

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

LARRY J. WEST
 AND WIFE
 TRUDY H. WEST
 DB 760, P. 502

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

BLACKBERRY MANOR, LLC
 DB 2300, P. 233
 TRACT 1

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

BRAMBLE AVENUE
 PUBLIC STREET & UTILITY 60' R/W

10' X 70'
 SIGHT DISTANCE

10' X 70'
 SIGHT DISTANCE

10' DRAINAGE EASEMENT,
 PC 2022 P. 111

10' X 70'
 SIGHT DISTANCE

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

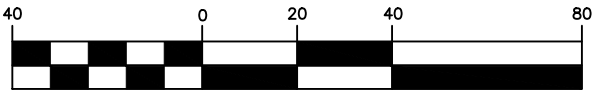
NECTAR LANE
 PUBLIC STREET & UTILITY 50' R/W

YOUNGBERRY PARK
 PUBLIC STREET & UTILITY 50' R/W

10' X 70'
 SIGHT DISTANCE

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

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



09-30-2022
 Date

Thomas J. Matthews

- 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 84

FOUNDATION SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. 37 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: 09-30-2022
SCALE: 1" = 40'		PARCEL: PID 120577 0035 41 PIN 0577-41-5521.000	REVISIONS:
ZONE: R-30		TAX MAP: 0576	JOB # 3928EFS LOT 84