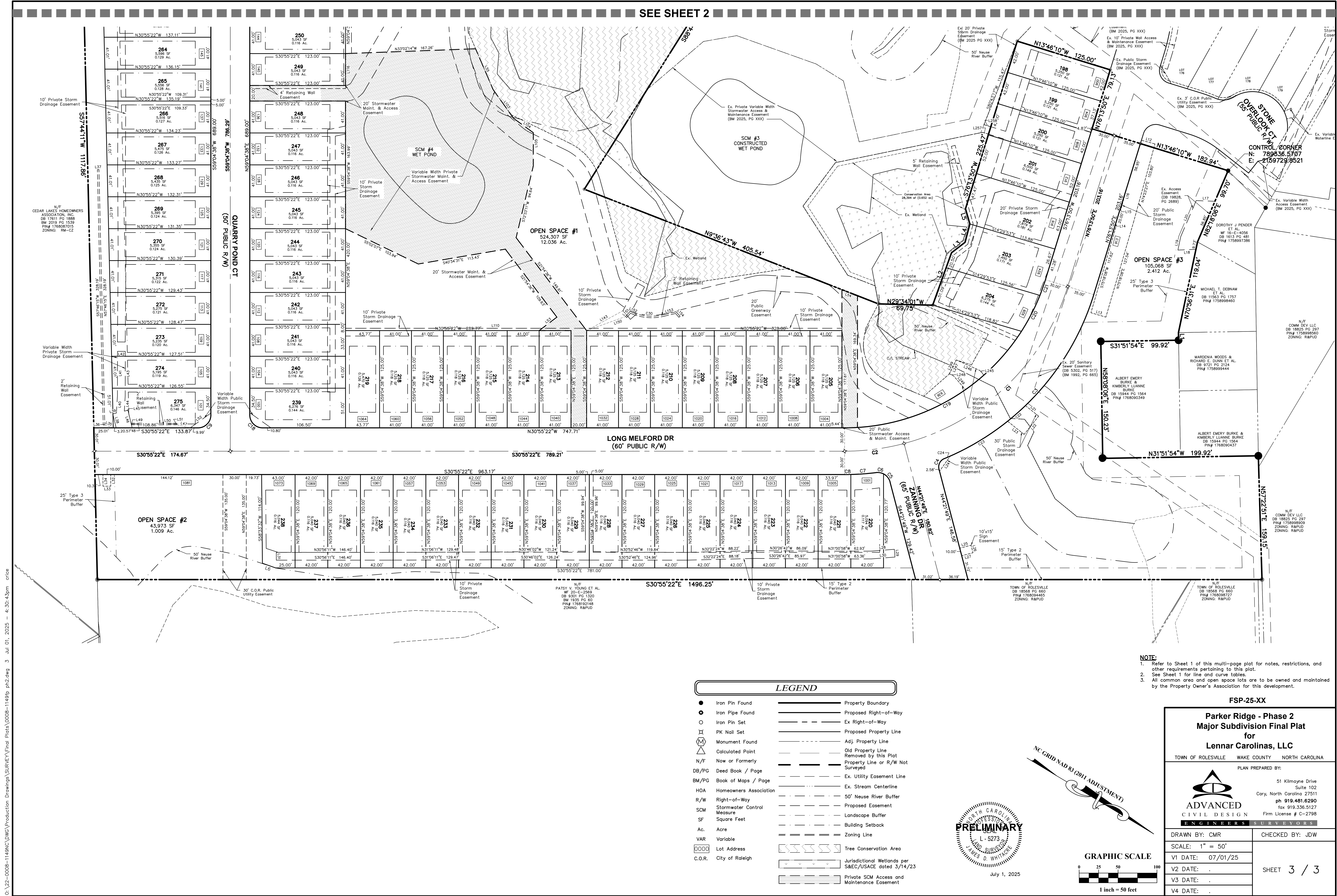
V3 DATE:

V4 DATE:

SHEET 2 / 3

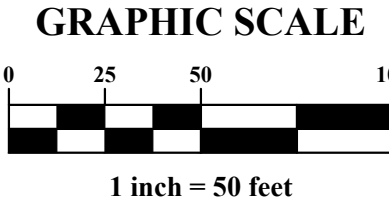
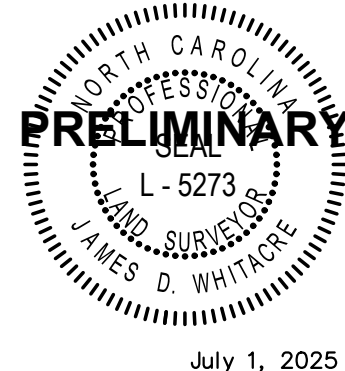
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NOTE:  
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2. See Sheet 1 for line and curve tables.  
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| C.O.R.    | City of Raleigh                                      |
| ---       | Property Boundary                                    |
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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