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:
AC. CAL. BY COMPUTER
WATER.....PUBLIC
SEWER.....PUBLIC
ZONING.....R–30
MIN. BUILDING SETBACK
35' FRONT
10' SIDE
20' CORNER LOT
25' REAR

JOHN R. McCOY
AND WIFE
ALICIA T. McCOY
DB 3665, P. 262
MAP 2018–361

JOHN R. McCOY
AND WIFE
ALICIA T. McCOY
DB 3665, P. 262
MAP 2018–361

MAP # 2022–111

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II–B
MAP# 2022–111
LOT 83

82

0.36 ACRES
15,706 SQ. FT.

S55°51'15"E 133.14'
N25°36'41"E 131.84'
N60°08'35"W 63.37' CHORD
N55°53'52"W 50.31'
S34°08'45"W 126.14'

10' SETBACK
25' SETBACK
35' SETBACK
10' SETBACK

45.4'
39.0'
24.4'
50.8'
6.0'
PORCH
17.0'
BRICK FOUNDATION ROSEMONT PLAN
34.2'
21.3'
GARAGE
21.0'
36.3'
46.7'
35.6'
PORCH
29.8'
36.2'
34.2'
46.6'
37.2'

SOIL DRIVE

TO BRAMBLE AVENUE
460'+/–

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II–B
MAP# 2022–111
LOT 81

NECTAR LANE
50' R/W PUBLIC STREET & UTILITY

10' X 70'
SIGHT DISTANCE

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II–A
MAP# 2013–315
LOT 53

KNOTTS BERRY ROAD
PUBLIC STREET & UTILITY 50' R/W

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II–A
MAP# 2022–111
LOT 68

GRAPHIC SCALE
40 0 20 40 80
(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.

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 82

I, Thomas J. Matthews, RLS, (L-1255) certify that this plat was drawn from an actual survey made under my supervision. (1:10,000 Procedures) Plat prepared in accordance with standards of "Practice for Land Surveying in North Carolina"

NORTH CAROLINA PROFESSIONAL SEAL L-1255 LAND SURVEYOR THOMAS J. MATTHEWS

Thomas J. Matthews 10-05-2022
Thomas J. Matthews Date

FOUNDATION SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. 99 NECTAR LANE	TOWNSHIP: STEWARTS CREEK	COUNTY: HARNETT	
	STATE: NORTH CAROLINA	DATE COMPLETED: 10-05-2022	
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:	JOB # 3928EFS LOT 82
	PARCEL: PID 120577 0015 13 PIN 0577-41-9412.000		
	ZONE: R-30	TAX MAP: 0576	