WINCHESTER - BLOCK "Z" - PHASE III @ REUNION

LOT 12

CHERRY HILL PLANTATION

PHASE 3-A

LOT 11

AN ADDITION TO THE CITY OF MADISON

SECTION 26 & 35 T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

S00°31'15"E 333.01'

CHERRY HILL PLANTATION

- 1. All bearings shown on this plat are based on monuments found on the west boundary of Winchester - Block "Z" @ Reunion.
- No record search for easements was conducted.
- 3. Typical 10' non-exclusive drainage and utility easement adjacent road right-of-way unless otherwise noted.
- 4. Typical 10' non-exclusive utility and shared lot owner drainage easement on rear lot
- 5. Typical 10' non-exclusive utility and shared lot owner drainage easement on interior lot lines (5' either side of lot line) unless otherwise noted.
- Class "B" survey.
- 7. Total acreage of tract to be subdivided: 78.69 acres
- Proposed density: 0.98 lots per acre.
- 9. Declaration of covenants and restrictions referenced at book 1748, page 01, as amended from time to time in the Madison County Chancery Clerk's Office.
- 10. Construction will adhere to SWPPP on file with MDEQ issued under Permit No. MSR101963.
- 11. Sidewalks to be constructed by individual lot owners and shall meet requirements of the American Disabilities Act (ADA).
- 12. Sidewalks along the both sides of Lake Village Drive shall be 6 feet wide. Sidewalks along all other streets shall be 4 feet wide.
- 13. All common property is maintained by Reunion Property Owner's Association, Inc.
- 14. All residences must contain a minimum square footage (heated & cooled finished out) as indicated in the table on Sheet 2.
- 15. Any and all references to minimum finished floor elevations (FFE) noted on the plat are only required to provide adequate fall to the existing sanitary sewer services

REFERENCE MATERIAL:

RECORD GLO FIELD NOTES

DEED BOOK 125 PAGE 164 - 30' WIDE GAS EASEMENT

DEED BOOK 3933 PAGE 707 - 30' WIDE POWER EASEMENT

RECORD PLAT OF LAKE VILLAGE DRIVE, GLENWOOD TO ROSEDOWNE PLAT CABINET E, SLIDE 51B

RECORD PLAT OF CHERRY HILL PLANTATION, PHASE 3-A PLAT CABINET C, SLIDE 171

RECORD PLAT OF CHERRY HILL PLANTATION, PHASE 4 PLAT CABINET D, SLIDE 11

RECORD PLAT OF WINCHESTER - BLOCK "Z" @ REUNION PLAT CABINET F, SLIDE 140B & 141A

RECORD PLAT OF WINCHESTER - BLOCK "Z" PHASE II @ REUNION PLAT CABINET F, SLIDES 181B & 182A

DATE OF FIELD SURVEY: JUNE 30, 2022

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY

30' GAS EASEMENT 15' EITHER SIDE OF LINE PER **DEED BOOK 125 PG 164** Z-75 VINCHESTER - BLOCK "Z WINCHESTER - BLOCK "Z" PHASE III P.O.C./P.O.B. SOUTHWEST CORNER OF LOT Z-4 IN @ REUNION WINCHESTER - BLOCK "Z" @ 78.69 ACRES ± REUNION AS RECORDED IN THE CHANCERY CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPP WINCHESTER - BLOCK "Z" PHASE I Z-45 FFE MIN. = 338' Z-46 FFE MIN. = 338' REUNION PROPERTY OWNER'S ASSOCIATION, INC. LAKE NO. 2 NP = 325.0'100 YR = 327.4' LANSDALE - BLOCK "S @ REUNION **GRAPHIC SCALE** 1 inch = 200 ft.

LOT 13

LOT 1

S00°18'23"E 280.78'



THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN INFRASTRUCTURE AGREEMENT BY AND BETWEEN REUNION, INC., REUNION PUBLIC IMPROVEMENTS DISTRICT, AND THE CITY OF MADISON, MISSISSIPPI, DATED THE 18th DAY OF NOVEMBER, 2008 (THE "AGREEMENT")

105 REUNION BOULEVARD MADISON, MS 39110

WINCHESTER - BLOCK "Z" - PHASE III @ REUNION TO THE CITY OF MADISON 9258 6-27

AN ADDITION TO THE CITY OF MADISON

SECTION 26 & 35 T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

LOT NUMBERS	MINIMUM SQUARE FEET (HEATED & COOLED - FINISHED OUT)
Z-17, Z-18, Z-19, Z-20, Z-21, Z-22, Z-23, Z-24, Z-25, Z-26, Z-27, Z-28, Z-29, Z-30, Z-31, Z-32, Z-33, Z-34, Z-35, Z-72, Z-73, Z-74, Z-75, Z-78, Z-79, Z-80, Z-81, Z-82, Z-86, Z-87, Z-88, Z-89, Z-94, Z-95, Z-96	2400
Z-36, Z-42, Z-49, Z-50, Z-51, Z-52, Z-53, Z-54, Z-55, Z-56, Z-57, Z-58, Z-59, Z-60, Z-67, Z-68, Z-69, Z-70, Z-71, Z-76, Z-77, Z-83, Z-84, Z-85, Z-90, Z-91, Z-92, Z-93	2700
Z-37, Z-38, Z-39, Z-40, Z-41, Z-43, Z-44, Z-45, Z-46, Z-47, Z-48, Z-61, Z-62, Z-63, Z-64, Z-65, Z-66	3000

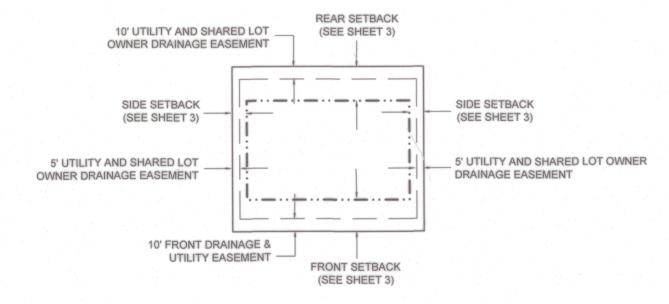
PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Winchester - Block "Z" - Phase III @ Reunion meets all rules, regulations, and ordinances as required by the City of Madison except for those altered by official action of the Mayor and Board of Aldermen.

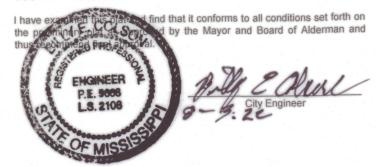


The property shown hereon is located in Flood Zone "X" or zone "AE", as noted on the plat. Reference was made to HUD Flood Insurance Rate Map. Community-Panel No. 28089C0395F Map Revision March 17, 2010.

Zone "X" are areas determined to be outside the 0.2% annual chance floodplain



TYPICAL LOT DETAIL (SEE SHEET 3 FOR SETBACK DETAILS)



REGISTERED LAND SURVEYOR'S CERTIFICATES

STATE OF MISSISSIPPI COUNTY OF MADISON

I, James Lee Mock, Registered Land Surveyor, do hereby certify that at the request of Reunion, Inc., the Owner, I have subdivided and platted the following described land being located in the SE 1/4 of Section 26 and the NE 1/4 of Section 35, T-8-N, R-1-E, Madison County, Mississippi and being more particularly described as follows:

Commence at the southwest corner of Lot Z-4, Winchester - Block "Z" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi for the Point of Beginning.

From said Point of Beginning run N72°50'16"E along the south boundary of said Winchester - Block "Z" @ Reunion a distance of 568.04 feet to the southwest corner of lot Z-7 in said Winchester - Block "Z" @ Reunion; thence run N78°48'39"E along the south boundary of said Winchester - Block "Z" @ Reunion a distance of 392.15 feet to the southeast corner of said Winchester - Block "Z" @ Reunion said point also being the east boundary of Section 26 and the west boundary of Cherry Hill Plantation, Phase 4 as recorded in the Chancery Clerk's office of Madison County, Mississippi; thence run S00°31'15"E along said west boundary of Cherry Hill Plantation, Phase 4 a distance of 333.01 feet to the northwest corner of Lot 1 in said Cherry Hill Plantation, Phase 4; thence run S00°18'23"E along said west boundary of Cherry Hill Plantation, Phase 4 a distance of 280.78 feet to the southwest corner of Lot 1 in said Cherry Hill Plantation, Phase 4 said point also being the northwest corner of Cherry Hill Plantation, Phase 3-A, as recorded in the Chancery Clerk's office of Madison County, Mississippi; thence run S00°09'53"E along said west boundary of said Cherry Hill Plantation, Phase 3-A a distance of 1,125.25 feet; thence run West a distance of 716.99 feet; thence run N84°27'47"W a distance of 60.00 feet; thence run N57°32'16"W a distance of 163.97 feet; thence run S78°26'30"W a distance of 130.99 feet; thence run S54°16'44"W a distance of 117.02 feet; thence run S36°09'07"W a distance of 120.15 feet; thence run S01°49'52"W a distance of 246.73 feet; thence run S76°08'43"W a distance of 68.05 feet; thence run S87°22'29"W a distance of 86.36 feet; thence run N73°28'51"W a distance of 146.47 feet; thence run N53°50'36"W a distance of 108.16 feet; thence run N35°45'57"W a distance of 158.70 feet; thence run N26°28'52"W a distance of 156.33 feet; thence run N14°16'18"W a distance of 102.69 feet; thence run N05°20'03"W a distance of 282.28 feet; thence run N24°34'06"W a distance of 96.97 feet; thence run N28°27'57"W a distance of 111.42 feet; thence run N21°28'52"W a distance of 55.88 feet; thence run N15°27'37"W a distance of 100.77 feet; thence run N06°58'56"W a distance of 116.62 feet; thence run N02°35'33"E a distance of 144.69 feet; thence run N15°46'55"E a distance of 134.22 feet; thence run N10°55'09"E a distance of 158.50 feet; thence run N23°17'03"W a distance of 194.78 feet; thence run N11°53'38"W a distance of 86.38 feet; thence run N08°49'38"E a distance of 171.66 feet; thence run N03°07'13"E a distance of 45.48 feet; thence run N15°53'37"W a distance of 77.50 feet; thence run N47°52'31"W a distance of 133.02 feet; thence run N61°45'30"E a distance of 219.47 feet to at the southeast corner of Lot Z-8, Winchester - Block "Z" - Phase II @ Reunion; thence continue along said Winchester - Block "Z" - Phase II boundary the following calls: run N63°56'57"E a distance of 154.73 feet; thence run N71°16'34"E a distance of 204.48 feet; thence run S22°04'58"E a distance of 169.75 feet; thence run S27°46'58"E a distance of 149.44 feet; thence run S27°58'52"E a distance of 50.12 feet; thence run S28°17'29"E a distance of 131.63 feet; thence run S28°16'06"E a distance of 103.06 feet; thence run S29°45'13"E a distance of 207.94 feet; thence run N66°30'16"E a distance of 185.03 feet to at the southeast corner of Lot Z-16, Winchester - Block "Z" Phase II, point also being on the west right-of-way of Lake Village Drive; thence run S33°12'05"E along said west right-of-way of Lake Village Drive a distance of 48.40 feet; thence run N56°47'55"E a distance of 60.00 feet back to the Point of Beginning

Said parcel contains 78.69 acres more or less.



CITY APPROVAL AND ACCEPTANCE

STATE OF MISSISSIPPI COUNTY OF MADISON

This subdivision is hereby approved and accepted and all improvements contained therein to be dedicated to the City of Madison on this the day of August, 2022.

FILING CERTIFICATION BY CHANCERY CLERK

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk, and James Lee Mock, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of Winchester - Block "Z" - Phase III @ Reunion with the original thereof, as made by the said James Lee Mock, Registered Land Surveyor, and find it to be a true and correct copy of said map or plat.

COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned Notary Public in and for the said county and state, the within named, James Lee Mock, Registered Professional Engineer and Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in

COUNTY OF MADISON

We, Reunion, Inc., do hereby certify that we are the owners of the land described in the foregoing certificate of James Lee Mock, Registered Land Surveyor, and we have caused the same to be subdivided and platted as shown hereon, and have designated the same as Winchester - Block "Z" - Phase III @ Reunion, that we hereby adopt this plat of subdivision as its free act and deed and dedicate all streets, utilities, utility easements and rights-of-way to the City of Madison for public use forever.

WITNESS MY SIGNATURE, this the **78**

OWNER'S ACKNOWLEDGMENT

STATE OF MISSISSIPP COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned Notary Public in and for the said County and State, the within named, Keith Kent, who acknowledged he is Vice President of Reunion, Inc., and also acknowledged to me that he signed and delivered this plat and the certificate thereon as his own act and deed for and in behalf of said Owner after being authorized to do so on the day and bear mentioned.



601-731-2600

WINCHESTER - BLOCK "Z" - PHASE III @ REUNION AN ADDITION TO THE CITY OF MADISON G-28 9258



abutting Common

Property

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

3(c)(i) and 3(c)(ii)

3(c)(i) and 3(c)(ii)

3(c)(i) and 3(c)(ii)

N/A

3(c)(i) and 3(c)(ii)

3(c)(i)

3(c)(i)

3(c)(i)

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3(c)(i)

3(c)(i)

3(c)(i)

3(c)(i)

3(c)(i)

3(c)(i)

On Lot lines

abutting or

lying within the

Gas Line Easement

N/A

3(d)

3(d)

3(d)

FENCE MATERIAL

On certain Lot

lines abutting

a special utility

3(e)

3(e)

3(e)

3(e)

3(e)

3(e)

3(e)

N/A

N/A

N/A

N/A

N/A

3(e)

N/A

N/A

N/A

N/A

or lying within

Lots abutting water

N/A

N/A

N/A

3(b)(i) and 3(b)(ii)

N/A

On all other

Lot lines

3(a)

SECTION 26 & 35 T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

SINGLE-FAMILY

RESIDENCE SETBACKS

10'

10°

10°

10'

10°

10°

10°

10°

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LOT Front Side Rear

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Z - 76

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Z - 78

Z-79

Z - 80

Z-81

Z - 82

Z - 83

Z - 84

Z-85

Z-86

Z-87

Z-89

Z - 92

Z-93

Z-96

OTHER SETBACKS

2(a)

2(a)

2(a) and 2(d)

2(a) and 2(d)

2(b) and 2(d)

2(b)

2(b)

2(b)

2(b)

2(b)

2(a)

2(a) and 2(d)

2(a)

2(a)

2(a)

2(a)

2(a)

Structure other

than fence

1(c)

1(c)

1(c)

1(c)

1(d)

1(d)

1(d)

1(d)

1(d)

1(c)

1(a) and 1(c)

1(a) and 1(e)

1(a) and 1(e)

	SINGLE-FAMILY RESIDENCE SETBACKS		OTHER SE	TBACKS	FENCE MATERIAL						
LOT	Front	Side	Rear	Structure other than fence	Driveway	On Lot lines abutting or lying within the Gas Line Easement	On certain Lot lines abutting Common Property	On certain Lot lines abutting or lying within a special utility easement	Lots abutting water	On all othe Lot lines	
Z-17	25'	10'	33'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-18	25'	10°	33'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-19	25'	10'	33°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-20	25'	10'	33'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-21	25'	10'	33'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-22	25'	10'	33'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-23	25'	10'	33'	1(a) and 1(e)	2(a)	3(d)	3(c)(i)	N/A	N/A	3(a)	
Z-24	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	3(c)(i)	N/A	N/A	3(a)	
Z-25	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	3(c)(i)	N/A	N/A	3(a)	
Z-26	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-27	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-28	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-29	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-30	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-31	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-32	25'	10'	30°	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-33	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-34	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-35	25'	10'	30'	1(a) and 1(e)	2(a)	3(d)	N/A	N/A	N/A	3(a)	
Z-36	25'	10'	30'	1(a) and 1(c)	2(a)	3(d)	3(c)(i)	N/A	N/A	3(a)	
Z-37	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(iii)	3(a)	
Z-38	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(iii)	3(a)	
Z-39	25'	10'	*	1(b)	2(b)	N/A	N/A	N/A	3(b)(i) and 3(b)(iii)	3(a)	
Z-40	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(iii)	3(a)	
Z-41	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(iii)	3(a)	
Z-42	25'	10'	30'	1(a)	2(c)	N/A	N/A	3(e)	N/A	3(a)	
Z-43	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(iii)	3(a)	
Z-44	25'	10'	*	1(b)	2(b)	N/A	N/A	N/A	3(b)(i) and 3(b)(iii)	3(a)	
Z-45	25'	10'	*	1(b)	2(b)	N/A	N/A	N/A	3(b)(i) and 3(b)(iii)	3(a)	
Z-46	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(ii)	3(a)	
Z-47	25'	10'	*	1(b)	2(b)	N/A	N/A	3(e)	3(b)(i) and 3(b)(ii)	3(a)	
Z-48	25'	10'	*	1(b)	2(b) and 2(d)	N/A	N/A	3(e)	3(b)(i) and 3(b)(ii)	3(a)	
Z-49	25'	10'	30°	1(c)	2(a) and 2(d)	N/A	N/A	3(e)	N/A	3(a)	
Z-50	25'	10'	30'	1(c)	2(a)	N/A	N/A	N/A	N/A	3(a)	
Z-51	25'	10'	30'	1(c)	2(a)	N/A	N/A	N/A	N/A	3(a)	
Z-51 Z-52	25'	10'	30'	1(c)	2(a)	N/A	N/A	N/A	N/A	3(a)	
Z-52	25'	10'	30'	1(c)	2(a)	N/A	N/A	N/A	N/A	3(a)	
Z-53	25'	10'	30'	1(c)	2(a)	N/A	N/A	N/A	N/A	3(a)	
Z-54 Z-55	25'	10'	30'	1(c)	2(a) and 2(d)	N/A	N/A	3(e)	N/A	3(a)	
Z-55	25'	10'	30'	1(c)	2(a) and 2(d)	N/A N/A	N/A	3(e)	N/A	3(a)	

The section numbers	s below correspond	with the section i	numbers in the	e above table.

Construction of Structure Other than a Fence.

- (a) Except as stated in section 2 (regarding driveways), Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, pavement or patio, but excluding a fence) within 25 feet from the centerline of the easement depicted on the Plat and described in the Right of Way granted to Shell Pipe Line Corporation, a Maryland corporation, its successors and assigns, which is recorded with the Chancery Clerk of Madison County, Mississippi in Deed Book 125, Page 162 (the "Gas Line Easement").
- (b) Except as stated in section 2 (regarding driveways), Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, pavement or patio, but excluding a fence) within 10 feet from any of such Lot's side lot lines or within 30 feet from the interior edge of such Owner's seawall. Notwithstanding the previous sentence, any such Owner may install or place, or permit to be installed or placed, a boathouse on any such Lot within the designated location as shown on the Plat on the condition that the aesthetics of such boathouse have been approved by the A.R.C. before construction of such boathouse begins.
- (c) Except as stated in section 2 (regarding driveways), Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, pavement or patio, but excluding a fence) within 10 feet from any of such Lot's side lot lines or its rear lot line.
- (d) Except as stated in section 2 (regarding driveways), Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, pavement or patio, but excluding a fence) within 10 feet from any of such Lot's side lot lines or within 15 feet from the interior edge of such Owner's seawall. Notwithstanding the previous sentence, any such Owner may install or place, or permit to be installed or placed, a boathouse on any such Lot within the designated location as shown on the Plat on the condition that the aesthetics of such boathouse have been approved by the A.R.C. before construction of such boathouse begins.
- (e) Except as stated in section 2 (regarding driveways), Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, pavement or patio, but excluding a fence) within 10 feet from any of such Lot's side lot lines.

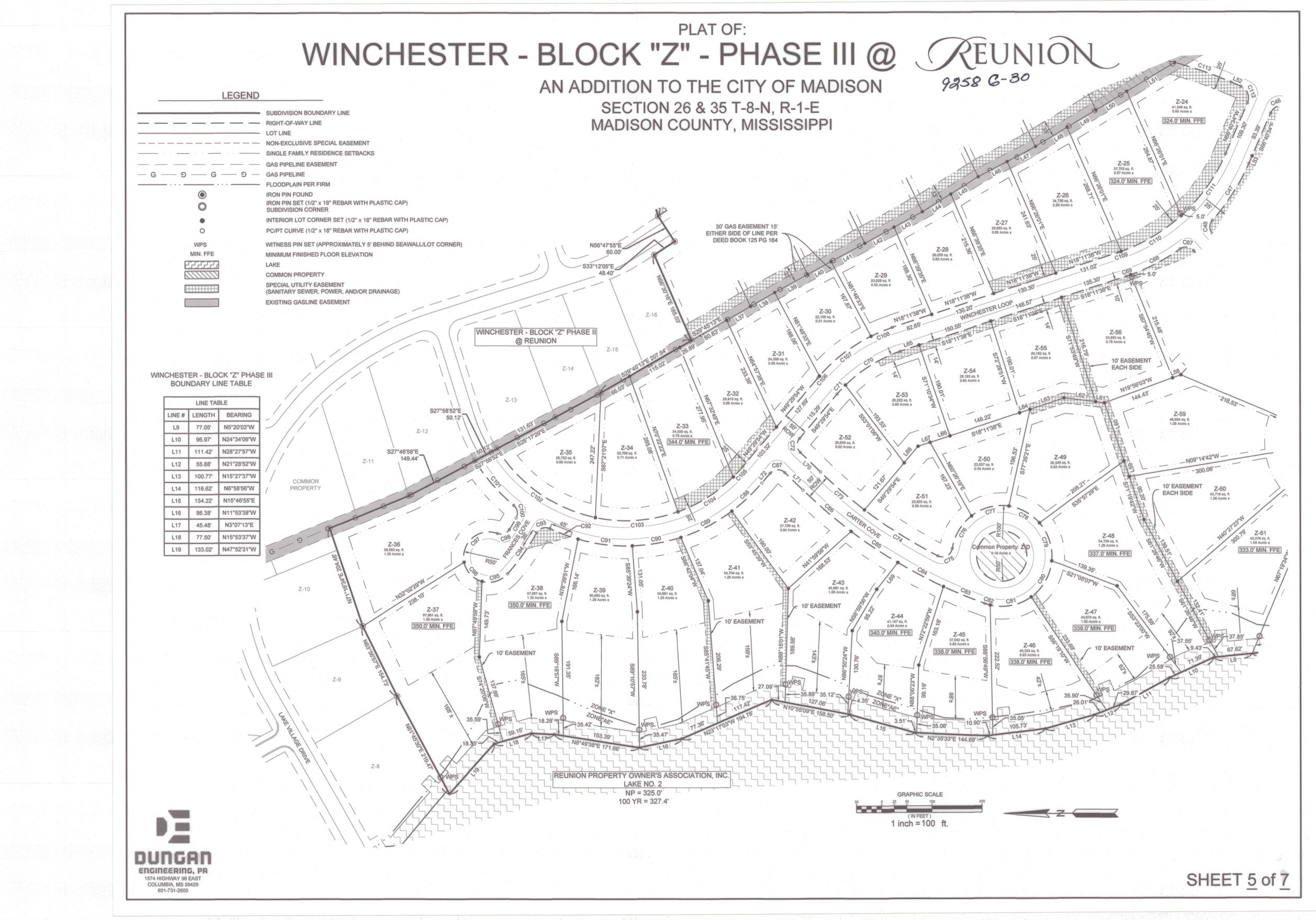
- (a) Owner shall not install or place, or permit to be installed or placed, any driveway (i) within 5 feet from any of such Lot's side lot lines or (ii) that extends more than 20 feet past the rear Single Family Residence setback of such Lot.
- (b) Owner shall not install or place, or permit to be installed or placed, any driveway (i) within 5 feet from any of such Lot's side lot lines or (ii) that extends more than 20 feet past the rear Single-Family Residence setback of such Lot.
- (c) Owner shall not install or place, or permit to be installed or placed, any driveway within 5 feet from any such Lot's side lot lines or within 30 feet from such Lot's rear lot line.
- (d) To the extent that a Lot's rear lot line or any of its side lot lines lie within a special utility easement area (as shown on the Plat), an Owner shall not install or place, or permit to be installed or placed, a driveway within that special utility easement area unless that Owner has provided to the A.R.C. a copy of the City of Madison's written approval to do so.

Construction of Fences.

- (a) Except as stated in sections 3(b), 3(c), 3(d) and 3(e), an Owner may construct a fence on such Owner's Lot, on condition that such fence must be made of iron and/or brick. Notwithstanding anything in this Supplemental Declaration to the contrary, the location and aesthetics of any fence installed on any Lot that constitutes part of the Property must be submitted to and approved by the A.R.C. before construction of such fence begins.
- (b) (i) Any fence installed on the side of a Lot that is bounded by water must be made exclusively of iron.
- (ii) If an iron fence is installed on any side of such Lot (other than the side that is bounded by water), that iron fence must extend at least 100 feet from the interior edge of the seawall that serves such Lot, but the remainder of such fence may be brick and/or iron.
- (iii) If an iron fence is installed on any side of such Lot (other than the side that is bounded by water), that iron fence must extend to the rear Single-Family Residence setback line of such
- (c) (i) Any fence installed on the side of a Lot that is bounded by Common Property must be made exclusively of iron.
- (ii) If an iron fence is installed on any side of such Lot (other than the side that is bounded by Common Property), that iron fence must extend at least 50 feet from the boundary shared between the Common Property and such Lot, but the remainder of such fence may be brick and/or iron.
- (d) Any fence installed on the side of a Lot that abuts or lies within the Gas Line Easement must be made exclusively of iron. If an iron fence is installed on any such Lot, that fence must be placed at least 15 feet from the centerline of the Gas Line Easement.
- (e) Any fence installed on the side of such Lot that abuts or lies within a special utility easement area (as shown on the Plat) must be made exclusively of iron.



PLAT OF: WINCHESTER - BLOCK "Z" - PHASE III @ REUNION
AN ADDITION TO THE CITY OF MADISON
9258 6-29 SECTION 26 & 35 T-8-N, R-1-E AXLE AT THE SOUTHWEST CORNER OF CHERRY HILL PLANTATION, PHASE 3A AND THE SOUTHEAST MADISON COUNTY, MISSISSIPPI CORNER OF SECTION 26, T-8-N, R-1-E, MADISON COUNTY, MS CHERRY HILL PLANTATION CHERRY HILL PLANTATION CHERRY HILL CHERRY HILL PLANTATION CHERRY HILL PLANTATION CHERRY HILL **PLANTATION** PLANTATION **PLANTATION PLANTATION** PHASE 3-A - LOT 10 PHASE 3-A - LOT 11 PHASE 4 - LOT PHASE 3-A - LOT 13 PHASE 3-A - LOT 12 PHASE 4 - LOT 2 247.56 S0°09'53"E 1125.25' S0°18'23"E 280.78' S0°31'15"E 333.01 S00°09'53"E 30' POWER EASEMENT 15' EITHER SIDE OF LINE PER EED BOOK 3933, PAGE 707 Common Property: Z-B 147.96 10' EASEMENT 10' EASEMENT EACH SIDE Z-85 25,591 sq. ft. 0.59 Acres ± Z-77 30,789 sq. ft. 0.71 Acres ± 10' EASEMENT EACH SIDE 10' EASEMENT EACH SIDE 174.93 30' GAS EASEMENT 15' EITHER SIDE OF LINE PER Z-82 21,355 sq. ft. 0.49 Acres ± **DEED BOOK 125 PG 164** -179.12'-330.0' MIN. FFE 150.36' S02°16'16"E --182.31 Z-6 17,470 sq. ft. 0.40 Acres ± WINCHESTER - BLOCK "Z" @ REUNION LAKE VILLAGE DRIVE -S12°35'53"E on Property: Z-C Z-23 324.0' MIN. FFE Z-21 28,754 sq. ft. 0.66 Acres ± LEGEND P.O.C./P.O.B. SOUTHWEST CORNER OF LOT Z-4 IN RIGHT-OF-WAY LINE Z-19 26,871 sq. ft. 0.62 Acres ± - LOT LINE WINCHESTER - BLOCK "Z" @ REUNION AS RECORDED IN TH NON-EXCLUSIVE SPECIAL EASEMENT CHANCERY CLERK'S OFFICE OF SINGLE FAMILY RESIDENCE SETBACKS MADISON COUNTY, MISSISSIPP — GAS PIPELINE EASEMENT 25,530 sq. ft. 0.59 Acres ± N56°47'55"E — 9 — G — 9 — GAS PIPELINE Z-28 26,050 sq. ft. 0.60 Acres ± 60.00' FLOODPLAIN PER FIRM S33°12'05"E IRON PIN FOUND Z-17 24,858 sq. ft. 0.57 Acres ± 48.40' IRON PIN SET (1/2" x 18" REBAR WITH PLASTIC CAP) SUBDIVISION CORNER LAKE VILLAGE DRIVE INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP) Z-16 PC/PT CURVE (1/2" x 18" REBAR WITH PLASTIC CAP) WITNESS PIN SET (APPROXIMATELY 5' BEHIND SEAWALL/LOT CORNER) WPS 22,198 sq. ft. 0.51 Acres ± MIN. FFE MINIMUM FINISHED FLOOR ELEVATION WINCHESTER - BLOCK "Z" PHASE II @ REUNION COMMON PROPERTY SPECIAL UTILITY EASEMENT 24,398 sq. ft. 0.56 Acres ± (SANITARY SEWER, POWER, AND/OR DRAINAGE) EXISTING GASLINE EASEMENT Z-32 **GRAPHIC SCALE** SHEET 4 of 7 1 inch = 100 ft. COLUMBIA, MS 39429



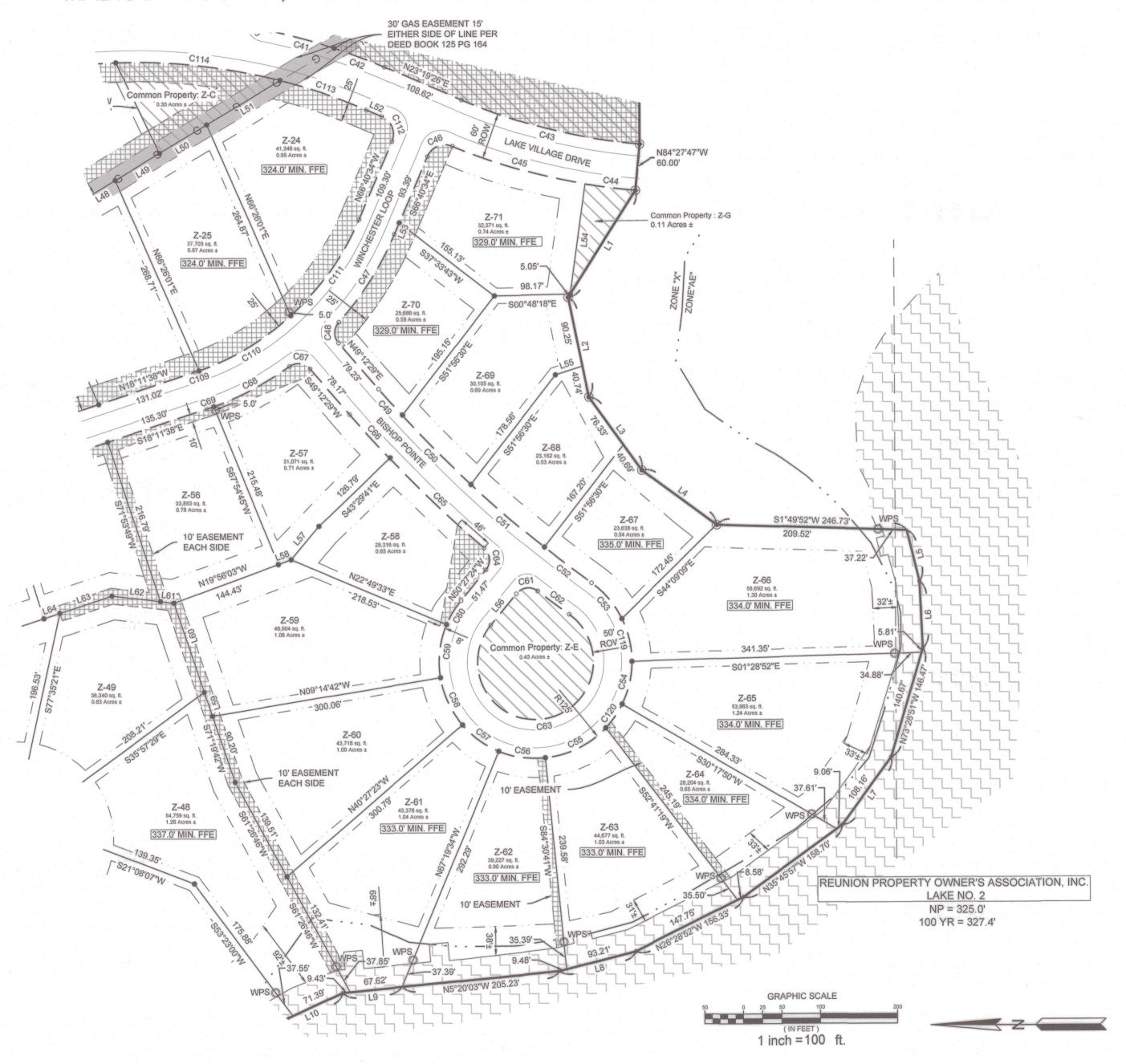
WINCHESTER - BLOCK "Z" - PHASE III @ REUNION AN ADDITION TO THE CITY OF MADISON 9258 6-31

SECTION 26 & 35 T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

LEGEND SUBDIVISION BOUNDARY LINE IRON PIN SET (1/2" x 18" REBAR WITH PLASTIC CAP) INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP) WITNESS PIN SET (APPROXIMATELY 5' BEHIND SEAWALL/LOT CORNER) MINIMUM FINISHED FLOOR ELEVATION COMMON PROPERTY SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE) EXISTING GASLINE EASEMENT

WINCHESTER - BLOCK "Z" PHASE III BOUNDARY LINE TABLE

LINE TABLE							
LINE#	LENGTH	BEARING					
L1	163.97'	N57°32'16"W					
L2	130.99'	S78°26'30"W					
L3	117.02'	S54°16'44"W					
L4	120.15	S36°09'07"W					
L5	68.05'	S76°08'43"W					
L6	86.36'	S87°22'29"W					
L7	108.16'	N53°50'36"W					
L8	102.69'	N14°16'18"W					
L9	77.05'	N5°20'03"W					





PLAT OF:

WINCHESTER - BLOCK "Z" - PHASE III @ REUNION AN ADDITION TO THE CITY OF MADISON 9258 6-32



SECTION 26 & 35 T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

	THE RESIDENCE OF THE PERSON OF						
LINE TABLE							
LINE#	LENGTH	BEARING					
L20	29.01'	S61°47'55"W					
L21	20.26'	N61°47'55"E					
L22	72.13'	S79°14'31"W					
L23	34.12'	S79°14'31"W					
L24	38.31'	S79°14'31"W					
L25	45.96'	S88°55'48"W					
L26	68.04'	S88°55'48"W					
L27	22.97'	S88°55'48"W					
L28	118.15'	S79°25'14"W					
L29	38.16'	S79°25'14"W					
L30	55.86'	N79°25'14"E					
L31	41.05'	N89°41'27"W					
L32	77.10'	N89°41'27"W					
L33	52.08'	N89°41'27"W					
L34	3.32'	N90°00'00"W					
L35	19.44'	N90°00'00"E					
L36	95.99'	N30°06'30"W					
L37	54.77'	N29°45'13"W					
L38	55.52'	N29°45'13"W					
L39	74.51'	N28°26'26"W					
L40	53.34'	N28°26'26"W					
L41	76.44'	N28°26'26"W					
L42	66.02'	N28°26'26"W					

63.93' N28°26'26"W 66.70' N31°42'17"W

LINE TABLE					
LINE#	LENGTH	BEARING			
L45	64.58'	N31°42'17"W			
L46	65.13'	N27°54'28"W			
L47	64.05'	N27°54'28"W			
L48	73.35'	N30°57'43"W			
L49	67.00'	N30°57'43"W			
L50	71.80'	N30°57'43"W			
L51	111.03'	N30°37'13"W			
L52	21.62'	S23°19'26"W			
L53	16.01'	S66°40'34"E			
L54	144.01'	N82°02'13"W			
L55	36.86'	S17°49'33"E			
L56	52.24'	S50°27'24"E			
L57	56.25'	S49°36'16"E			
L58	17.64'	S19°56'03"E			
L59	32.66'	S71°19'42"W			
L60	121.77'	S71°19'42"W			
L61	17.61'	S6°49'01"W			
L62	63.37'	S6°49'01"W			
L63	71.22	S18°11'38"E			
L64	21.82'	S18°11'38"E			
L65	39.74'	S18°11'38"E			
L66	41.78'	S18°11'38"E			
L67	25.22'	S18°11'38"E			
L68	42.64'	S49°29'54"E			
L69	L69 67.40' N51°3				

LINE TABLE							
LINE#	LENGTH	BEARING					
L70	56.09'	N44°06'08"E					
L71	50.43'	S44°06'08"W					
L72	25.54'	S49°29'54"E					
-	***************************************						
	L70	L70 56.09' L71 50.43'					

			00111	/E IADLE		
CURVE#	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	37.09	85°00'00"	22.91	N75°42'05"W	33.78
C2	590.07	54.34	5°16'35"	27.19	S64°26'12"W	54.32
C3	590.07	106.35	10°19'37"	53.32	S72°14'18"W	106.21
C4	590.07	106.35	10°19'37"	53.32	S82°33'55"W	106.21
C5	590.07	59.58	5°47'07"	29.81	N89°22'43"W	59.55
C6	20.00	16.56	47°25'40"	8.79	S69°48'00''W	16.09
C7	50.00	72.69	83°17'29"	44.46	S87°43'55"W	66.45
C8	50.00	60.00	68°45'18"	34.21	N16°14'42"W	56.46
C9	50.00	60.00	68°45'18"	34.21	N52°30'36"E	56.46
C10	50.00	51.56	59°04'47"	28.33	S63°34'22"E	49.30
C11	20.00	18.46	52°53'18"	9.95	S60°28'37"E	17.81
C12	540.07	78.79	8°21'31"	39.46	N88°53'58"E	78.72
C13	540.07	109.94	11°39'49"	55.16	N78°53'18"E	109.75
C14	540.07	106.12	11°15'28"	53.23	N67°25'39"E	105.95
C15	25.00	41.45	95°00'00"	27.28	N14°17'55"E	36.86
C16	826.23	40.00	2°46'27"	20.01	N31°48'52"W	40.00
C17	826.23	165.47	11°28'28"	83.01	N24°41'25"W	165.19
C18	25.00	35.62	81°37'35"	21.59	N59°45'58"W	32.68
C19	50.00	35.41	40°34'23"	18.48	N80°17'34"W	34.67
C20	50.00	60.00	68°45'18"	34.21	N25°37'44"W	56.46
C21	50.00	60.00	68°45'18"	34.21	N43°07'34"E	56.46
C22	50.00	65.73	75°18'56"	38.59	S64°50'19"E	61.09
C23	20.00	25.62	73°23'54"	14.91	S63°52'49"E	23.90
C24	25.00	39.97	91°36'47"	25.71	N33°36'51"E	35.85
C25	826.23	129.30	8°57'58"	64.78	N7°42'34"W	129.16
C26	826.23	129.36	8°58'13"	64.81	N1°15'32"E	129.22
C27	25.00	41.78	95°44'39"	27.64	N42°07'41"W	37.08
C28	222.56	78.45	20°11'48"	39.64	N79°54'06"W	78.05
C29	222.56	82.81	21°19'11"	41.89	N59°08'37"W	82.34
C30	222.56	81.40	20°57'19"	41.16	N38°00'22"W	80.95
C31	222.56	84.90	21°51'21"	42.97	N16°36'02"W	84.38
C32	20.00	15.12	43°19'16"	7.94	N27°19'59"W	14.76
C33	50.00	68.94	78°59'55"	41.22	N9°29'40"W	63.61
C34	50.00	50.00	57°17'45"	27.32	N58°39'10"E	47.94
C35	50.00	60.59	69°25'50"	34.64	S57°59'03"E	56.95
C36	50.00	64.01	73°21'05"	37.24	S13°24'25"W	59.73
C37	20.00	20.75	59°27'10"	11.42	S20°21'22"W	19.83
C38	172.56	106.59	35°23'33"	55.06	S27°03'59"E	104.91
C39	172.56	136.24	45°14'15"	71.90	S67°22'53"E	132.73
C40	25.00	33.79	77°26'02"	20.04	N51°16'59"E	31.27

CURVE TABLE

			CURV	ETABLE		
CURVE#	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C41	826.23	85.37	5°55'13"	42.72	N15°31'34"E	85.34
C42	826.23	69.76	4°50'15"	34.90	N20°54'19"E	69.74
C43	750.00	238.88	18°14'56"	120.46	N14°11'58"E	237.87
C44	810.00	65.92	4°39'47"	32.98	S7°26'27"W	65.90
C45	810.00	178.97	12°39'35"	89.85	S16°06'08"W	178.61
C46	25.00	38.88	89°06'29"	24.61	S22°07'19"E	35.08
C47	404.01	134.80	19°07'00"	68.03	S57°07'04"E	134.17
C48	20.00	29.05	83°13'58"	17.77	S89°10'33"E	26.57
C49	1586.03	45.88	1°39'27"	22.94	N48°22'45"E	45.88
C50	1586.03	126.03	4°33'10"	63.05	N45°16'26"E	126.00
C51	1586.03	125.17	4°31'18"	62.62	N40°44'12"E	125.14
C52	1586.03	76.39	2°45'35"	38.20	N37°05'45"E	76.38
C53	125.00	61.29	28°05'32"	31.27	N49°45'44"E	60.68
C54	125.00	57.36	26°17'36"	29.20	S76°45'06"E	56.86
C55	125.00	89.51	41°01'47"	46.77	S26°00'13"E	87.61
C56	125.00	61.44	28°09'46"	31.35	S8°35'33"W	60.82
C57	125.00	58.62	26°52'11"	29.86	S36°06'32"W	58.08
C58	125.00	68.09	31°12'41"	34.91	S65°08'58"W	67.25
C59	125.00	69.97	32°04'15"	35.93	N83°12'35"W	69.06
C60	125.00	36.47	16°43'04"	18.37	N58°48'56"W	36.34
C61	20.00	30.70	87°57'03"	19.30	S6°28'51"E	27.77
C62	697.73	50.79	4°10'14"	25.40	S36°36'19"W	50.78
C63	75.00	358.44	273°49'38"	70.15	N7°22'13"W	102.46
C64	20.00	31.04	88°56'05"	19.63	S85°04'34"W	28.02
C65	1636.03	168.67	5°54'25"	84,41	S43°33'44"W	168.59
C66	1636.03	76.87	2°41'32"	38.44	S47°51'42"W	76.87
C67	20.00	29.52	84°34'55"	18.19	S6°55'01"W	26.92
C68	404.01	111.43	15°48'12"	56.07	S27°28'20"E	111.08
C69	404.01	9.71	1°22'36"	4.85	S18°52'56"E	9.71
C70	279.85	128.39	26°17'12"	65.35	S31°20'14"E	127.27
C71	279.85	24.51	5°01'04"	12.26	S46°59'22"E	24.50
C72	20.00	30.16	86°23'58"	18.78	N87°18'07"E	27.38
C73	965.95	115.34	6°50'30"	57.74	N40°40'53"E	115.28
C74	965.95	172.31	10°13'15"	86.38	N32°09'01"E	172.08
C75	20.00	37.71	108°01'37"	27.54	N26°58'25"W	32.37
C76	100.00	76.85	44°01'51"	40.43	N58°58'18"W	74.97
C77	100.00	79.02	45°16'22"	41.70	N14°19'12"W	76.98
C78	100.00	70.63	40°27'57"	36.86	N28°32'58"E	69.17
C79	100.00	81.29	46°34'39"	43.04	N72°04'16"E	79.07
C80	100.00	85.46	48°57'52"	45.54	S60°09'29"E	82.88

			CURV	E TABLE		
CURVE#	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C81	100.00	85.65	49°04'27"	45.65	S11°08'19"E	83.06
C82	100.00	11.32	6°29'06"	5.67	S16°38'27"W	11.31
C83	1015.95	89.21	5°01'53"	44.64	S22°23'56"W	89.18
C84	1015.95	102.56	5°47'03"	51.32	S27°48'24"W	102.52
C85	1015.95	111.69	6°17'56"	55.90	S33°50'53"W	111.63
C86	1015.95	125.98	7°06'17"	63.07	S40°33'00"W	125.90
C87	20.00	32.67	93°36'02"	21.30	S2°41'53"E	29.16
C88	354.39	82.01	13°15'33"	41.19	S42°52'07"E	81.83
C89	354.39	114.37	18°29'25"	57.69	S26°59'38"E	113.87
C90	354.39	98.66	15°57'03"	49.65	S9°46'25"E	98.34
C91	354.39	109.10	17°38'19"	54.99	S7°01'16"W	108.67
C92	354.39	60.23	9°44'13"	30.19	S20°42'32"W	60.15
C93	20.00	30.02	86°00'16"	18.65	S17°25'30"E	27.28
C94	486.49	100.69	11°51'29"	50.52	S54°29'54"E	100.51
C95	50.00	55.92	64°04'40"	31.29	S16°31'49"E	53.05
C96	50.00	55.00	63°01'31"	30.66	\$47°01'16"W	52.27
C97	50.00	106.32	121°50'11"	89.90	N40°32'53"W	87.39
C98	20.00	27.21	77°57'48"	16.19	N18°36'41"W	25.16
C99	436.49	26.40	3°27'57"	13.21	N59°19'33"W	26.40
C100	20.00	27.76	79°32'08"	16.64	S79°10'25"W	25.59
C101	354.39	117.48	18°59'38"	59.29	S48°54'10"W	116.95
C102	304.39	244.31	45°59'13"	129.17	N34°48'38"E	237.81
C103	304.39	166.97	31°25'43"	85.64	N3°53'49"W	164.88
C104	304.39	130.92	24°38'35"	66.49	N31°55'58"W	129.91
C105	304.39	27.86	5°14'38"	13.94	N46°52'35"W	27.85
C106	329.85	4.41	0°46'00"	2.21	N49°06'54"W	4.41
C107	329.85	130.37	22°38'44"	66.05	N37°24'31"W	129.52
C108	329.85	45.43	7°53'31"	22.75	N22°08'23"W	45.40
C109	354.01	6.18	1°00'02"	3.09	N18°41'39"W	6.18
C110	354.01	139.56	22°35'16"	70.70	N30°29'18"W	138.66
C111	354.01	153.81	24°53'38"	78.14	N54°13'45"W	152.60
C112	25.00	39.27	90°00'00"	25.00	S68°19'26"W	35.36
C113	766.23	118.42	8°51'18"	59.33	S18°53'47"W	118.30
C114	766.23	215.14	16°05'15"	108.28	S6°25'31"W	214.44
C115	766.23	147.41	11°01'23"	73.93	S7°07'48"E	147.18
C116	766.23	130.48	9°45'24"	65.40	S17°31'11"E	130.32
C117	766.23	130.73	9°46'32"	65.52	S27°17'09"E	130.57
C118	766.23	13.74	1°01'40"	6.87	S32°41'15"E	13.74
C119	125.00	57.36	26°17'36"	29.20	N76°57'18"E	56.86
C120	125.00	37.28	17°05'11"	18.78	S55°03'42"E	37.14

