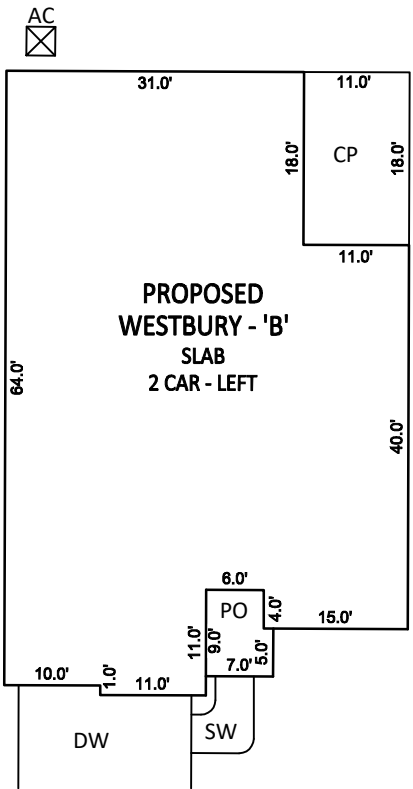




INSET SCALE: 1"=20'

| CURVE TABLE |        |        |             |        |
|-------------|--------|--------|-------------|--------|
| CURVE       | RADIUS | LENGTH | CHD BEARING | CHORD  |
| C31         | 45.00' | 34.68' | S67°21'57"W | 33.83' |

#### 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

#### LOT INFORMATION:

PIN: 1844-50-3806  
REFERENCE: DB: 2338 PG: 212  
TOTAL LOT AREA = 0.359 AC = 15,631 SF  
HOUSE = 2,351 SF  
PORCH = 59 SF  
SIDEWALK = 42 SF  
DRIVEWAY = 446 SF  
COVERED PORCH = 198 SF  
AC PAD = 9 SF  
PROPOSED IMPERVIOUS = 3,105 SF  
PERCENT IMPERVIOUS = 19.86%  
MAXIMUM IMPERVIOUS = 3,500 SF

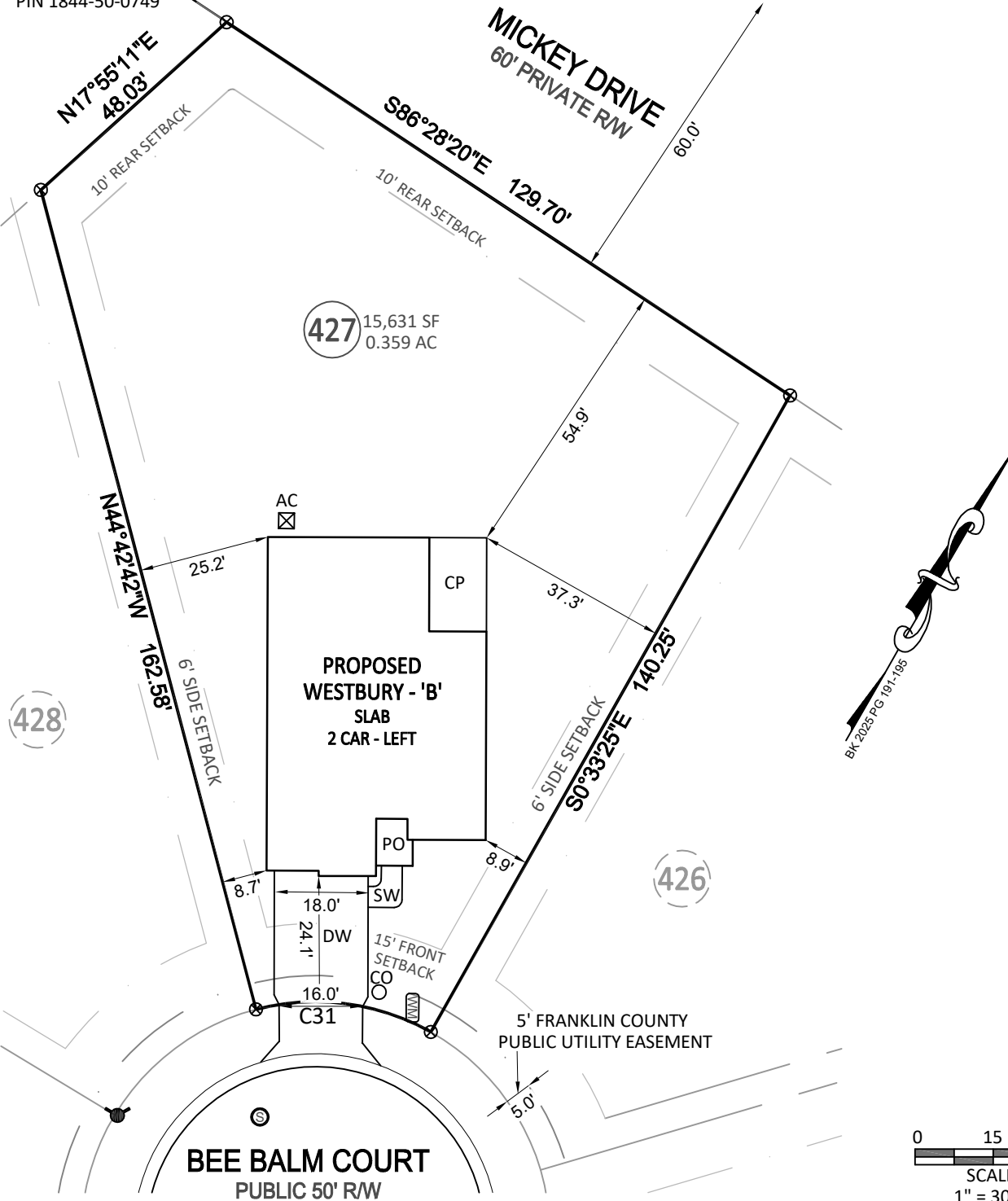
#### BUILDING SETBACKS

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

| CONCRETE AND LANDSCAPE |  |         |
|------------------------|--|---------|
| TYPE                   |  | S.F.    |
| CONCRETE               |  | 668'    |
| LANDSCAPE              |  | 12,682' |

NOW OR FORMERLY  
LISA ANN O'NEAL  
&  
MICHAEL O'NEAL  
DB: 1229 PG 18  
PIN 1844-50-0749

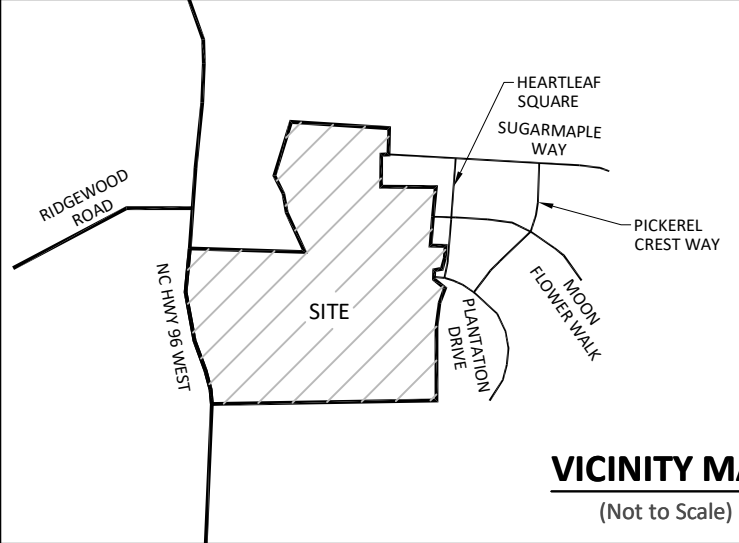
NOW OR FORMERLY  
VICKIE O'NEAL &  
JACK DONALD O'NEAL  
D.B. 657 PG: 131  
PIN 1844-51-2211



## Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 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)  
WM = WATER METER  
CO = CLEAN OUT  
AC = AIR CONDITIONER  
⊙ = CABLE PEDESTAL  
⊙ = SEWER MANHOLE  
⊙ = TELEPHONE PEDESTAL  
CB = CATCH BASIN/CURB INLET  
⊙ = LIGHT POLE  
⊙ = HAND HOLE/UTILITY VAULT  
⊙ = ELECTRIC BOX/TRNSFRMR  
⊙ = PROPOSED FIRE HYDRANT  
DI = DRAIN INLET/YARD INLET  
R/W = RIGHT OF WAY  
VWPDE = VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

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 427  
12 BEE BALM COURT, YOUNGSVILLE, NC  
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 7/25/25 DRAWN BY: DOM CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BCS# 250109

SCALE: 1" = 30'