



BLACKBERRY MANOR, LLC
DB 2300, P. 233
MAP# 2000-590

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

GRAPHIC SCALE



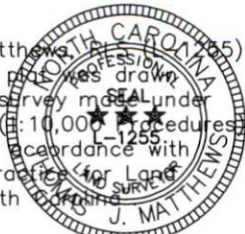
(IN FEET)
1 inch = 40 ft.

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.

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. This plat was prepared in accordance with the standards of "Practice for Land Surveying in North Carolina".



Thomas J. Matthews
Thomas J. Matthews
09-21-2020
Date

MARGARET E. LAYMAN
AND SPOUSE,
RICHARD H. LAYMAN
DB 3863, P. 697
BLACKBERRY MANOR
SUBDIVISION PHASE II
MAP# 2020-15
LOT 10

LAMCO CUSTOM BUILDERS, LLC
DB 3856, P. 909
BLACKBERRY MANOR
SUBDIVISION PHASE II
MAP# 2020-15
LOT 11

BENJAMIN STOUT REAL ESTATE
SERVICES INC.
DB 3809, P. 313
BLACKBERRY MANOR
SUBDIVISION PHASE II
MAP# 2020-15
LOT 13

- 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 SOLID IRON

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

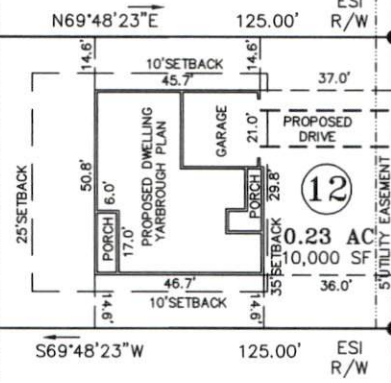
REFERENCE:
LAMCO CUSTOM
BUILDERS, LLC
DB 3856, P. 909
BLACKBERRY MANOR
SUBDIVISION PHASE II
MAP# 2020-15
LOT 12

| | | | |
|--|---|-----------------------------|-------------------------------|
| SITE PLAN FOR: LAMCO CUSTOM BUILDERS, LLC. 184 KOTATA AVENUE | | TOWNSHIP: STEWARTS 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: 09-21-2020 |
| SCALE: 1" = 40' | PARCEL: PID 120577 0035 19 PIN 0877-40-4393.000 | REVISIONS: | JOB # 3928A LOT 12 |
| ZONE: R-30 | TAX MAP: 0577 | | |

15.0' 15.0'
30.0'
30'DRAINAGE EASEMENT

15.0' 15.0'
30.0'
ESI
N20°11'37"W
30'DRAINAGE EASEMENT
80.00'

15.0' 15.0'
30.0'



5' UTILITY EASEMENT
5' UTILITY EASEMENT
5' UTILITY EASEMENT
5' UTILITY EASEMENT

TO BOYSENBERRY LANE
935' +/-

KOTATA AVENUE
PUBLIC STREET & UTILITY 50' R/W

TO SMOOTHSTEM AVENUE
154' +/-

MAP# 2013-315
LOT 42

MAP# 2020-15
LOT 41

MAP# 2020-15
LOT 40

MAP# 2020-15
LOT 39