

LARRY E. POPE
AND WIFE
VIVKIE W. POPE
DB 3309, P.533

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

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II-B
MAP# 2022-111
LOT 84

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II-B
MAP# 2022-111
LOT 85

NECTAR LANE
PUBLIC STREET & UTILITY 50' R/W

10' X 70'
SIGHT DISTANCE

R = 377.97'
L = 100.71'

10' X 70'
SIGHT DISTANCE

N87°44'42"E

100.41'

ESI
R/W
S19°51'37"E

YOUNG BERRY PARK
PUBLIC STREET & UTILITY 50' R/W

R=25.00'
L=43.77'

N29°57'33"E

38.39'
CHORD

53

0.32
ACRES
14,112
SQ. FT.



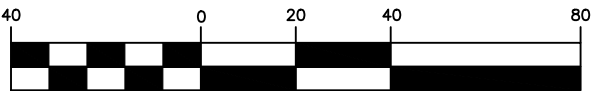
LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II-B
MAP# 2022-111
LOT 54

LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II-A
MAP# 2013-315
LOT 52

BLACKBERRY MANOR LLC
DB 2300, P. 233

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

GRAPHIC SCALE



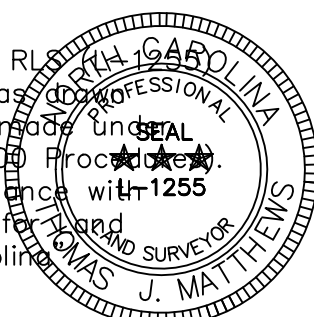
(IN FEET)
1 inch = 40 ft.

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



Thomas J. Matthews
Thomas J. Matthews Date 05-16-2022

- 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 4142, P. 676
BLACKBERRY MANOR
SUBDIVISION PHASE II-B
MAP# 2022-111
LOT 53

SITE PLAN SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. LOT 53 NECTAR LANE		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: 05-16-2022
SCALE: 1" = 40'		PARCEL: PID 120577 0035 34 PIN 0577-41-6333.000	REVISIONS:
ZONE: R-30		TAX MAP: 0576	JOB # 3928E LOT 53