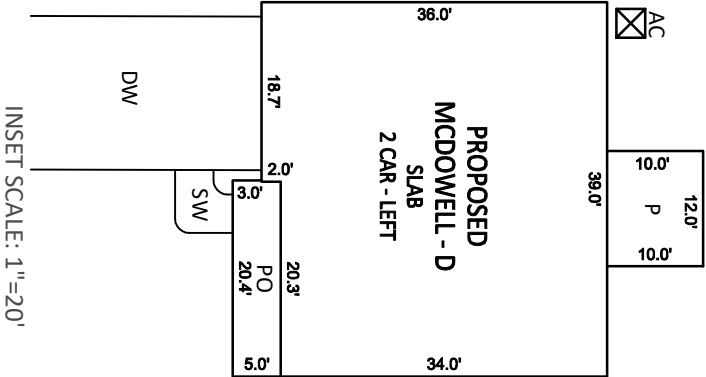


LOT INFORMATION:

PIN: 1843-59-6358
REFERENCE: DB: 2338 PG: 212
TOTAL LOT AREA = 0.218 AC = 9,478 SF
HOUSE = 1,363 SF
PORCH = 102 SF
SIDEWALK = 34 SF
DRIVEWAY = 399 SF
PATIO = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,027 SF
PERCENT IMPERVIOUS = 21.39%
MAXIMUM IMPERVIOUS = 3,500 SF

CONCRETE AND LANDSCAPE	
TYPE	S.F.
CONCRETE	990
LANDSCAPE	7,738

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

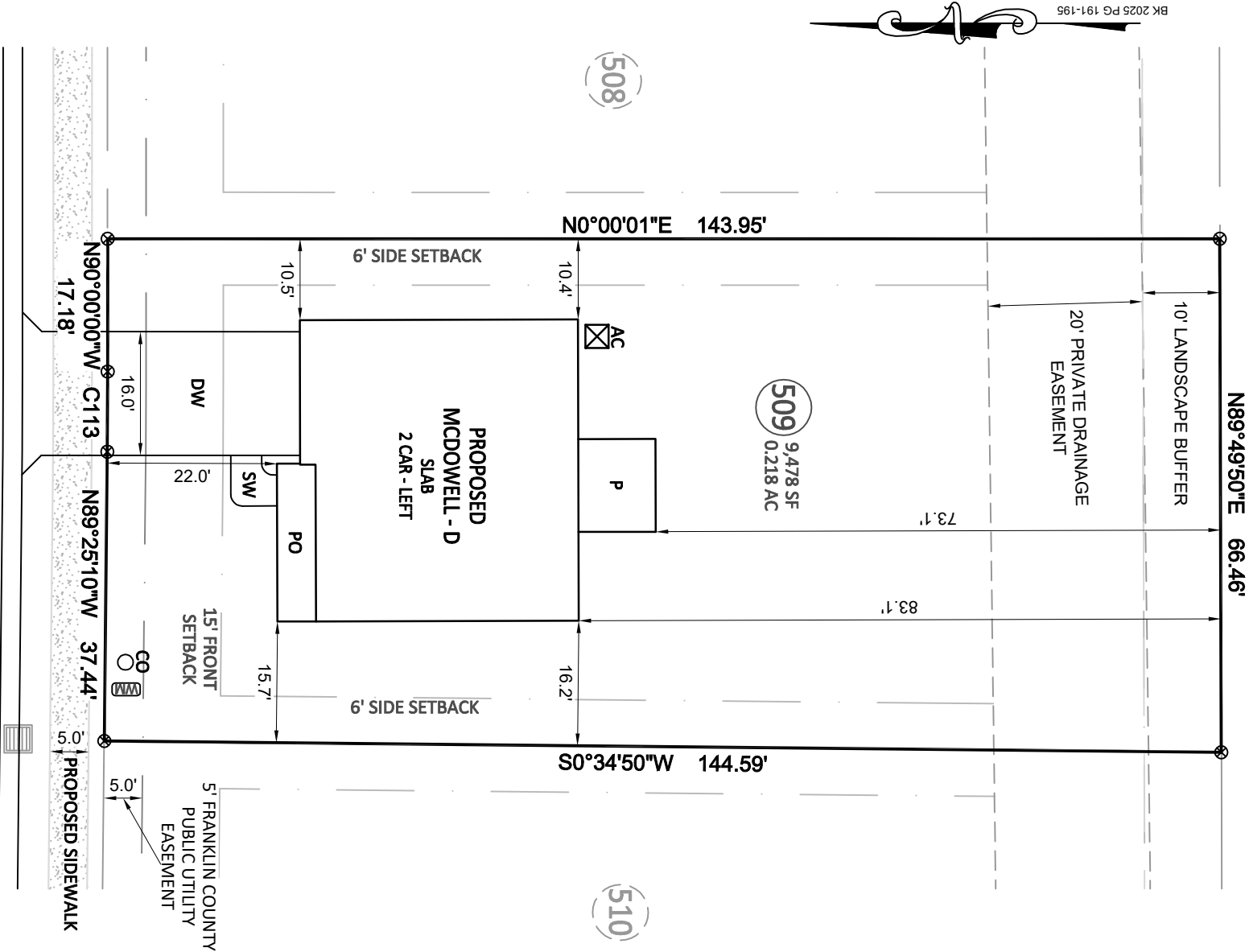


NOTES:

- 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. 3720184400J PANEL 1844, 3720184300J 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
C113	1025.00'	10.39'	S89°42'35"E

NOW OR FORMERLY
PHILLIP REID STROUD, II
DB, 1155 PG. 929
PRF 3 SLIDE 28E
PIN 1843-59-4134



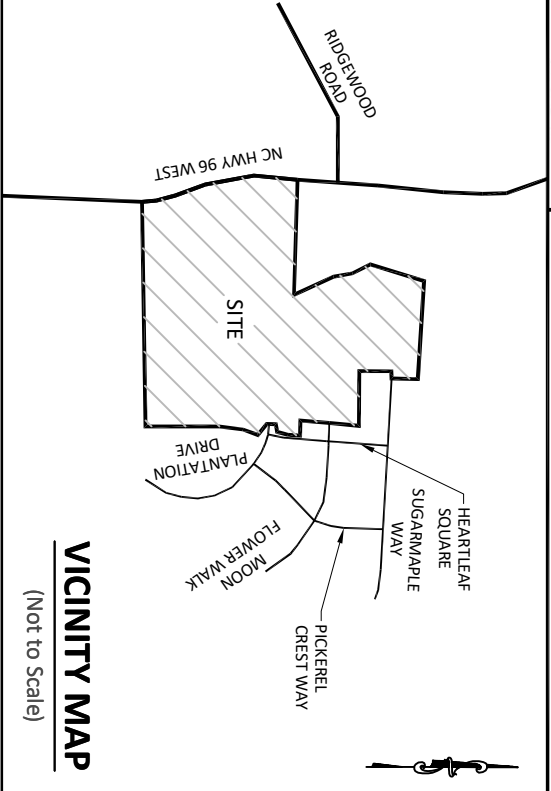
MISTFLOWER DRIVE
PUBLIC 50' RW



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 P: 919.577.1080 F: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
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
X = COMPUTED POINT
O = IRON PIPE FOUND (IPF)
● = IRON PIPE SET (IPS)
● = SCRIBE FOUND/SET (SS)
DWM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER PAD
C = CABLE PEDESTAL
S = SEWER MANHOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
L = LIGHT POLE
H = HAND HOLE/UTILITY VAULT
EB = ELECTRIC BOX/TRANSFORMER
F = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
RW = RIGHT OF WAY
P/L = PROPERTY LINE
- 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 509
44 MISTFLOWER DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 6/30/26 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BGS# 250109

SCALE: 1" = 20'