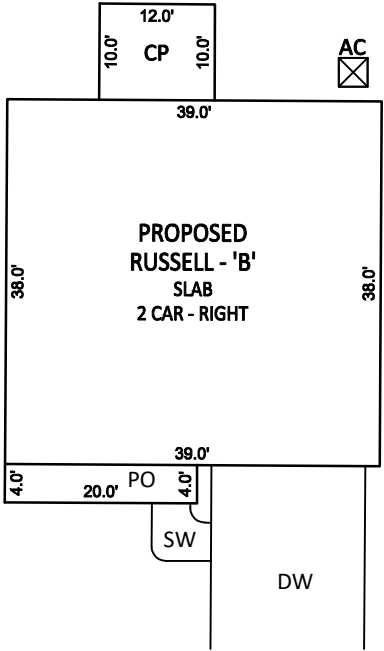


P:\2025 Projects\250109 Winston Ridge\MLS.dwg(250109 Winston Ridge.dwg, 5/30/2026 2:02:52 PM, Foxit Reader PDF Printer



INSET SCALE: 1"=20'

LOT INFORMATION:

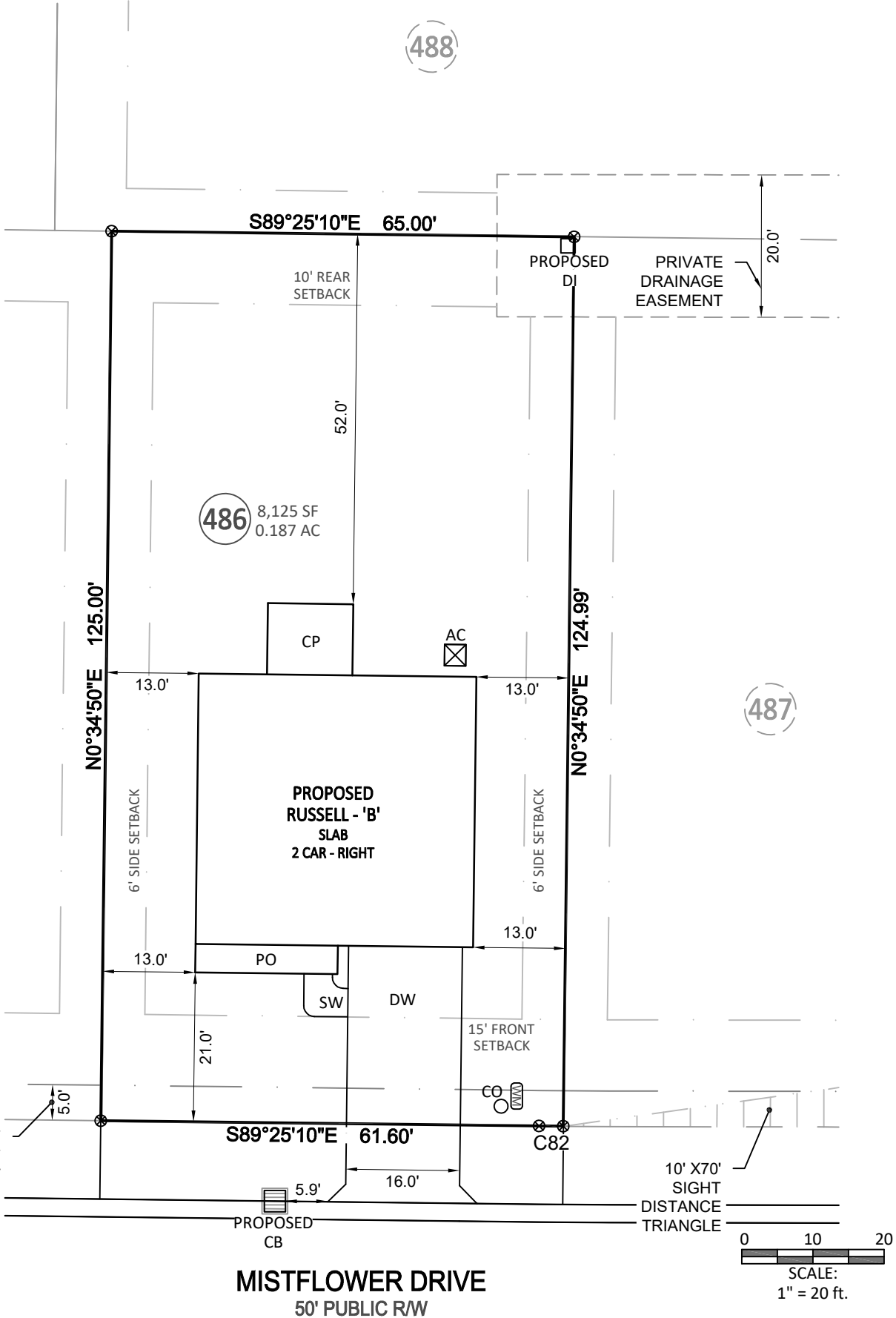
PIN: 1843-59-6526
REFERENCE: DB: 2338 PG: 212
TOTAL LOT AREA = 0.187 AC = 8,125 SF
HOUSE = 1,482 SF
PORCH = 80 SF
SIDEWALK = 33 SF
DRIVEWAY (TO P/L) = 400 SF
COVERED PORCH = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,124 SF
PERCENT IMPERVIOUS = 26.14%
MAXIMUM IMPERVIOUS = 3,500 SF

CONCRETE AND LANDSCAPE	
TYPE	S.F.
CONCRETE	744'
LANDSCAPE	6,533'

BUILDING SETBACKS

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

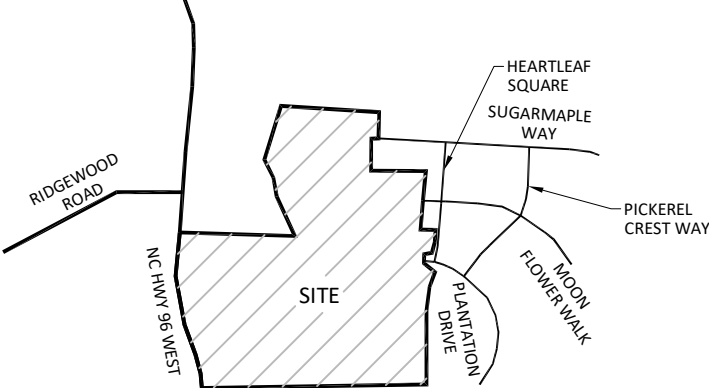
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD BEARING	CHORD
C82	975.00'	3.40'	N89°31'10"W	3.40'



Bateman Civil Survey Company

Engineers • Surveyors • Planners

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NCBELS Firm No. C-2378



VICINITY MAP

(Not to Scale)

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)
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
⊙ = CABLE PEDESTAL
⊙ = SEWER MANHOLE
⊙ = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
⊙ = LIGHT POLE
⊙ = HAND HOLE/UTILITY VAULT
⊙ = ELECTRIC BOX/TRNSFRMR
⊙ = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
P/L = PROPERTY LINE
R/W = RIGHT OF WAY

I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4017
DATED:

PRELIMINARY

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.

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 486
41 MISTFLOWER DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 5/22/26 DRAWN BY: SLA CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BCS# 250109

SCALE: 1" = 20'