

## CHAD LONG VARIANCE

1. PIN 7717099160
2. PIN 7717088835

**§ 160D-705. Quasi-judicial zoning decisions.**

(a) Provisions of Ordinance. – The zoning or unified development ordinance may provide that the board of adjustment, planning board, or governing board hear and decide quasi-judicial zoning decisions. The board shall follow quasi-judicial procedures as specified in G.S. 160D-406 when making any quasi-judicial decision.

(b) Appeals. – Except as otherwise provided by this Chapter, the board of adjustment shall hear and decide appeals from administrative decisions regarding administration and enforcement of the zoning regulation or unified development ordinance and may hear appeals arising out of any other ordinance that regulates land use or development. The provisions of G.S. 160D-405 and G.S. 160D-406 are applicable to these appeals.

(c) Special Use Permits. – The regulations may provide that the board of adjustment, planning board, or governing board hear and decide special use permits in accordance with principles, conditions, safeguards, and procedures specified in the regulations. Reasonable and appropriate conditions and safeguards may be imposed upon these permits. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities. Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.

The regulations may provide that defined minor modifications to special use permits that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification or revocation of a special use permit shall follow the same process for approval as is applicable to the approval of a special use permit. If multiple parcels of land are subject to a special use permit, the owners of individual parcels may apply for permit modification so long as the modification would not result in other properties failing to meet the terms of the special use permit or regulations. Any modifications approved apply only to those properties whose owners apply for the modification. The regulation may require that special use permits be recorded with the register of deeds.

(d) Variances. – When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.



## City of Trinity Variance Application

Date: 7/28/23

**Property Owner Information:**

Property Owner: Long Properties LLC  
Address: 401 Belgian Dr.  
City: Archdale State: NC Zip: 27263  
Phone: (home/work) \_\_\_\_\_ (cell) 336 861 2005  
E-mail: Chad@nortouchwireless.net

**Applicant Information** (note: must show proof as to legally representing property owner):

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (home/work) \_\_\_\_\_ (cell) \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Site Information:**

PIN # 7717089835  
Property Address: Not yet assigned  
Zoning District: R40

Are there any structures currently on the property? \_\_\_\_\_ yes  no

List structures: \_\_\_\_\_

What is the current land use on the property (i.e., commercial, residential, farming, vacant etc.)?

Residential

**Reason for Variance:**

Describe situation which prompted the need for a variance, and, if applicable, how much of a variance is needed for from minimum dimensional requirements:

We want to build a duplex and require a total of 100.8' to the front of stoop to back property. We are .8' short.

**ORDINANCE PROVISIONS FOR GRANTING A VARIANCE:**

The Board of Adjustment (City Council) does not have unlimited discretion in deciding when to grant a variance. Article XIV, Section 16-8 of the City's Zoning Ordinance states:

"When practical difficulties or unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the Board of Adjustments shall have the power to vary or modify any of the regulations or provisions of the ordinance so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. No change in permitted uses may be authorized by variance. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed on any approval issued by the Board.

These regulations may provide that the Board of Adjustments may determine and vary their application in harmony with the general purpose and intent and in accordance with general or specific rules therein contained; provided no change is permitted uses may be authorized by variance.

(1) Determination that Variance Will Not Violate Other Ordinance Provisions. In considering all proposed variances to this ordinance, the Board shall, before making any finding in a specific case, first determine that the proposed variance will not allow the establishment of a use not otherwise permitted in a district by this ordinance; extend in area or expand a non-conforming use of land; change the district boundaries shown on the zoning map; impair any adequate supply of light and air to adjacent property; materially increase the public danger of fire; materially diminish or impair established property values within the surrounding area; or in any other respect impair the public health, safety, morals, and general welfare.

(2) Findings. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Board of Adjustment that the following conditions exist:

(a). There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

(b). Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents in the district in which the property is located.

(c). A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

**Reason for Variance:**

Describe situation which prompted the need for a variance, and, if applicable, how much of a variance is needed for from minimum dimensional requirements:

R40 Requires 40' off front 25' off back of structure is 35.8' for a total needed of .8'

**ORDINANCE PROVISIONS FOR GRANTING A VARIANCE:**

The Board of Adjustment (City Council) does not have unlimited discretion in deciding when to grant a variance. Article XIV, Section 16-8 of the City's Zoning Ordinance states:

"When practical difficulties or unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the Board of Adjustments shall have the power to vary or modify any of the regulations or provisions of the ordinance so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. No change in permitted uses may be authorized by variance. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed on any approval issued by the Board.

These regulations may provide that the Board of Adjustments may determine and vary their application in harmony with the general purpose and intent and in accordance with general or specific rules therein contained; provided no change is permitted uses may be authorized by variance.

- (1) Determination that Variance Will Not Violate Other Ordinance Provisions. In considering all proposed variances to this ordinance, the Board shall, before making any finding in a specific case, first determine that the proposed variance will not allow the establishment of a use not otherwise permitted in a district by this ordinance; extend in area or expand a non-conforming use of land; change the district boundaries shown on the zoning map; impair any adequate supply of light and air to adjacent property; materially increase the public danger of fire; materially diminish or impair established property values within the surrounding area; or in any other respect impair the public health, safety, morals, and general welfare.
- (2) Findings. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Board of Adjustment that the following conditions exist:
  - (a). There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
  - (b). Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents in the district in which the property is located.
  - (c). A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

- (d). The requested variance will be in harmony with purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
- (e). The special circumstances are not the result of the applicant.
- (f). The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
- (g). The variance is not a request to permit a use of land, building or structure which is not permitted by right or by conditional use in the district involved.

(3) Conditions. In granting a variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violations of the conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance punishable under Section 18-3 of this ordinance."

**In the space provided below (or on attached sheet), provided a statement(s) addressing each of the required findings of fact. This information and along with your site plan, will be presented to the Board to help support your request for a variance:**

(1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Yes we could not build a quadplex and would have to build a duplex leaving two families that we could not provide housing for

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

Yes

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

No

(4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

*Y/C.S.*

**Submittal Requirements:**

- Complete Variance Application
- If seeking a variance from a minimum dimensional requirement, a site plan, prepared by a NC Licensed Engineer, Architect or Surveyor. See Exhibit A
- \$600 Application Fee

The below authorize: (1) Submission of the variance application to the City of Trinity's City Council for consideration; and (2) the Zoning Administrator or designee to entry upon the property to verify application/site plan submittal information.

|   |   |                                 |
|---|---|---------------------------------|
| _____<br>Applicant Name (PRINTED)                               | _____<br>Signature of Applicant                               | _____<br>Date                   |
| <i>H. Choral Long</i><br>_____<br>Property Owner Name (PRINTED) | <i>H. Choral Long</i><br>_____<br>Signature of Property Owner | <i>7/28/23</i><br>_____<br>Date |
| _____<br>Zoning Administrator Signature                         | _____<br>Date Complete Application Received                   |                                 |

**Office Use**

Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

BOA Hearing Date: \_\_\_\_\_

Result of BOA Hearing: \_\_\_\_\_

- NOTES:**
- This project is not located within a special flood hazard area per NCFRIS. Map # 17107717001 Effective Date: 1/2/2008
  - Area calculated by coordinate geometry.
  - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
  - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
  - Tax PIN: 771768853

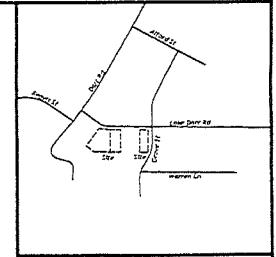
STATE OF NORTH CAROLINA

I, \_\_\_\_\_ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

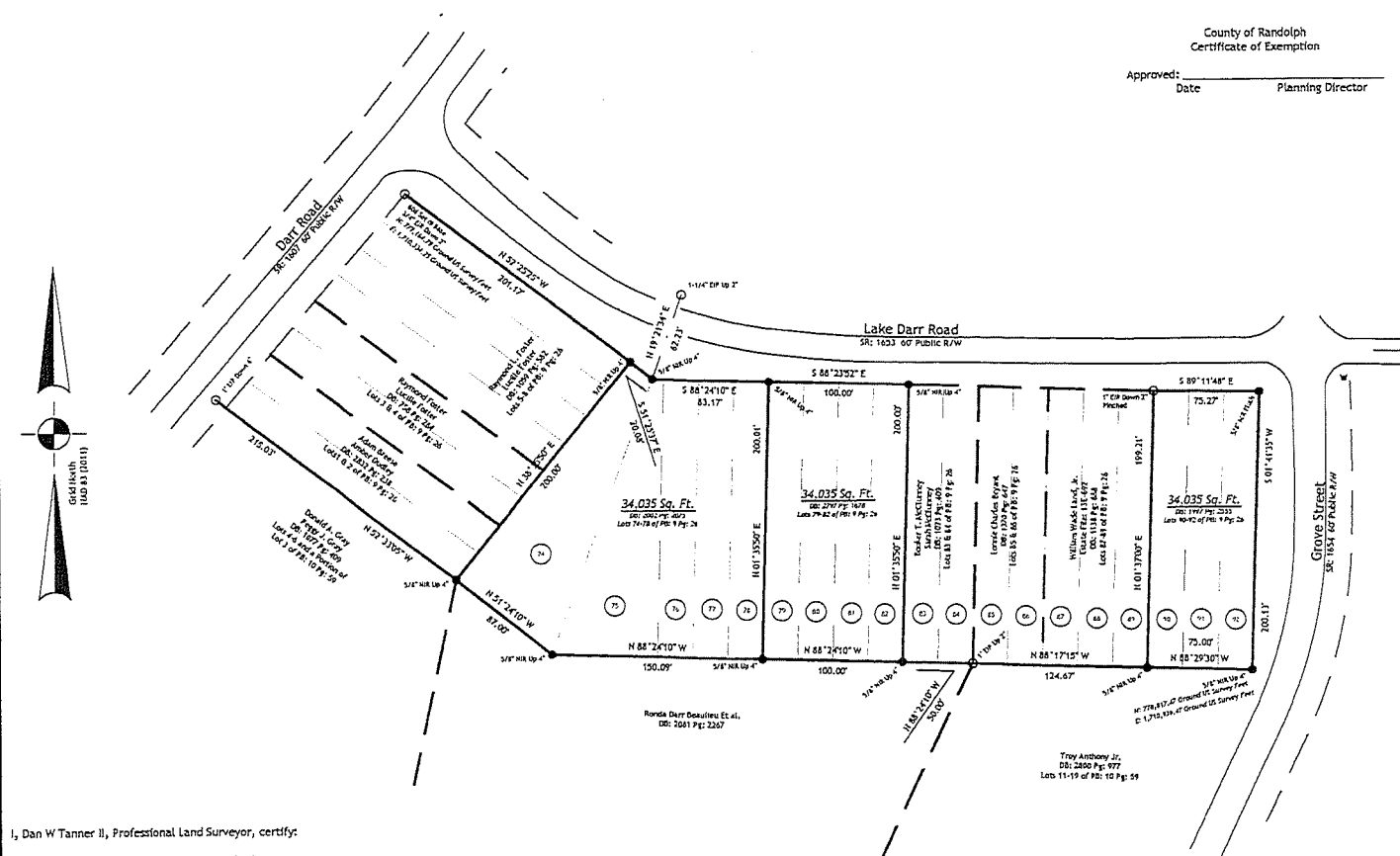
Date \_\_\_\_\_ Review Officer \_\_\_\_\_

County of Randolph  
Certificate of Exemption

Approved: \_\_\_\_\_  
Date \_\_\_\_\_ Planning Director \_\_\_\_\_



Location Map  
(Not to Scale)



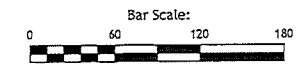
| Legend |                                      |
|--------|--------------------------------------|
|        | Hardwood Tree                        |
|        | Evergreen Tree                       |
|        | Stone                                |
|        | R/W - Right of Way Monument          |
|        | R/S - Railroad Spike                 |
|        | NIR - New Iron Rod                   |
|        | NIP - New Iron Pipe                  |
|        | NCSZ Monument                        |
|        | DI - Existing Ditch                  |
|        | EIP - Existing Iron Pipe             |
|        | CCM - Existing Concrete Monument     |
|        | S.M. - Survey Monument               |
|        | C.P. - Corner Point / Post / Not Set |
|        | Well                                 |
|        | Property Line                        |
|        | Computed Property Line               |
|        | Slope of Way Line                    |
|        | Easement Line                        |
|        | Tie Lines                            |
|        | Setback Lines                        |
|        | Gas Line                             |
|        | Sanitary Sewer Line                  |
|        | Storm Sewer Line                     |
|        | Water Line                           |
|        | Fence                                |
|        | Overhead Utility Line                |
|        | Underground Electric Line            |
|        | Underground Comm. Line               |
|        | 100-Year Flood Hazard Line           |
|        | Flowway                              |
|        | CFL - Railroad                       |
|        | Catch Basin                          |
|        | Yard Inlet                           |
|        | Storm Sewer Manhole                  |
|        | Junction Box                         |
|        | Drop Inlet                           |
|        | Inlet Control Valve                  |
|        | Back Flow Preventer                  |
|        | Water Valve                          |
|        | Water Manhole                        |
|        | Water Meter                          |
|        | Fire Dept. Connection                |
|        | Fire Hydrant                         |
|        | Utility Pole                         |
|        | Telephone Pole                       |
|        | Transformer                          |
|        | Communications Manhole               |
|        | Sanitary Sewer                       |
|        | SS Manhole                           |
|        | SS Cleanout                          |
|        | UG Power Pole                        |
|        | PP                                   |
|        | Power Pole                           |
|        | Light Pole                           |
|        | Cup Pole                             |
|        | Gas Valve                            |
|        | Guy Wire                             |
|        | Gas Manhole                          |
|        | Gas Meter                            |
|        | Electric Meter                       |
|        | Electric Manhole                     |
|        | X 2x20 Soot Elevation                |

Owners:  
Long Properties, LLC  
401 Belgian Drive  
Archdale, NC 27263

Survey For:  
**Chad Long**

City of Trinity  
Trinity Township  
North Carolina  
Randolph County  
July 3, 2023

Deed Book:2002 Pg:2075  
Deed Book:2797 Pg:1678  
Deed Book:1997 Pg:2555  
Plat Book:9 Pg:26  
Scale: 1" = 60 US Survey Feet



**SURVEY CAROLINA, PLLC**  
154 S. Fayetteville St, Suite B, Asheboro, NC 27203  
Phone Number: 336 625-8000  
Email: mail@surveycarolina.com

Firm #: P-1110  
Dan W Tanner II L-4787  
© 2023 Survey Carolina, PLLC

Job #: 15022

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11c.1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2002, page 2075 ; Book 2797, page 1678 ;  
Book 1997, page 2555 ;

that the boundaries not surveyed are clearly indicated as drawn from Information found in Book See, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 3rd day of July, A.D., 2023.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor L-4787



- I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:
- Class of survey: Class A
  - Positional accuracy: <math>4.0''</math>
  - Type of GNSS field procedure: Real-Time Kinematic Networks
  - Dates of survey: June 14, 2023
  - Datum/Epoch: NAD83(2011) / 2010.00
  - Published/Fixed-control use: North Carolina Real Time Network
  - Geoid model: Geoid 12A
  - Combined grid factor(s): 0.99989942
  - GPS/GNSS Scale Point(s):  
N:778,643.91 E:1,711,200.95 Z:829.12
  - Units: US Survey Feet





## Randolph County, NC



|                      |                       |                  |                     |
|----------------------|-----------------------|------------------|---------------------|
| REID                 | 24049                 | OWNER ADDRESS2   |                     |
| PIN                  | 7717088835            | OWNER CITY       | ARCHDALE            |
| TAXED ACREAGE        | 0.36                  | OWNER STATE      | NC                  |
| PROPERTY DESCRIPTION | LAKECREST HGTS;L90-92 | OWNER ZIP        | 27263               |
| DEED BOOK & PAGE     | 001997/02555          | LOCATION ADDRESS | No Physical Address |
| PLAT BOOK & PAGE     | 9-26                  | LOCATION ZIP     | No ZIP              |
| OWNER                | LONG PROPERTIES LLC   | DATA REFRESHED   | 10/1/2023           |
| OWNER ADDRESS        | 401 BELGIAN DR        |                  |                     |



*Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.*

Map Scale  
**1 inch = 71 feet**  
 10/2/2023



## City of Trinity Variance Application

Date: 7/28/23

### Property Owner Information:

Property Owner: Long Properties, LLC  
Address: 401 Belgem Dr.  
City: Archdale State: NC Zip: 27268  
Phone: (home/work) \_\_\_\_\_ (cell) 336 861 2005  
E-mail: Chad@ntouchwireless.net

### Applicant Information (note: must show proof as to legally representing property owner):

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: (home/work) \_\_\_\_\_ (cell) \_\_\_\_\_  
E-mail: \_\_\_\_\_

### Site Information:

PIN # 7717099160  
Property Address: Not yet assigned  
Zoning District: R40

Are there any structures currently on the property? \_\_\_\_ yes  no

List structures: \_\_\_\_\_

What is the current land use on the property (i.e., commercial, residential, farming, vacant etc.)?

Residential

**Reason for Variance:**

Describe situation which prompted the need for a variance, and, if applicable, how much of a variance is needed for from minimum dimensional requirements:

Our lot size is 73.41 w our proposed duplex +  
set backs on the side = 74'. We are asking for .59  
feet in variance.

**ORDINANCE PROVISIONS FOR GRANTING A VARIANCE:**

The Board of Adjustment (City Council) does not have unlimited discretion in deciding when to grant a variance. Article XIV, Section 16-8 of the City's Zoning Ordinance states:

"When practical difficulties or unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the Board of Adjustments shall have the power to vary or modify any of the regulations or provisions of the ordinance so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. No change in permitted uses may be authorized by variance. Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed on any approval issued by the Board.

These regulations may provide that the Board of Adjustments may determine and vary their application in harmony with the general purpose and intent and in accordance with general or specific rules therein contained; provided no change is permitted uses may be authorized by variance.

- (1) Determination that Variance Will Not Violate Other Ordinance Provisions. In considering all proposed variances to this ordinance, the Board shall, before making any finding in a specific case, first determine that the proposed variance will not allow the establishment of a use not otherwise permitted in a district by this ordinance; extend in area or expand a non-conforming use of land; change the district boundaries shown on the zoning map; impair any adequate supply of light and air to adjacent property; materially increase the public danger of fire; materially diminish or impair established property values within the surrounding area; or in any other respect impair the public health, safety, morals, and general welfare.
- (2) Findings. A variance may be granted in an individual case of unnecessary hardship upon a finding by the Board of Adjustment that the following conditions exist:
  - (a). There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
  - (b). Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents in the district in which the property is located.
  - (c). A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

(d). The requested variance will be in harmony with purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.

(e). The special circumstances are not the result of the applicant.

(f). The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

(g). The variance is not a request to permit a use of land, building or structure which is not permitted by right or by conditional use in the district involved.

- (3) Conditions. In granting a variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violations of the conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance punishable under Section 18-3 of this ordinance."

**In the space provided below (or on attached sheet), provided a statement(s) addressing each of the required findings of fact. This information and along with your site plan, will be presented to the Board to help support your request for a variance:**

(1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

*We could provide affordable housing to two Trinity families instead of one with the approval.*

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

*The hardship is that the lots were developed in the 1960's and have narrow fronts.*

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

*No we did not create this hardship.*

(4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

*Yes*

**Submittal Requirements:**

- Complete Variance Application
- If seeking a variance from a minimum dimensional requirement, a site plan, prepared by a NC Licensed Engineer, Architect or Surveyor. See Exhibit A
- \$600 Application Fee

The below authorize: (1) Submission of the variance application to the City of Trinity's City Council for consideration; and (2) the Zoning Administrator or designee to entry upon the property to verify application/site plan submittal information.

Applicant Name (PRINTED)

Signature of Applicant

Date

*H. Chad Long*

*H. Chad Long*

*7/28/23*

Property Owner Name (PRINTED)

Signature of Property Owner

Date

Zoning Administrator Signature

Date Complete Application Received

**Office Use**

Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

BOA Hearing Date: \_\_\_\_\_

Result of BOA Hearing: \_\_\_\_\_

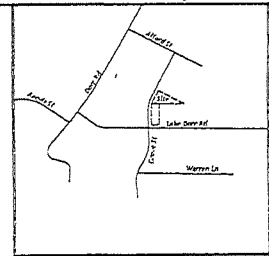
**Notes:**

- This project is not located within a special flood hazard area per NCFR15.
- Map #: 27107717003 Effective date: 1/2/2008
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax IDs: 7717190244, 7717899160, 7717194038, 7717197003, 7717197050

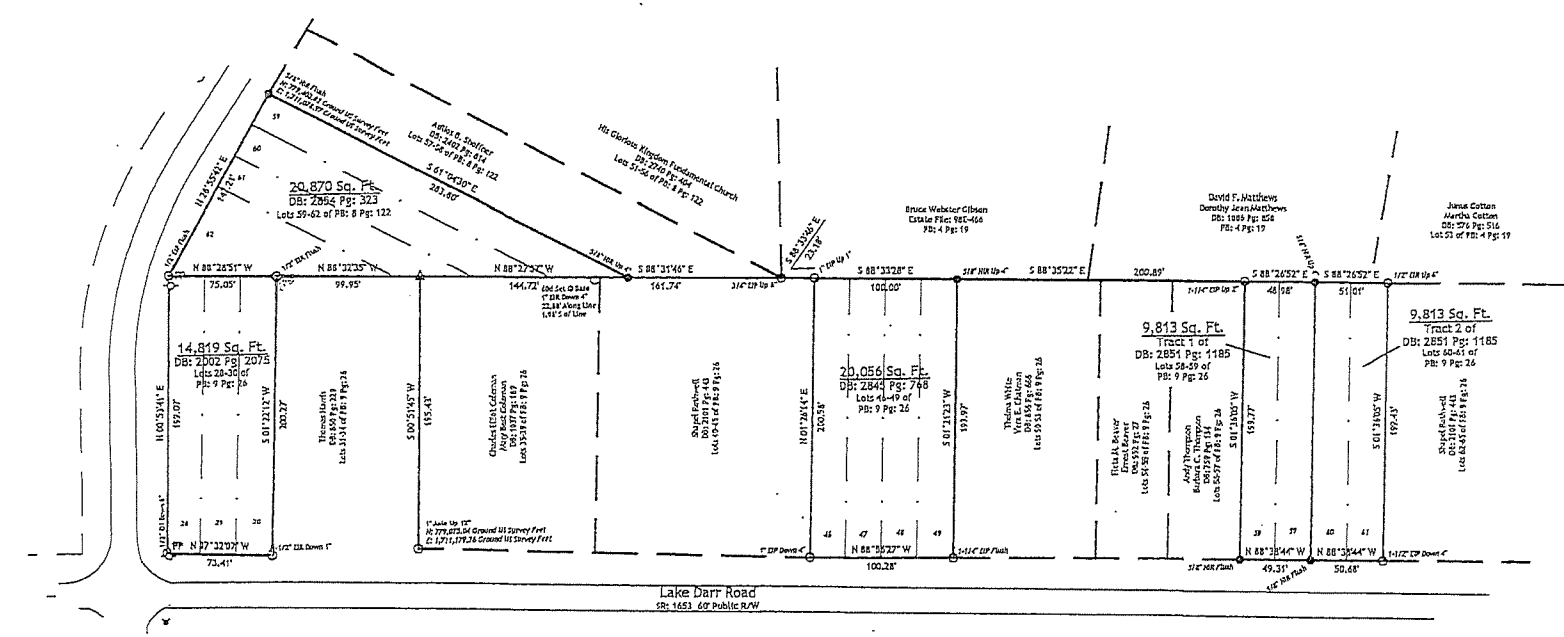
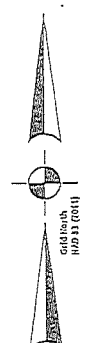
STATE OF NORTH CAROLINA

I, \_\_\_\_\_ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date \_\_\_\_\_ Review Officer \_\_\_\_\_



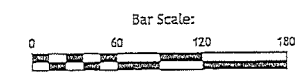
Location Map  
(Not to Scale)



Owners:  
Long Properties, LLC  
3501 Longview Drive  
Archdale, NC 27263

GMPC RP, LLC  
2285-103 Trindale Road  
Archdale, NC 27263

Survey For:  
**Chad Long**  
City of Trinity  
Trinity Township  
North Carolina  
Deed Book:2002 Pg:2075  
Deed Book:2854 Pg:323  
Deed Book:2851 Pg:1185  
Deed Book:2845 Pg:768  
Plat Book:8 Pg:122  
Plat Book:9 Pg:26  
Scale: 1" = 60 US Survey Feet



**SURVEY CAROLINA, PLLC**  
154 S. Fayetteville St., Suite B, Asheboro, NC 27203  
Phone Number: 336 625-8000  
Email: mail@surveycarolina.com  
Firm #: P-1110  
Dan W Tanner II L-4787  
© 2023 Survey Carolina, PLLC Job #: 15022\_1

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)(1)c.1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2002, page 2075; Book 2854, page 323;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 5th day of July, A.D., 2023.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES



I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:  
(1) Class of survey: Class A  
(2) Positional accuracy: <math>\leq 0.10''</math>  
(3) Type of GNSS field procedure: Real-Time Kinematic Network  
(4) Dates of survey: June 14, 2023  
(5) Datum/Eipsoid: NAD83(2011) / 2010.00  
(6) Published/Field-control use: North Carolina Real Time Network  
(7) Used/Issued: Geoid 12A  
(8) Combined grid factor(s): 0.99989942  
(9) GPS/GNSS Scale Point:  
N77m, 6-0.91 E1,711; 200.95 2,029.72  
(10) Units: US Survey Feet

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- IRS - Railroad Spike
- UR - New Iron Rod
- NP - New Iron Pipe
- NGCS Monument
- EN - Existing Nail
- ER - Existing Iron Rod
- EP - Existing Concrete Monument
- Extending Concrete Monument
- Drainage
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Roadway
- C/L Railroad
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drain Inlet
- Hydrolic Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- W/G Power Box
- PP
- Power Pole
- Light Pole
- Day Pole
- Gas Valve
- City Valve
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation





**Randolph County, NC**



|                      |                       |                  |                     |
|----------------------|-----------------------|------------------|---------------------|
| REID                 | 24074                 | OWNER ADDRESS2   |                     |
| PIN                  | 7717099160            | OWNER CITY       | ARCHDALE            |
| TAXED ACREAGE        | 0.33                  | OWNER STATE      | NC                  |
| PROPERTY DESCRIPTION | LAKECREST HGTS;L28-30 | OWNER ZIP        | 27263               |
| DEED BOOK & PAGE     | 002002/02075          | LOCATION ADDRESS | No Physical Address |
| PLAT BOOK & PAGE     | 9-26                  | LOCATION ZIP     | No ZIP              |
| OWNER                | LONG PROPERTIES LLC   | DATA REFRESHED   | 10/1/2023           |
| OWNER ADDRESS        | 401 BELGIAN DR        |                  |                     |



*Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.*

**Map Scale**  
**1 inch = 71 feet**  
**10/2/2023**