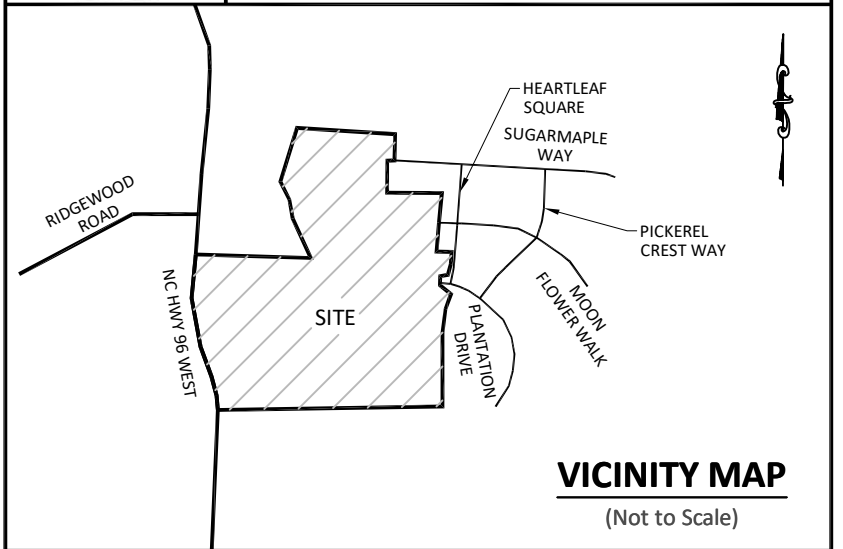
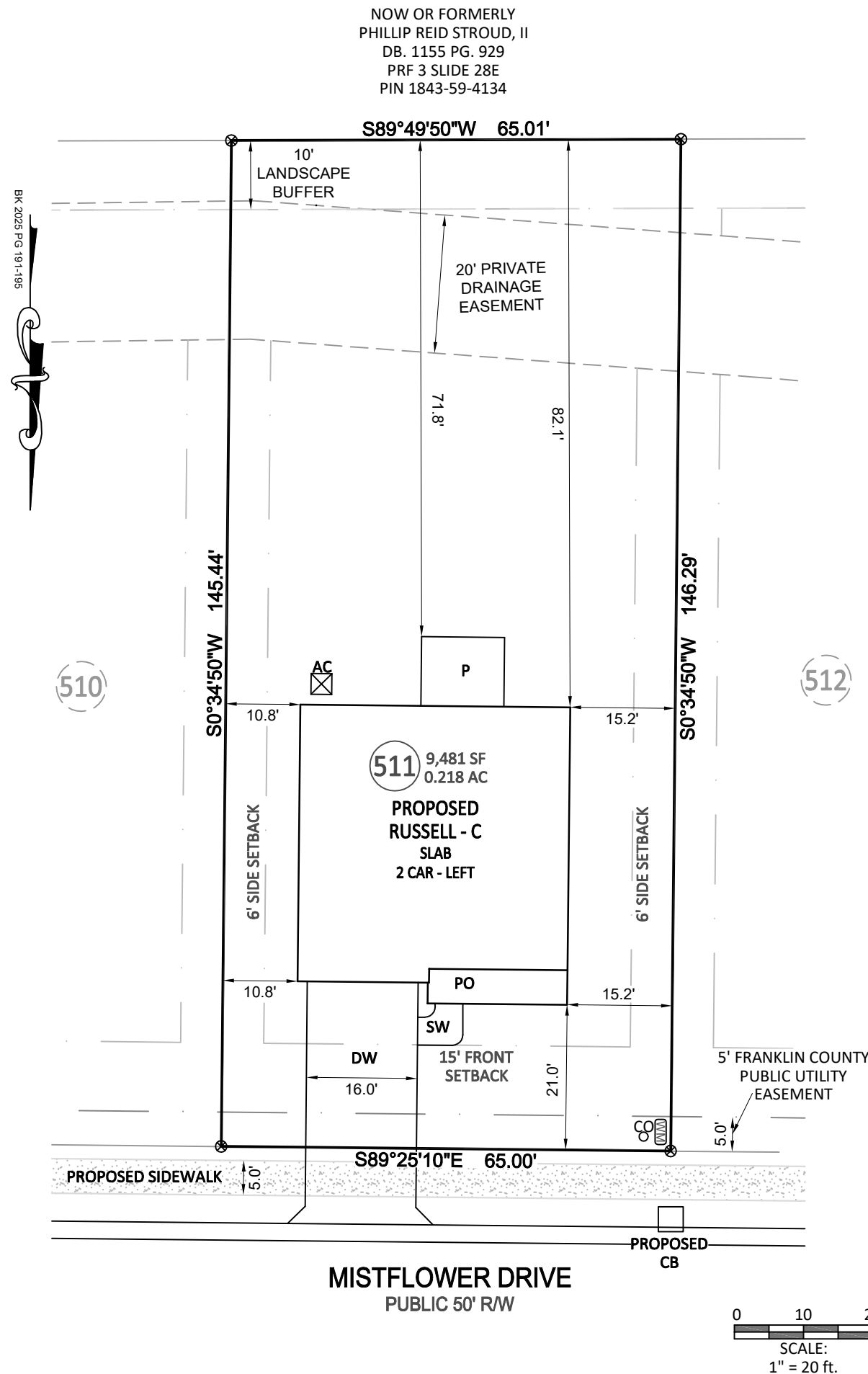




CONCRETE AND LANDSCAPE	
TYPE	S.F.
CONCRETE	940
LANDSCAPE	7,601

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

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. 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.
8. 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.
9. PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 3720184400J PANEL 1844, 3720184300J PANEL 1843 EFFECTIVE DATE 4-16-2013.
10. ZONING: R-8 (PER FRANKLIN CO. GIS)
11. BUILDER/DEVELOPER: MUNGO HOMES
2521 SCHIEFFELIN ROAD
APEX, NC 27502



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
HV = HAND HOLE/UTILITY VAULT
EB = ELECTRIC BOX/TRNSFRMR
FH = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
R/W = RIGHT OF WAY
P/L = PROPERTY LINE

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 511
36 MISTFLOWER DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

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

REFERENCE: BK 2025 PG 191-195

BCS# 250109

SCALE: 1" = 20'