



**PROPOSED AGENDA  
OAK ISLAND BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 14, 2025 – 10:00 AM  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL**

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**CALL TO ORDER**

**APPROVAL OF MINUTES**

[Approval of Minutes](#)  
[021225BdAdjustmentMinutes](#)

**I. OLD BUSINESS**

**II. NEW BUSINESS**

II.1 [101 NE 75th St - Variance](#)  
[Application.pdf](#)  
[Area Map.pdf](#)  
[Zoning Map.pdf](#)  
[Approved Development Site Plan.pdf](#)  
[Foundation Survey.pdf](#)  
[As-built Survey.pdf](#)

**III. CHAIRMAN'S COMMENTS**

**IV. STAFF MEMBER REPORTS**

**V. ADJOURN**

**BOARD OF ADJUSTMENT  
AGENDA ITEM MEMO**

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**SUBJECT:** Approval of Minutes  
**DATE:** May 5, 2025  
**DEPARTMENT:** Administration

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**Subject Summary:** Approval of the Minutes from the February 12, 2025 meeting is recommended.

**Attachments:**

[021225BdAdjustmentMinutes](#)

**Financial Impact Statement:** N/A

**Legal Review:** N/A

MINUTES  
BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 12, 2025 - 10:00 AM  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Chairman Charles Farley, Board members John McLendon, Nancy McMurray, and Steve Yuhasz, Planner I Brady Golden, Town Attorney Lydia Lavelle, and Town Clerk Lisa P. Stites MMC.

Chairman Farley called the meeting to order at 9 a.m.

APPROVAL OF MINUTES

**Mr. McLendon made a motion to accept the November 13, 2024, Minutes as presented. Mr. Yuhasz seconded the motion, and it passed unanimously.**

I. OLD BUSINESS (none)

II. NEW BUSINESS

II.1 Variance - 3216 E Dolphin Dr ([3216 E Dolphin Dr - Application](#) [3216 E Dolphin Dr - Area Map](#) [3216 E Dolphin Dr - Zoning Map Sec. 32-74.](#) [Vegetation plans required Sec. 32-75.](#) [Vegetation plan review Sec. 32-76.](#) [Tree and vegetation guidelines](#))

Ms. Stites swore in all those who indicated they would provide testimony. Ms. Lavelle went through the conflict of interest questions for both variance requests as follows: if any had a fixed opinion prior to hearing the matter which is not susceptible to change; undisclosed ex parte communications; a close, familial, business, or other association relationship with an affected person; or a financial interest in the outcome of this matter. None of the Board members indicated any conflict of interest. Ms. Lavelle said Board members should also disclosed if they had made a site visit or had any special knowledge of the case.

Mr. Golden spoke about the variance request, which is related to Chapter 32 (tree and vegetation ordinance). The property is at 3216 E. Dolphin Drive, and the applicant was requesting a variance from the tree requirement in order to put in a pool. Mr. Golden reviewed the requirements for the property; it is a 10,000 square-foot lot, so the diameter at breast height (dbh) requirement is 45. Mr. Golden provided pictures of the property and a site plan as well. He also reviewed the variance criteria.

Mr. Yuhasz asked about an improvement that would not require any removal of vegetation, such as putting in a fence or a shed, if these requirements need to be met. Mr. Golden said they would, and that fences and sheds smaller than 12x12 need a zoning permit, not a building permit. He said a pool was an accessory structure and a zoning permit was required. **Mr. Yuhasz made a motion for the agenda packet materials and the presentation to be accepted as Exhibit 1. Mr. McLendon seconded, and the motion passed unanimously.**

Applicant Tracy Raykovicz, 3216 E. Dolphin Drive, addressed the Board. Ms. Raykovicz said she was allergic to all pollenating trees, and she said she had looked for a lot like this at the beach. She said they would hope to put in vegetation but not the pollenating trees. Ms. Stewart said the allergy report provided was from 2024. Ms. Rayovicz said that allergy tests do not have to be updated. Ms. Stewart said that updating allergy tests was beneficial. Answering a question from Ms. Stewart, Ms. Raykovicz said that they would use the house in Charlotte and the Oak Island house. She said she understood trees would still be pollenating here, but she was hoping to not be surrounded on her property by those kinds of trees. She clarified that her request was not to have any vegetation, but to be able to plant non-pollenating trees, such as palm trees. Ms. McMurray said she also struggled with allergies too, and she pointed out that there was a property two houses down from this lot with trees. Ms. Raykovicz said she understood, but she was just trying to avoid the allergens. Ms. Stewart said that the pool would be used more in the summer. Ms. Raykovicz said that they

would use the house in the spring and fall, and also some in the summer, though they would rent the house in the summer as well. Mr. Yuhasz asked what the options were for non-pollenating trees. Mr. Golden said he was not an expert, but the list of approved trees in the ordinance were pollenating trees and he was not sure what other options there would be. Mr. McLendon asked about magnolias. Ms. Raykovicz said she was not allergic to magnolias, and Mr. Golden named a few types of magnolias from the approved tree list. Ms. McMurray asked if they should be changing the Town's ordinances because someone has allergies. Ms. Lavelle noted that this was a single request specific for this property, not the Town, and she reminded the Board to consider the variance criteria.

Referring to the variance criteria, Mr. Yuhasz said that not having a pool was an inconvenience, but not a hardship. He said he would be hard-pressed to grant a variance based on that criteria. Ms. Lavelle read that criteria for clarification. Mr. McLendon said from a public policy point of view, the Town was planting 200 live oak trees. Ms. McMurray said she didn't think property lines would stop the pollen, and she thought the applicant could do more, such as planting something on the approved list. Ms. Stewart thanked Ms. Raykovicz for being here, and said she also had numerous pollenating trees around her house.

**Ms. McMurray made a motion to close the hearing at 10:30 a.m. McLendon seconded the motion, and it passed unanimously.**

Chairman Farley read the first criteria. **Mr. Yuhasz made a motion to determine that it does not meet Criteria 1. Mr. McLendon seconded the motion, and it passed unanimously.** Chairman reviewed the second criteria. **Mr. McLendon made a motion that this criteria was not met, Ms. McMurray seconded, and the motion passed unanimously.** Answering a question from Mr. Yuhasz, Ms. Lavelle said an allergy could be considered a disability, and though this was subject to interpretation by the courts, she has found that people can argue that severe allergies can count as a disability. She also noted that any one of the criteria not being met means rejection of the variance. **Mr. Yuhasz made a motion that the third criteria had been met -- that the hardship, if there was one, was not caused by the applicant. Ms. McMurray seconded the motion, and the motion passed unanimously.** Chairman Farley read the fourth criteria. **Mr. Yuhasz moved that this application does not meet this criteria because the spirit, purpose and intent of the regulation – to provide additional trees where necessary -- would not be met by not planting additional trees. Mr. McLendon seconded, and the motion passed unanimously.**

**Mr. McLendon made a motion to deny the variance application, Mr. Yuhasz seconded, and the motion passed unanimously.**

II.2 Variance - 1108 W Yacht Dr ([1108 W Yacht Dr - Application](#) [1108 W Yacht Dr - Justification Narrative](#) [1108 W Yacht Dr - Site Plan](#) [1108 W Yacht Dr - Area Map](#) [1108 W Yacht Dr - Zoning Map](#))  
Mr. Golden said the variance request was for 1108 West Yacht Drive, regarding driveway width. Mr. Golden reviewed the Town's driveway requirements. The driveways had been connected by pavers, making the total width of the driveway 40 feet. Mr. Golden and the Board also discussed what was allowed on the property versus what was allowed in the driveway; the two driveway accesses in the right-of-way are allowed, but the added stone connecting them is not. Mr. Golden said a driveway cannot exceed 24 feet, and connecting the two driveways made it one driveway. There were additional questions about what was allowed, the dimensions of the driveway previously, and what had been added. Answering a question from Ms. Stewart, Mr. Golden said the applicants could apply for a permit, but it could only be approved if it meets the ordinance. He said that otherwise, the code enforcement case would move forward. **Mr. McLendon made a motion to accept Exhibit 1 (the packet and the presentation), Ms. McMurray seconded, and the motion passed unanimously.**

Applicants Randy and Cheryl Massey addressed the Board. Mr. Massey said that in their hometown, they wouldn't need a driveway permit, so they didn't know one was needed here. The Masseys distributed a

memorandum they had prepared. Ms. Massey said that the property's bulkhead was washed out in the last storm, and the section between the driveways was also washed out. Mr. Massey said that spot was sandy, and not stable for walking. The Masseys said that water had washed down the street and that they now have a beach at low tide. Ms. Stewart asked if keeping the driveway connected like that would actually make the water wash through more. Ms. Massey said that the void in the middle caused problems for her getting to the elevator. Ms. Stewart asked if there wasn't already room in the 16-foot wide driveways. Mr. Massey said that they could, but it would be easier this way. Ms. McMurray asked if the jet skis could be moved, and Ms. Massey said they could. Ms. McMurray was concerned that the pavers would not be pervious; Mr. Golden said that determining whether a project was pervious would require inspections during installation. He said that even if it were pervious, it would still exceed the driveway width allowed. Ms. Massey said that a new house next door was being built, and that driveway was 1,700 square feet, and their driveway was 1,100 even with the added area.

**Mr. McLendon made a motion to accept the applicants' memo as Exhibit 2. Mr. Yuhasz seconded, and the motion passed unanimously.**

Answering a question from Ms. Stewart, Mr. Massey said that the walkway area was wide enough so his wife could drive a golf cart down to the new pier they built. Ms. Massey reiterated that the piece connecting the driveways allowed her to get out of their vehicle without stepping on the sand. Mr. Yuhasz asked what control the Town had over putting things in the right-of-way. Mr. Golden said that's where the Town's driveway standards come into play, and that the Town wouldn't differentiate between the driveway and a "walkway."

Chairman Farley asked if this would fall under the Federal Fair Housing Act for handicapped access. Ms. Lavelle said that she would think someone with trouble walking would qualify as having a handicap. Ms. Massey said she did. Mr. Yuhasz said the question was whether there were other solutions. Ms. Stewart and Ms. McMurray noted that it was the width of the driveway was the issue. Ms. Massey said that she thought the whole driveway was theirs and did not know that there was the right-of-way.

Chairman Farley read the first criteria. Mr. Yuhasz said there was a difference between an inconvenience and a hardship; others concurred. **Mr. Yuhasz made a motion that the variance request does not meet this criteria. McLendon seconded, and the motion passed unanimously.** Chairman Farley read the second criteria. Mr. Yuhasz said that that this situation was not a result of conditions particular to the property. He said while they recognize there is some disability here, the requested variance was not necessary to accommodate the disability. **Mr. Yuhasz made a motion that the second criteria was not met, McLendon seconded and the motion passed unanimously.** Chairman Farley read the third criteria. Mr. Yuhasz said the hardship, if there was one, was not a result of the actions of the applicants, though the noncompliance was. **Mr. Yuhasz made a motion that criteria three had not been met. Mr. McLendon seconded, and the motion passed unanimously.** Chairman Farley read the fourth criteria. Ms. Stewart said with the section not being permeable, it was not consistent with spirit, purpose and intent of the regulation. **Ms. Stewart made a motion that the fourth criteria had not been met, Mr. McLendon seconded, and the motion passed unanimously.**

**Mr. Yuhasz made a motion that based on the Board's findings on the four criteria, this variance request is denied. Mr. McLendon seconded the motion, and it passed unanimously.**

Mr. Yuhasz said that he hoped the applicants would work with Planning staff to find a way to accommodate their needs.

**Mr. McLendon made a motion to close the hearing at 11:27 a.m. Mr. Yuhasz seconded, and the motion passed unanimously.**

III. CHAIRMAN'S COMMENTS

Chairman Farley said that Mr. Yuhasz's term was up, and he hoped that Council would reappoint him. He also said that some jurisdictions allow alternate members to sit with the Board but not vote. Mr. Yuhasz said he thought that might be confusing to the applicants.

IV. STAFF MEMBER REPORTS

V. ADJOURN

**Mr. Yuhasz made a motion to adjourn at 11:28 a.m. Mr. McLendon seconded the motion, and it passed unanimously.**

\_\_\_\_\_  
Charles Farley, Chairman

Attested: \_\_\_\_\_  
Lisa P. Stites, MMC  
Town Clerk

DRAFT

**BOARD OF ADJUSTMENT  
AGENDA ITEM MEMO**

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**SUBJECT:** 101 NE 75th St - Variance  
**DATE:** May 9, 2025  
**DEPARTMENT:** Planning

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**Subject Summary:**

The applicant is requesting a variance to encroach 1.4 ft into the side setback. The property is located at 101 NE 75<sup>th</sup> St., parcel ID number 250BD004. The variance process requires a quasi-judicial approval to grant the applicant the requested relief in accordance with Section 4.10.2 of the Town’s UDO and NCGS §160D-705 (d). The application and other supporting materials are attached. Below are the dimensional requirements for the R-6MH Zoning District:

**SECTION 8.6 - R-6MH HIGHER DENSITY RESIDENTIAL DISTRICT.**

**8.6.1 Dimensional Requirements**

- (A) Minimum lot size 6,600 sq ft
- (B) Lot Width 60 ft \*
- (C) Front Setback 25 ft
- (D) Side Setback
  - Interior Lot 8 ft
  - Corner Lot 10 ft
- (E) Rear Setback
  - Single-family dwelling 20 ft
  - Manufactured home 10 ft
- (F) Building Height Limits
  - Outside VE Zone 35 ft
  - Inside VE Zone 41 ft
- (G) Accessory buildings 8 ft

\* Sixty feet or as originally platted (see [Section 2.10](#)).

**8.6.2. Additional Requirements.** Refer to [Section 8.14](#), Notes to Zoning District Development Standards.

**8.6.3. Reserved.**

**8.6.4. Reserved.**

**8.6.5. Built Upon Area.** Residential development may not exceed 45 percent impervious surface of total lot area. Impervious surface includes items such as principal structures, accessory structures, driveways, and other site improvements that create additional impervious surface.

It is worth noting that Section 8.14 of the UDO speaks to encroachments due to a surveyor’s error:

**8.14.13.** The footprint of structures which are within six inches (0.5 feet) of the required side yard setback distance and front or rear yard setback distance shall be considered compliant with the requirements of this Ordinance if the de-minimis encroachment was done in error demonstrated by conflicting surveys. Regardless of any allowances, any expansion of an existing principal structure cannot be outside the allowable setback.

Variance Standards: In North Carolina, any variance granted by a local government must comply with the statutory requirements provided in NCGS §160D-705 (d). The four provisions for granting a variance are provided below. The concurring vote of four-fifths of the Board, in the affirmative, shall be necessary to grant a variance. 160D-705 (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 the following:

- 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.
- 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.
- 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.
- 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.

**Attachments:**

[Application.pdf](#)

[Area Map.pdf](#)

[Zoning Map.pdf](#)

[Approved Development Site Plan.pdf](#)

[Foundation Survey.pdf](#)

[As-built Survey.pdf](#)

**Financial Impact Statement:** N/A

**Legal Review:** N/A

# VARIANCE APPLICATION

TOWN OF OAK ISLAND  
Planning Department  
4601 E. Oak Island Drive  
Oak Island, NC 28465

RECEIVED  
APR 09 2025  
BY: BG/BW



Date: 4/9/2025  
Project Name/Location: 101 NE 75th  
Reason for variance request:

Fee \$ 350

We are requesting a variance due to a discrepancy discovered at the end of the project by our current surveyor. When we took over the build, the original survey had already been completed and the house corners were marked. We moved forward based on that information, and after the foundation was poured, a foundation survey was conducted by the original surveyor. It wasn't until our current surveyor reviewed everything near the end of the project that the issue came to light. Since then, we have learned that the original surveyor has lost his license. This variance request is being submitted to resolve a situation that originated from work done prior to our involvement and was not discovered until significant construction had already taken place.

### Submittal Information and Procedures:

The applicant will submit to the Development Services staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the town's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions of the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

### Section A: Applicant Information

Name: Corey Sligh

Mailing Address:  
4705 Southport Supply Rd #306

Phone Number: 9104653997

Email: corey@slighhomes.com

Property Owner Information (if different from the applicant):

Name(s): Johnny and Mary Ellen Wells

Address: 101 NE 75th, OAK ISLAND

Phone Number: 919-270-2111

Email: thewellsfamilync@gmail.com

**Section B: Property Information**

Address of site:  
101 NE 75th, Oak island

Property Identification Number: 250DB004 250BD004

Lot/Block/Section: 6/E/1

Zoning District: R6MH

Required setbacks: Front: 25 Side: 8 Rear: 20

Total Site Area: 3725 sq ft

Flood Zone: X

**Section D: Required Justifications/Attachments**

Please attach a justification narrative summary of how you intend to prove that the Board can reasonably find all of the following four (4) items to be true:

- 1) Unnecessary hardship would result from the strict application of the Ordinance. It shall not be 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 shall not be regarded as a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved.

**Section E: Supplemental Information**

Copies of the site plan (preferably 11"x17"). The site plan must be clear and legible. See Section F. below for the minimum required information to be contained on the site plan.

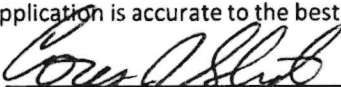
List of names of owners, their addresses and tax parcel numbers of the properties within one hundred (100) feet of the subject property including those separated by a street right of way.

**Section F: Required Site Plan Data**

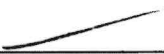
- Title Box including the project name, applicant name, and address of property
- The present zoning classification
- Property lines and dimensions
- The names of the owners of record of the adjacent properties
- The location and names of all adjacent street rights of way
- The total area of the property
- The location of all existing buildings on the property
- All existing easements, reservations, or rights of way

**Section G: Certification**

In filling this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

  
\_\_\_\_\_  
Signature of Applicant(s)

4/9/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant (if jointly applying)

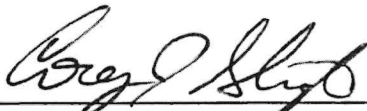
  
\_\_\_\_\_  
Date

**Section H: Addendum to Application**


I have received, read, and fully understand Article 4, Section 4.10 & 4.11, of the Unified Development Ordinance as it pertains to my application. I have also read and understand the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the Town of Oak Island Development Services Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present.

I further understand that the decision of the Board of Adjustment are subject to review in superior court by proceedings in the nature of certiorari and that I have only thirty (30) days from the date the decision is served.

  
\_\_\_\_\_  
Signature of Applicant(s)

4/9/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant (if jointly applying)

  
\_\_\_\_\_  
Date

Appointment of Authorized Agent (if applicable)

Johnny + Mary Ellen Wells, the owner of the property subject to the Application to the Town of Oak Island Board of Adjustment, do hereby appoint \_\_\_\_\_, as my authorized agent regarding this application, to provide testimony and evidence and respond to testimony and evidence on my behalf and to represent me regarding this application.

John Mangelbrink

Property Owner Signature

4-9-2025

Date

Corey O'Neil

Authorized Agent Signature

4/9/25

Date



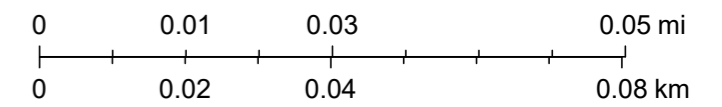
# Zoning Map

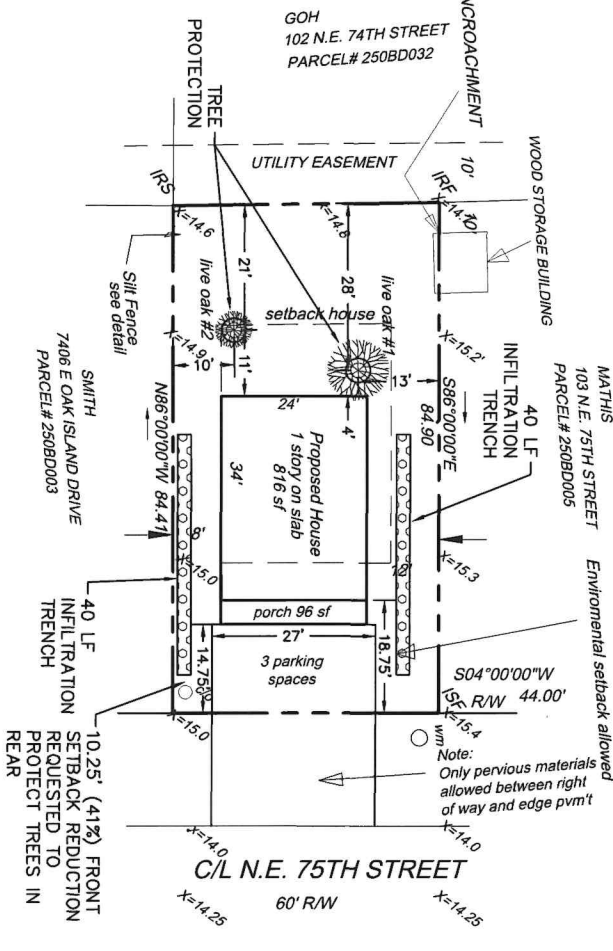
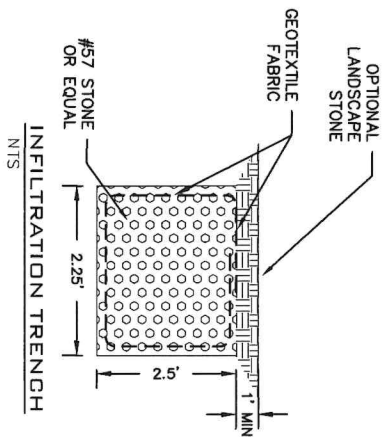
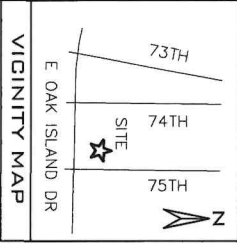


4/29/2025, 4:05:47 PM

1:1,250

<b>Zoning</b>	OK-R-7	<b>Roads</b>	<b>ORTHOIMAGERY 2024</b>
OK-CB	County Boundary	State Road	Red: Red
OK-R-6	Parcels	Minor	Green: Green
OK-R-6MH		Addresses	Blue: Blue





**SITE DATA**

PARCEL #: 250BD004  
 SITE AREA: 3,725 SF / 0.09 AC  
 ZONING: R6MH  
 IMPERVIOUS AREAS: 912 SF  
 HOUSE: 398 SF  
 PARKING: 1,310 SF / 0.03 AC  
 TOTAL: 35.17%  
 IMP%:  
 SETBACKS:  
 FRONT: 25'  
 SIDE: 8'  
 REAR: 20'

**LEGEND**

— PROPERTY LINE  
 - - - ROW LINE  
 [Pattern] INFILTRATION TRENCH

**TREE INVENTORY**  
 LIVE OAK #1 22" & 24" DBH (CLUSTER)  
 LIVE OAK #2 19" DBH

**NOTE:**  
 1. CONTRACTOR TO DIRECT RUNOFF FROM PROPOSED SURFACES TO STORMWATER SYSTEM

SCALE: 1"=20'

#	DATE	DESCRIPTION	BY

**REVISIONS**

DATE: 06/14/24  
 DESIGN: TJS  
 DRAWN: TJS

**HEADWATERS ENGINEERING OF THE CAPE FEAR, PLLC**  
 #24-033

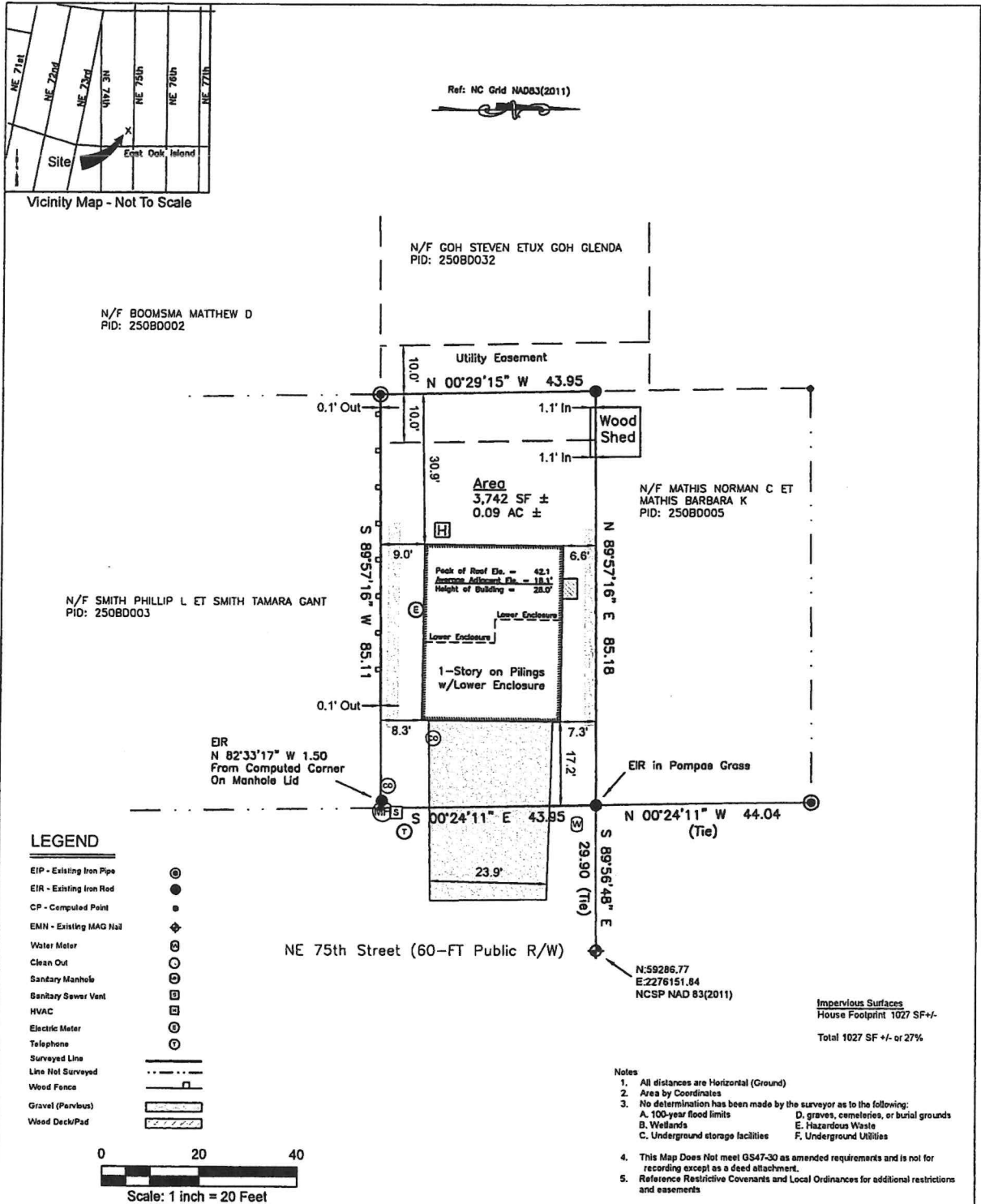
P-2714  
 LELAND, NORTH CAROLINA  
 (910)465-3304  
 TSCHEETZ@HEADWATERSCAPEFEAR.COM

**SITE PLAN**  
 101 NE 75TH ST  
 OAK ISLAND, NC  
 JOHNNY WELLS  
 ATTN: SLIGH HOMES  
 (910) 465-3997





**RECEIVED**  
 04-01-25  
 J.E. H.



**As-Built Survey For**  
**Sligh Homes**

101 NE 75th ST Oak Island, NC 28465  
 Lot 6, Tranquil Harbour Subdivision  
 Smithville Township, Brunswick County  
 PID: 250BD004

Drawn By: **ALJ**

Checked By: **JDJ**

References: MB 0004 PG 0166  
 MB 0004 PG 0171  
 DB 5208 PG 0182

Job No. **20250326**

**JACARUSO LAND SURVEYING**  
 James D. Jacaruso, PLS  
 714 Rawles Ct. Wilmington, NC 28412  
 910-742-2969 NC PLS License #: L-3706  
 Jacarusolandsurveying@gmail.com NC Firm License #: P-2278



I, James D. Jacaruso, certify that this map was drawn under my supervision from an actual survey made under my supervision from deed descriptions(s) recorded in (See References); that the boundaries not surveyed are indicated as drawn from information in (See References); that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

The Global Navigation Satellite System (GNSS) was used to perform a portion of this survey and the following information was used to scale from Grid to Ground:

(1) Class of Survey: Class A	(6) Pub/Fixed Control Used: VRS
(2) Relative Positional Accuracy: 0.03' +50ppm	(7) Geoid Model: 2018
(3) Dates of Survey: 3/26, 3/28/25	(8) Combined Grid Factor: 0.9998507
(4) GPS Field Procedure: RTK	(9) Units: US Survey Feet
(5) Datum/Epoch: NAD83(2011)	

Witness my digital signature, license number, and seal this 1st day of April 2025.

DocuSigned by:  
**James D. Jacaruso**  
 4DE748C3B51648F  
 James D. Jacaruso, NC PLS

L-3706