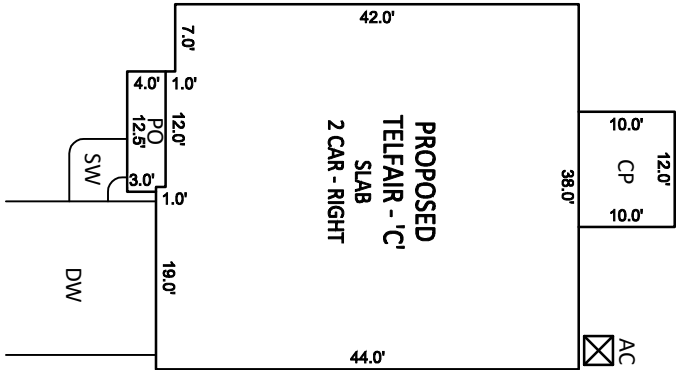


LOT INFORMATION:
PIN: 1843-59-2596
REFERENCE: BK 2338 PG 212
TOTAL LOT AREA = 0.224 AC = 9,744 SF
HOUSE = 1,646 SF
FRONT PORCH = 50 SF
SIDEWALK = 34 SF
DRIVEWAY = 436 SF
COVERED PORCH = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,295 SF
PERCENT IMPERVIOUS = 23.55%
MAXIMUM IMPERVIOUS = 3,500 SF

CONCRETE AND LANDSCAPE	
TYPE	S.F.
CONCRETE	781'
LANDSCAPE	8,914'

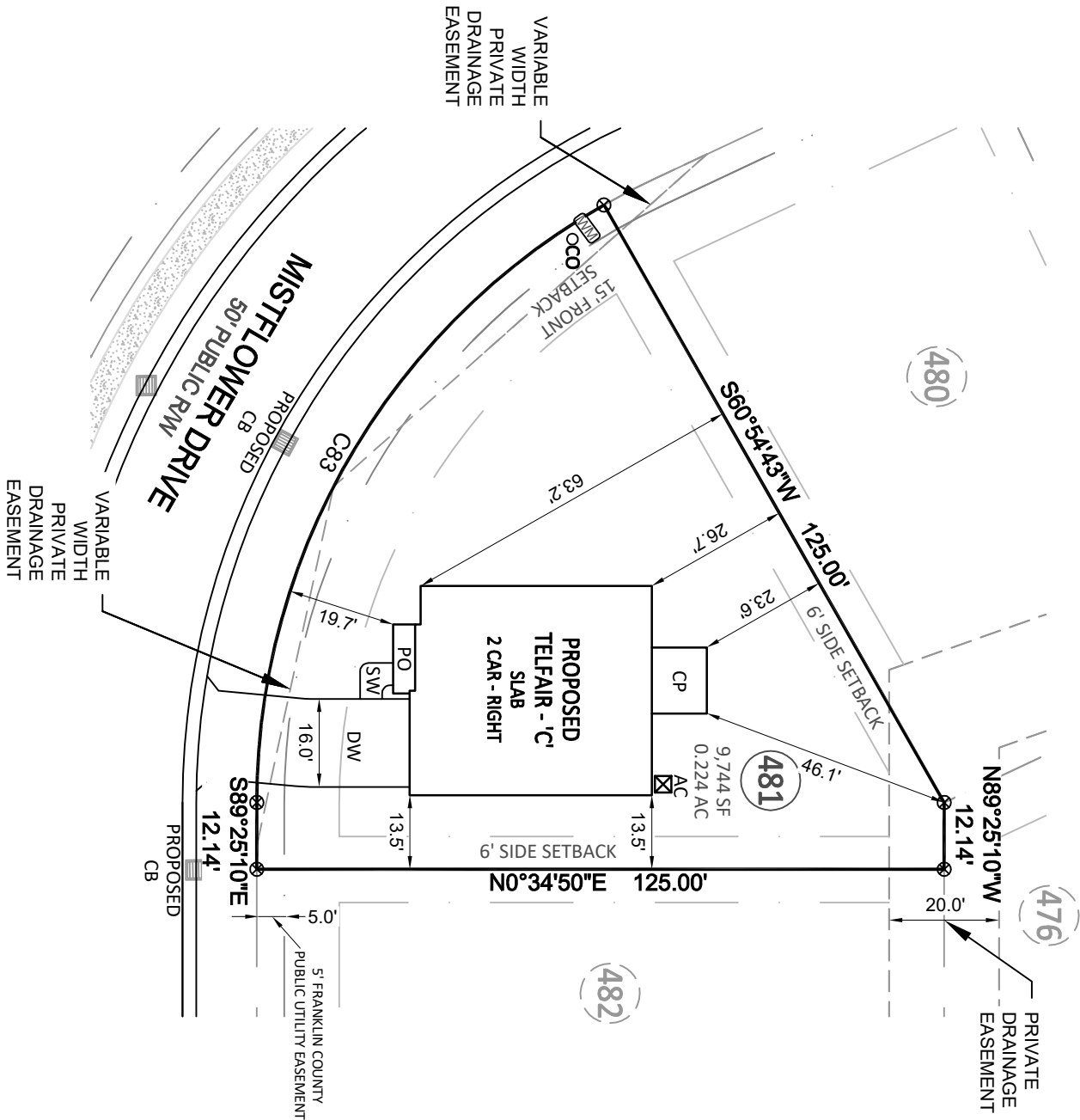
BUILDING SETBACKS
FRONT - '15'
REAR - '10'
SIDE - '6'
CORNER SIDE - '15'

INSET SCALE: 1"=20'

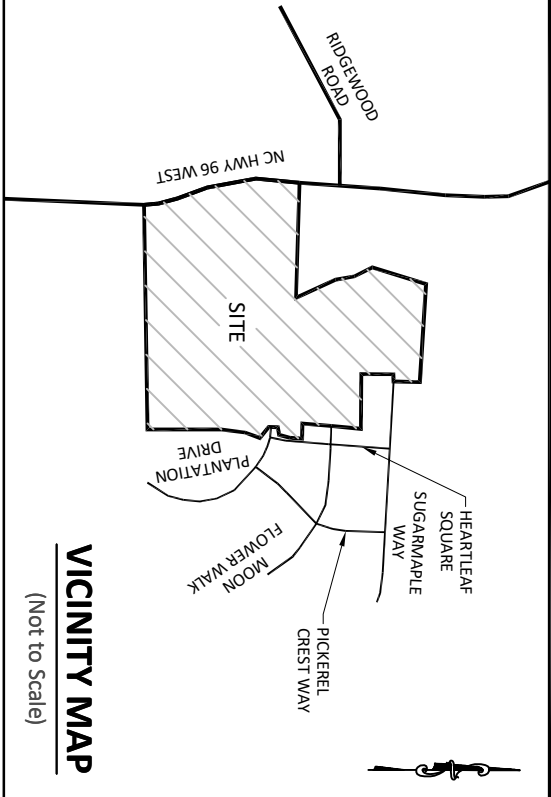


- NOTES:**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
 - THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 - THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
 - NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 3720184400K PANEL 1844, 3720184300K PANEL 1843 EFFECTIVE DATE 4-16-2013.
 - ZONING: R-8 (PER FRANKLIN CO. GIS)
 - BUILDER/DEVELOPER: MUNGO HOMES
2521 SCHIEFFELIN ROAD
APEX, NC 27502

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C83	125.00'	131.62'	N69°15'13"W	125.63'



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



- LEGEND**
- PO = COV. FRONT PORCH/PATIO
 - CP = COV. REAR PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONCRETE DRIVEWAY
 - SP = SCREENED PORCH/PATIO
 - P = CONCRETE PATIO
 - ⊗ = COMPUTED POINT
 - = IRON PIPE FOUND (IPF)
 - = IRON PIPE SET (IPS)
 - = SCRIBE FOUND/SET (SS)
 - ◯ = WATER METER
 - CO = CLEAN OUT
 - AC = AIR CONDITIONER
 - ⊙ = CABLE PEDESTAL
 - ⊙ = SEWER MANHOLE
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = CATCH BASIN/CURB INLET
 - ⊙ = LIGHT POLE
 - ⊙ = HAND HOLE/UTILITY VAULT
 - ⊙ = ELECTRIC BOX/TRANSFORMER
 - ⊙ = FIRE HYDRANT
 - DI = DRAIN INLET/YARD INLET

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
MUNGO HOMES

WINSTON RIDGE - PHASE 4-5 - LOT 481
17 MISTFLOWER DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 6/8/26 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BCS# 250109

SCALE: 1" = 30'