

KOTATA AVENUE
PUBLIC STREET & UTILITY 50' R/W
TO WILDBERRY KANE 917' +/-

R=625.00'
L=78.28'

N30°40'01"E
78.23' CHORD

ESI R/W

N23°24'30"E
68.90'

36.5'

10'DRAINAGE

36.5'

35' SETBACK

29.8'

21.0'

50.3'

21.3'

54.8'

50.8'

52.1'

50.8'

17.0'

11.0'

5.4'

17.8'

9.2'

5.4'

17.8'

11.0'

5.4'

17.8'

9.2'

5.4'

36.5'

46.6'

46.7'

50.8'

52.1'

50.8'

54.8'

50.3'

50.8'

52.1'

50.8'

54.8'

50.3'

50.8'

52.1'

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52.1'

46.6'

52.1'

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50.8'

52.1'

50.8'

54.8'

50.3'

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

NAD 83/2011
MAP # 2021-39 & 40

LAMCO CUSTOM BUILDERS, LLC
DB 3937, P. 4
BLACKBERRY MANOR
SUBDIVISION PHASE II-A
MAP# 2021-39 & 40
LOT 28

27

1.13 AC
49,389 SF

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

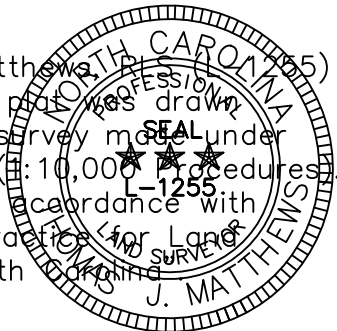
LEGEND
CL - CENTERLINE
ECM - EXISTING CONCRETE
MONUMENT
EIP - EXISTING IRON PIPE
ERRS - EXISTING RAILROAD SPIKE
ESI - EXISTING SOLID IRON
SIS - SOLID IRON SET
SRRS - SET RAILROAD SPIKE
T.D. TOTAL DISTANCE
PB - POWER BOX
● - EXISTING SOLID IRON

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.

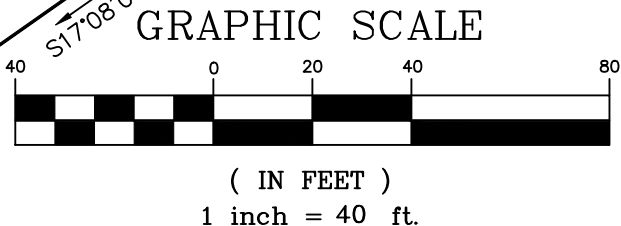
I, Thomas J. Matthews, a Professional Land Surveyor in the State of North Carolina, do hereby certify that this plat was drawn from an actual survey made under my supervision. (Scale: 1" = 10,000 Feet). Plat prepared in accordance with standards of "Practice for Land Surveying in North Carolina".



Thomas J. Matthews 05-21-2021
Thomas J. Matthews Date

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

REFERENCE:
LAMCO CUSTOM BUILDERS, LLC
DB 3937, P. 4
BLACKBERRY MANOR
SUBDIVISION PHASE II-A
MAP# 2021-39 & 40
LOT 27



SITE PLAN SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. 459 KOTATA AVENUE	TOWNSHIP: STEWARTS CREEK	COUNTY: HARNETT
	STATE: NORTH CAROLINA	DATE COMPLETED: 05-21-2021
THOMAS J. MATTHEWS PROFESSIONAL LAND SURVEYOR 226 E. TRADE STREET SUITE 2 SANFORD, N.C. 27332 (919) 776-3400 matthewssurveying@yahoo.com	SCALE: 1" = 40'	REVISIONS:
	PARCEL: PID 120576 0045 09 PIN 0576-48-9882.000	JOB # 3928A LOT 27
	ZONE: R-30	TAX MAP: 0576