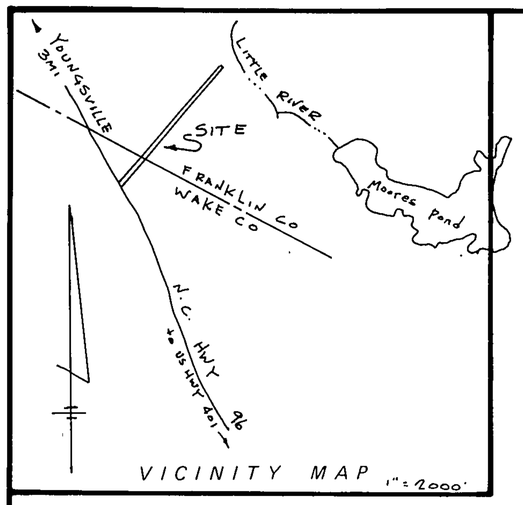
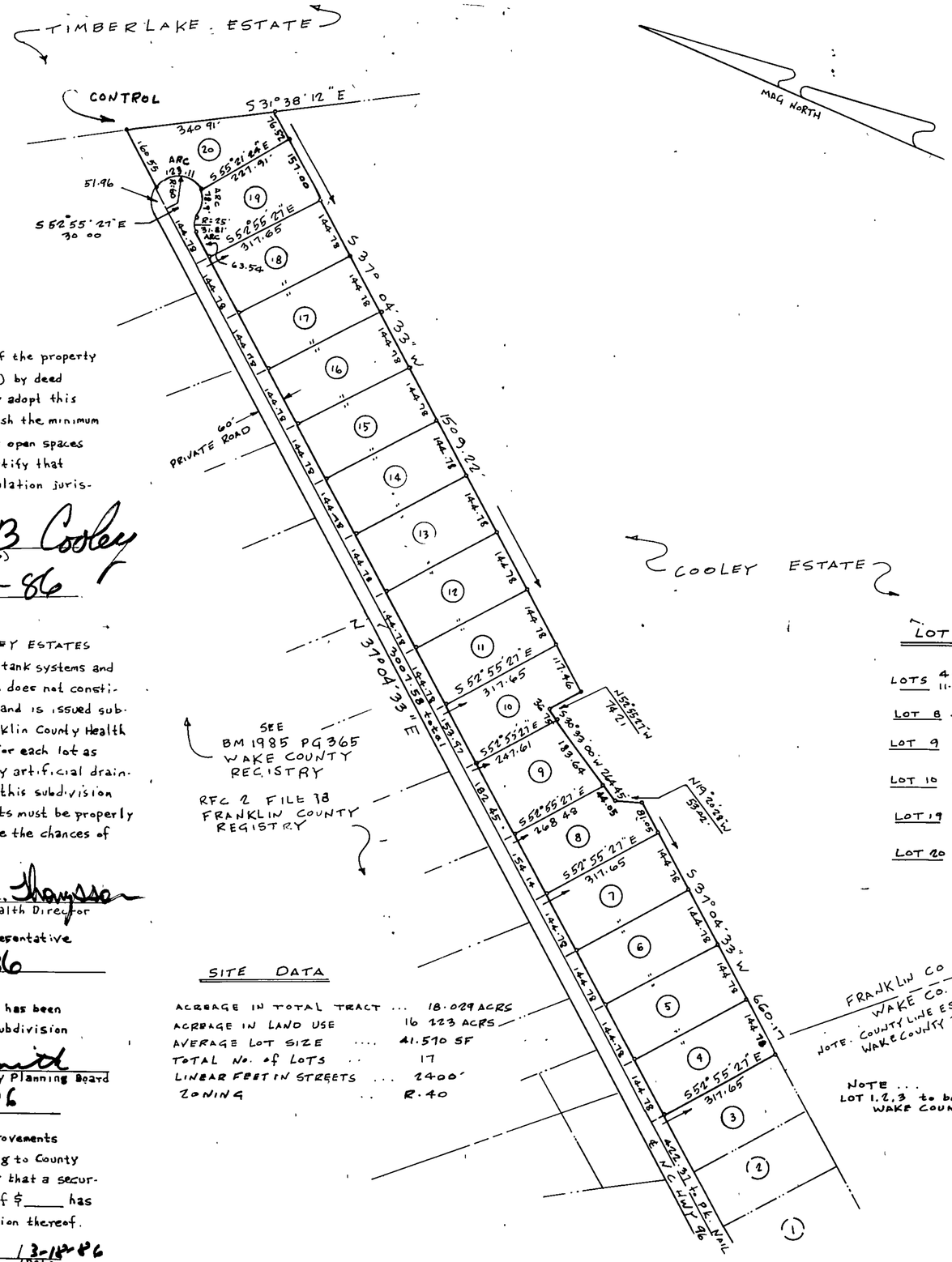


VICINITY MAP 1" = 2000'



LEGEND

- - - - - -	Lines Surveyed
- - - - - -	Lines Not Surveyed
● EIP - - - -	Existing Iron Pipe Control Corner
ECM - - -	Existing Concrete Monument
○ NIP - - -	New Iron Pipe
PKN - - -	P K Nail
DMD - - -	Double Meridian Distance
R/W - - -	Right of Way
DB - - - -	Deed Book
CM - - - -	Concrete Monument
ELS - - - -	Existing Lightwood Stake

NORTH CAROLINA
FRANKLIN COUNTY

I, DANIEL W. JOYNER, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book _____, page _____, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/ 10,000+ that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____, that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 25th day of FEB, A.D., 1986

Seal or Stamp: NORTH CAROLINA REGISTERED SEAL L-2439 LAND SURVEYOR DANIEL W. JOYNER

Daniel W. Joyner
Surveyor

L-2439
Registration Number

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that DANIEL W. JOYNER, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of FEB 1986

Seal: MARSHA G. JOYNER NOTARY PUBLIC WAKE COUNTY, N.C.

Marsha G. Joyner
Notary Public

My Commission expires MAY 31st, 1988

NORTH CAROLINA
Franklin COUNTY

The foregoing certificate of Marsha G. Joyner, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book Record File #2 Slide 18H-A This March 21, 1986 at 9:10 A.M.

Martha D. Sherrin
Register of Deeds

By Kay S. Hunt
Assistant Reg. of Deeds

RE-RECORDED CABINET #2 SLIDE 18H-A

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed recorded in Book ____, Page ___, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all drainageways and other open spaces to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the subdivision regulation jurisdiction of Franklin County.

William B Cooley
Owner(s)

3-19-86
Date

I hereby certify that this subdivision, entitled COOLEY ESTATES is generally suitable for the use of individual septic tank systems and individual water supplies. However, this certification does not constitute "blanket approval" of all lots in the subdivision and is issued subject to the approval of each individual lot by the Franklin County Health Department and the issuance of an improvements permit for each lot as required by the General Statutes of North Carolina. Any artificial drainage measures installed or proposed for installation in this subdivision to control water table must be properly maintained. Lots must be properly landscaped to control surface water in order to decrease the chances of septic tank system malfunctions.

David L. Thompson
Franklin County Health Director
or
Authorized Representative

3/20/86
Date

I hereby certify that the subdivision as depicted hereon has been granted final approval pursuant to the Franklin County Subdivision Regulations.

Wilton Smith
Chairman, Franklin County Planning Board

3-18-86
Date

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according to County specifications in the subdivision entitled COOLEY ESTATES, or that a security bond or irrevocable letter of credit in the amount of $_____ has been posted with Franklin County to ensure the installation thereof.

James W. Hill
County Manager

3-18-86
Date

LOT ACREAGE DATA

LOTS 4-7, 11-18	41,645 SF to R/W; 45,988 SF to ℄ Rd
LOT 8	41,643 SF to R/W; 46,269 SF to ℄ Rd
LOT 9	41,607 SF to R/W; 47,080 SF to ℄ Rd
LOT 10	41,655 SF to R/W; 46,276 SF to ℄ Rd
LOT 19	40,419 SF to R/W; 47,747 SF to ℄ Rd
LOT 20	41,615 SF to R/W; 46,088 SF to ℄ Rd

SITE DATA

ACREAGE IN TOTAL TRACT	18.029 ACRS
ACREAGE IN LAND USE	16.123 ACRS
AVERAGE LOT SIZE	41,510 SF
TOTAL No. of LOTS	17
LINEAR FEET IN STREETS	2400'
ZONING	R-40

BUILDING SET BACK LINES
30' FRONT (FROM R/W)
30' REAR PROPERTY LINES
10' SIDE PROPERTY LINES
40' MINIMUM SETBACK N.C. 96 R/W

Recorded in ~~Book of Maps~~ CABINET 2 ~~Vol~~ SLIDE 163A ~~Pg~~ AS: COOLEY ESTATES

REVISIONS

100' 0 100 200'
SCALE

ANDY'S ACRES SUBDIVISION

FORMERLY COOLEY ESTATES

TOWNSHIP: YOUNGSVILLE | COUNTY: FRANKLIN
STATE: NORTH CAROLINA
ZONE: | TAX MAP: | PARCEL:

DANIEL W. JOYNER
REGISTERED LAND SURVEYOR
KNIGHTDALE, NO. CAROLINA
919-266-1798

DATE: 01-05-86 | SURVEYED BY: DWJ | FIELD BOOK
SCALE: 1" = 200 | DRAWN BY: DWJ | DRAWING NO.
CHECKED & CLOSURE BY: DWJ

CASE BLUEPRINT & SUPPLY CO. 946539