Department Of Transportation
Division of Highways

Proposed Subdivision Road
Construction Standards Certification

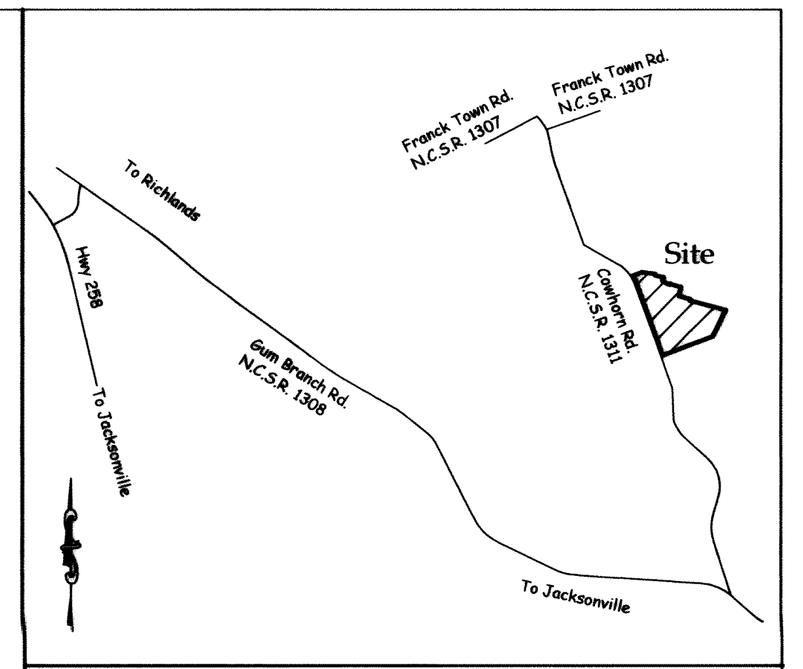
Approved RaVaun 2/13/13

District Engineer

LEGEND:

Ac. - Acreage
CP - Control Point
D.B. - Deed Book
○ ISF - Iron Stake Found
○ ISS - Iron Stake Set
L - Arc Length
M.B. - Map Book
MBL - Minimum Building Line
PC - Point of Curvature
PT - Point of Tangency
R - Radius
○ RISS - Reference Iron Stake Set
R/W - Right-of-way
s.t. - 10' x 70' Sight Triangle
Typ. - Typical

27 - Curve Number
50 - Lot Number
44 - Adjoining Lot Number
165 - Street Address
- Wetlands Hatch
- Wetlands Line
[ ] - Distance to Reference Iron



Vicinity Sketch
Not to Scale

Dennis E. Miller
D.B. 1325, Pg. 666
M.B. 1, Pg. 69
RA Zone

A. Sydes Construction, Inc.
D.B. 3675, Pg. 850
M.B. 1, Pg. 69
RA Zone

A. Sydes Construction, Inc.
D.B. 3675, Pg. 850
M.B. 1, Pg. 69
RA Zone

Cadenza Lane
50' R/W
(Public Street)

Prelude Drive
50' R/W
(Public Street)

Adagio Trail
50' R/W
(Public Street)

Opus Court
50' R/W
(Public Street)

Ex. Harmony Way
50' R/W
(Public Street
(Per M.B. 57, Pg. 151)

Cowhorn Road
N.C.S.R. 1311
60' R/W
(Public Street)

Ex. Cartwright Court
50' R/W
(Public Street)

Flood Line (Typ.)
Flood Zone AE
Flood Zone X
Wetlands Line (Typ.)

"A"
"B"

A. Sydes Construction, Inc.
D.B. 2972, Pg. 68
M.B. 54, Pg. 86
RA Zone

Melody Pointe
M.B. 57, Pg. 151
RA Zone

Emmett G. Marshburn
D.B. 425, Pg. 435
D.B. 1009, Pg. 254
RA Zone

Cow Horn Village Subdivision
M.B. 53, Pg. 158
RA Zone

Elsie M M Whaley Cemetery
D.B. 634, Pg. 255
M.B. 53, Pg. 200
RA Zone

Ex. 16' Access Easement
D.B. 1009, Pg. 254
& D.B. 425, Pg. 435

Sign & Landscape Easement
Landscape Easement
Drainage & Utility Easement Width Varies

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Control Points

CP#17 N=418,093.339
E=2,446,668.454
CP#750 N=418,244.494
E=2,447,071.031
CP#797 N=418,942.882
E=2,446,358.392

GPS Grid North
NAD '83, 2007 Adjustment

55 Lots
31.78 Acres
Deed Ref: D.B. 3675, Pg. 850
M.B. 1, Pg. 69
D.B. 3694, Pg. 48
M.B. 1, Pg. 69
RA Zone

FINAL PLAT

SHEET 2 OF 2

CANONS EDGE SECTION I

A PLANNED RESIDENTIAL DEVELOPMENT

Richlands Twp., Onslow Co., North Carolina

Owner/Developer:

A. Sydes Construction, Inc.

4355 Gum Branch Road
Jacksonville, North Carolina 28540
(910) 455-6956

DATE: 12/12/12

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

NORTH CAROLINA PROFESSIONAL SEAL L-2884 ENGINEER EDWIN N. FOLEY

FIELD BOOK: N/A
DISK NAME: ACAD 2371
FILENAME: Canons Edge I-FP.dwg JJL
JOB NO.: 5111005-5265

Parker & Associates, Inc.
Consulting Engineers – Land Surveyors – Land Planners
P.O. Box 976 – 28541-0976
306 New Bridge Street – 28540
Jacksonville, North Carolina
Phone (910) 455-2414 – Fax (910) 455-3441
Firm License Number: F-0108

Shaping Horizons

Z:\Land Projects 3\Canons Edge\dwg\Canons Edge I-FP.dwg, 2/6/2013 8:20:46 AM, JJL