

JASON RAY AND WIFE, BRITTANY RAY
DB 3304, P. 159

JASON RAY AND WIFE, BRITTANY RAY
DB 3304, P. 159

S81°44'38"E 80.00'



NAD 83/2001
MAP # 2011-49

MELROSE DRIVE
50' PUBLIC R/W & UTILITY ACCESS

ZACHERY ALAN SHACKFORD
FREE TRADER
DB 3571, P. 269
ROSEMONT PHASE 2
MAP # 2011-49
LOT 17

25' SETBACK
16
0.375 ACRES
16,339 SQ FT

LAMCO CUSTOM BUILDERS, LLC
DB 3886, P. 931
ROSEMONT PHASE 2
MAP # 2011-49
LOT 15

204.25'

10' SETBACK

10' SETBACK

N08°15'22"E

50.0'

9.8'

23.0'

50.0'

0.9'

0.9'

15' GENERAL UTILITY EASEMENT

N81°44'38"W

78.15'

PROPOSED DRIVE

35' SETBACK

22.0'

18.7'

50.0'

23.0'

23.0'

18.3'

47.0'

12.0'

23.0'

39.0'

S08°15'22"W

47.0'

204.18'

10' SETBACK

204.25'

11.7'

641' TO
NURSERY ROAD
SR 1117

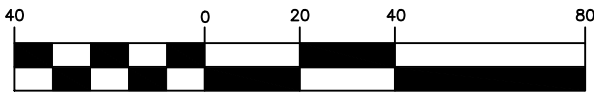
N83°51'39"W
1.85' CHORD
R=25.00'
L=1.85'

PARKVIEW LANE
50' PUBLIC R/W & UTILITY ACCESS

50' RADIUS

I further certify that the property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:
THIS IS A PHYSICAL SURVEY ONLY:
DOES NOT MEET GS47-30, NOT FOR RECORDATION.

NOTE:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS.

NOTE:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS,
RIGHT OF WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.

- LEGEND
- CL - CENTERLINE
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - ERRS - EXISTING RAILROAD SPIKE
 - ESI - EXISTING SOLID IRON
 - SIS - SOLID IRON SET
 - SRRS - SET RAILROAD SPIKE
 - T.D. TOTAL DISTANCE
 - PB - POWER BOX
 - - EXISTING IRON

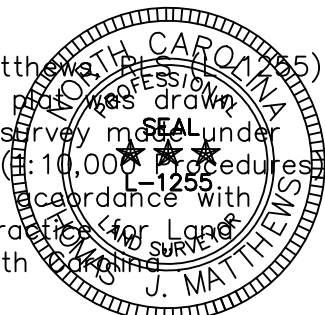
- NOTE:
- WATER.....PUBLIC
 - SEWER.....SEPTIC TANK
 - AC. CAL. BY COMPUTER
 - ZONING.....RA-20R
 - MIN. BUILDING SETBACK LINES
 - 35' FRONT
 - 25' BACK
 - 10' SIDE
 - 20' CORNER LOT SIDE

LAMCO CUSTOM BUILDERS, LLC
DB 3886, P. 931
ROSEMONT PHASE 2
MAP # 2011-49
LOT 12

OWNER:
LAMCO CUSTOM BUILDERS, LLC
7424 CHAPEL HILL ROAD
SUITE 203
RALEIGH, NC 27607

REFERENCE:
LAMCO CUSTOM BUILDERS, LLC
DB 3886, P. 931
ROSEMONT SUBDIVISION
PHASE 2
MAP # 2011-49
LOT 16

I, Thomas J. Matthews, a Professional Land Surveyor in the State of North Carolina, certify that this plat was drawn from an actual survey made under my supervision. (E:10,000) (L-1255) Plat prepared in accordance with standards of "Practice for Land Surveying in North Carolina".



Thomas J. Matthews
Thomas J. Matthews Date 03-18-2021

FOUNDATION SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. 129 PARKVIEW LANE		TOWNSHIP: ANDERSON CREEK	COUNTY: HARNETT
THOMAS J. MATTHEWS PROFESSIONAL LAND SURVEYOR 226 E. TRADE STREET SUITE 2 SANFORD, N.C. 27332 (919) 776-3400 matthewssurveying@yahoo.com		STATE: NORTH CAROLINA	DATE COMPLETED: 03-18-2021
SCALE: 1" = 40'	PARCEL: PID 01053607 0028 09 PIN 0517-12-9617.000	REVISIONS:	JOB # 3967A LOT 16
ZONE: RA-20R	TAX MAP: 0517		