

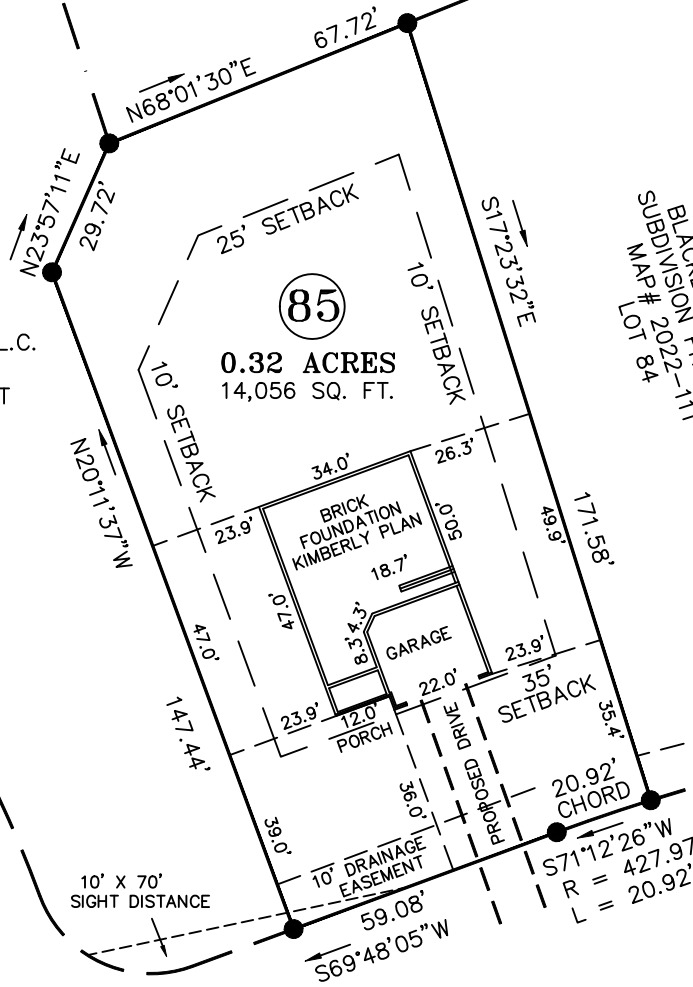
LARRY J. WEST
AND WIFE
TRUDY H. WEST
DB 760, P. 502

BLACKBERRY MANOR L.L.C.
DB 2300, P. 233
FUTURE DEVELOPMENT

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



BRAMBLE AVENUE
PUBLIC STREET & UTILITY 60' R/W



NECTAR LANE
PUBLIC STREET & UTILITY 50' R/W

YOUNGBERRY PARK
PUBLIC STREET & UTILITY 50' R/W

10' X 70' SIGHT DISTANCE

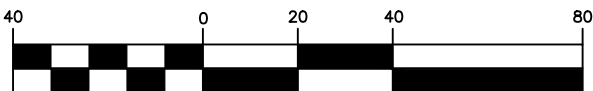
LAMCO CUSTOM BUILDERS, LLC
DB 4142, P. 676
BLACKBERRY MANOR II-B
SUBDIVISION PHASE II-B
MAP# 2022-111
LOT 85

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

10' DRAINAGE EASEMENT,
PC 2022 P. 111

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

GRAPHIC SCALE



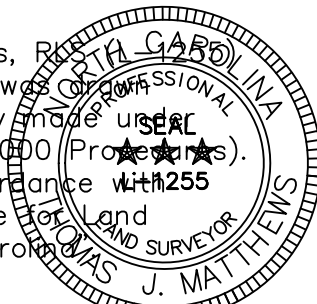
(IN FEET)
1 inch = 40 ft.

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



Thomas J. Matthews
Thomas J. Matthews Date 09-30-2022

- 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 85

FOUNDATION SURVEY FOR: LAMCO CUSTOM BUILDERS, LLC. 23 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 42 PIN 0577-41-4458.000	REVISIONS:
ZONE: R-30		TAX MAP: 0576	JOB # 3928EFS LOT 85