

**NECTAR LANE**  
PUBLIC STREET & UTILITY 50' R/W

LAMCO CUSTOM BUILDERS, LLC  
DB 4142, P. 676  
BLACKBERRY MANOR  
SUBDIVISION PHASE II-B  
MAP# 2022-111  
LOT 82

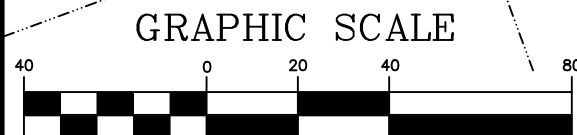
LAMCO CUSTOM BUILDERS, LLC  
DB 4142, P. 676  
BLACKBERRY MANOR  
SUBDIVISION PHASE II-B  
MAP# 2022-111  
LOT 53

LAMCO CUSTOM BUILDERS, LLC  
DB 4142, P. 676  
BLACKBERRY MANOR  
SUBDIVISION PHASE II-B  
MAP# 2022-111  
LOT 54

NOTE:  
AC. CAL. BY COMPUTER  
WATER.....PUBLIC  
SEWER.....PUBLIC  
ZONING.....R-30  
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

30' DRAINAGE EASEMENT,  
PC 2022 P. 111



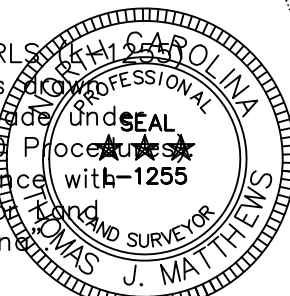
( IN FEET )  
1 inch = 40 ft.

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, RLS,  
certify that this plat was prepared  
from an actual survey made under  
my supervision. (1:10,000)  
Plat prepared in accordance with  
standards of "Practice for Land  
Surveying in North Carolina"



*Thomas J. Matthews*  
Thomas J. Matthews  
09-23-2022  
Date

LAMCO CUSTOM BUILDERS, LLC  
DB 4142, P. 676  
BLACKBERRY MANOR  
SUBDIVISION PHASE II-B  
MAP# 2022-111  
LOT 56

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

REFERENCE:  
LAMCO CUSTOM  
BUILDERS, LLC  
DB 4142, P. 676  
BLACKBERRY MANOR  
SUBDIVISION PHASE II-B  
MAP# 2022-111  
LOT 55

|                                                                                                                                                            |                                                       |                             |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------|-------------------------------|
| FOUNDATION SURVEY FOR:<br><b>LAMCO CUSTOM BUILDERS, LLC.</b><br>22 KNOTT'S BERRY ROAD                                                                      |                                                       | TOWNSHIP:<br>STEWARTS CREEK | COUNTY:<br>HARNETT            |
| THOMAS J. MATTHEWS<br>PROFESSIONAL LAND SURVEYOR<br>226 E. TRADE STREET<br>SUITE 2<br>SANFORD, N.C. 27332<br>(919) 776-3400<br>matthewssurveying@yahoo.com |                                                       | STATE:<br>NORTH CAROLINA    | DATE COMPLETED:<br>09-23-2022 |
| SCALE:<br>1" = 40'                                                                                                                                         | PARCEL:<br>PID 120577 0015 04<br>PIN 0577-41-8129.000 | REVISIONS:                  | JOB #<br>3928E<br>LOT 55      |
| ZONE:<br>R-30                                                                                                                                              | TAX MAP:<br>0576                                      |                             |                               |



**KNOTT'S BERRY ROAD**  
PUBLIC STREET & UTILITY 50' R/W

TO BRAMBLE AVENUE  
589' +/-

55

0.28 AC  
12,008 SQ. FT.

30' DRAINAGE EASEMENT, PC 2022 P. 111

20' DRAINAGE EASEMENT,  
PC 2022 P. 111

10' X 70' SIGHT DISTANCE

20' UTILITY EASEMENT

N20°11'37"W

N69°48'23"E

S69°48'23"W

S06°31'53"E

N125°40'

147.27'

49.9'

38.2'

31.0'

8.0'

8.0'

36.0'

50.0'

20.0'

14.8'

30.0'

34.6'

39.1'

33.1'

90.00'

30.0'

92.62'

L=93.14'

R=255.00'

10' SETBACK

25' SETBACK

10' SETBACK

10' SETBACK

BRICK FOUNDATION JACKSON PLAN

GARAGE

PORCH

SOIL DRIVE

50.0' DRIVE