

PLAT OF:  
**WINCHESTER - BLOCK "Z" - PHASE III @**  
 AN ADDITION TO THE CITY OF MADISON  
 SECTION 26 & 35 T-8-N, R-1-E  
 MADISON COUNTY, MISSISSIPPI

*REUNION*  
 9258 6-26

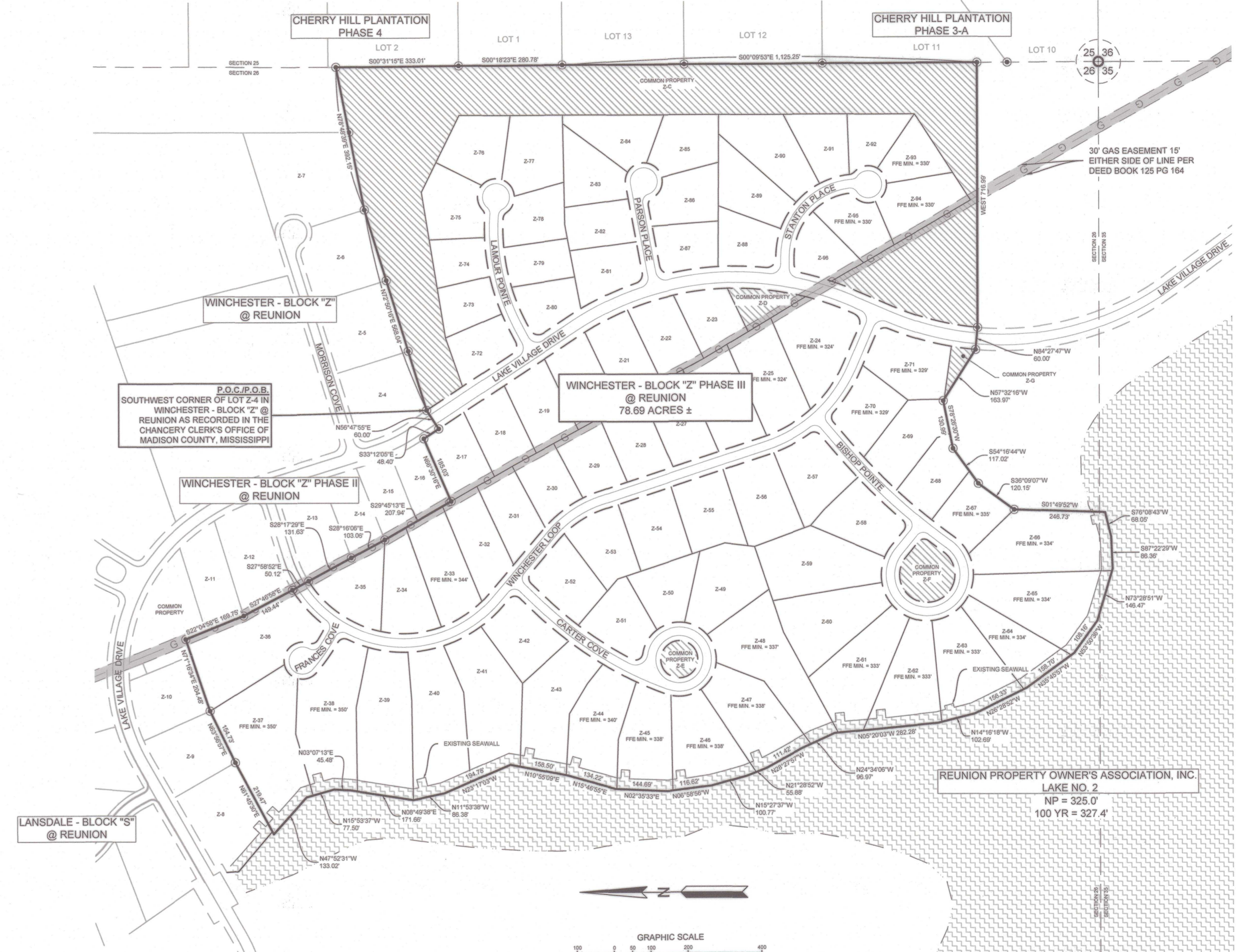
- NOTES:
- All bearings shown on this plat are based on monuments found on the west boundary of Winchester - Block "Z" @ Reunion.
  - No record search for easements was conducted.
  - Typical 10' non-exclusive drainage and utility easement adjacent road right-of-way unless otherwise noted.
  - Typical 10' non-exclusive utility and shared lot owner drainage easement on rear lot lines unless otherwise noted.
  - 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.
  - Total acreage of tract to be subdivided: 78.69 acres
  - Proposed density: 0.98 lots per acre.
  - 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.
  - Construction will adhere to SWPPP on file with MDEQ issued under Permit No. MSR101963.
  - Sidewalks to be constructed by individual lot owners and shall meet requirements of the American Disabilities Act (ADA).
  - Sidewalks along the both sides of Lake Village Drive shall be 6 feet wide. Sidewalks along all other streets shall be 4 feet wide.
  - All common property is maintained by Reunion Property Owner's Association, Inc.
  - All residences must contain a minimum square footage (heated & cooled - finished out) as indicated in the table on Sheet 2.
  - 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 provided at each individual lot.

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



P.O.C./P.O.B.  
 SOUTHWEST CORNER OF LOT 2-4 IN  
 WINCHESTER - BLOCK "Z" @  
 REUNION AS RECORDED IN THE  
 CHANCERY CLERK'S OFFICE OF  
 MADISON COUNTY, MISSISSIPPI

WINCHESTER - BLOCK "Z" PHASE III  
 @ REUNION  
 78.69 ACRES ±

WINCHESTER - BLOCK "Z" PHASE II  
 @ REUNION

LANSDALE - BLOCK "S"  
 @ REUNION

REUNION PROPERTY OWNER'S ASSOCIATION, INC.  
 LAKE NO. 2  
 NP = 325.0'  
 100 YR = 327.4'



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")

OWNER/DEVELOPER:  
 REUNION, INC.  
 105 REUNION BOULEVARD  
 MADISON, MS 39110

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 MADISON COUNTY, MISSISSIPPI

9258 6-27

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.

**CITY ENGINEER'S APPROVAL**

STATE OF MISSISSIPPI  
 COUNTY OF MADISON

I have examined the plat and find it conforms to all conditions set forth on the plat and is in accordance with the laws and ordinances of the City of Madison and the Board of Aldermen.



**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 2nd day of August, 2022.

*May Anne Bure* Mayor  
*Susan B. Sanderson* City Clerk

**FILING CERTIFICATION BY CHANCERY CLERK**

I, Ronny Lott, certify that this instrument was filed for record in my office on this the 9th day of August, 2022, in plat book 6, slide 86-33.

Signed: *Ronny Lott, c.c.* Chancery Clerk  
*by J. Ruckert, D.C.*

**CERTIFICATE OF COMPARISON**

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.

Given under my hand and seal of office on this the 9th day of August, 2022.

*J. L. W.* Registered Land Surveyor  
*Ronny Lott, c.c.* Chancery Clerk  
*by J. Ruckert, D.C.*

**ENGINEER AND SURVEYOR'S ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
 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 the year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of July, 2022.

*Laurie Sanders* Notary Public



STATE OF MISSISSIPPI  
 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 28 day of July, 2022.

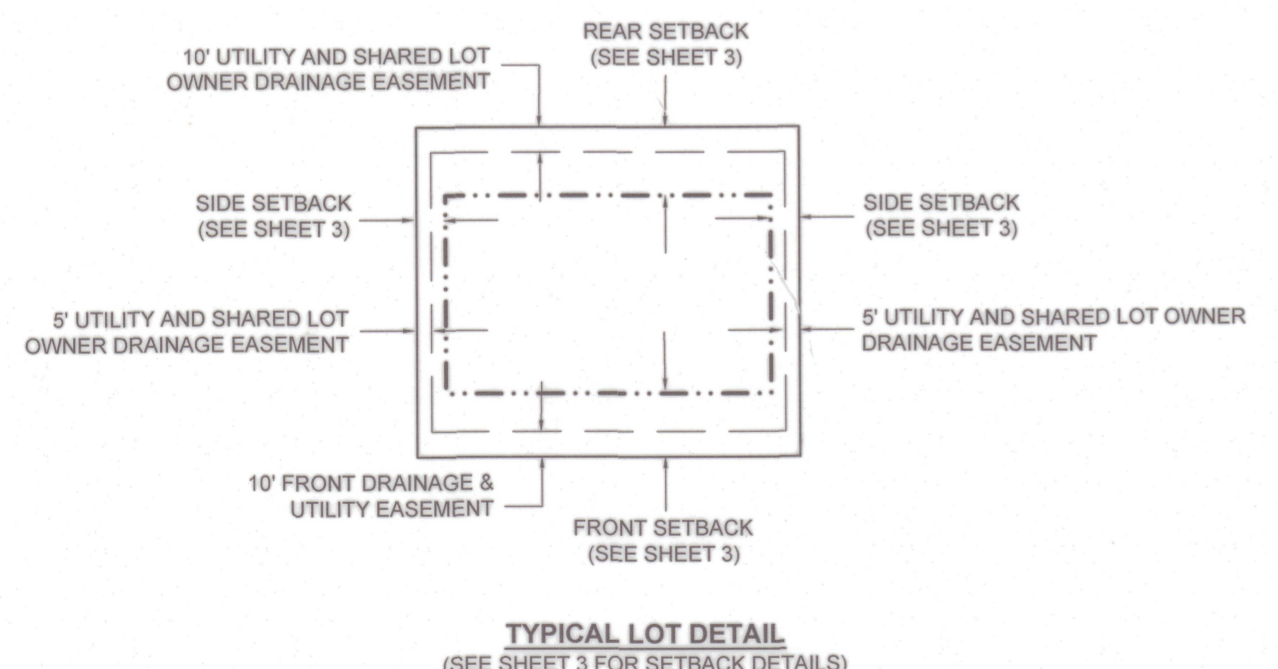
Reunion, Inc.  
 By: *Keith B. Kent*, Vice President

STATE OF MISSISSIPPI  
 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 herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28 day of July, 2022.

*Laurie Sanders* Notary Public





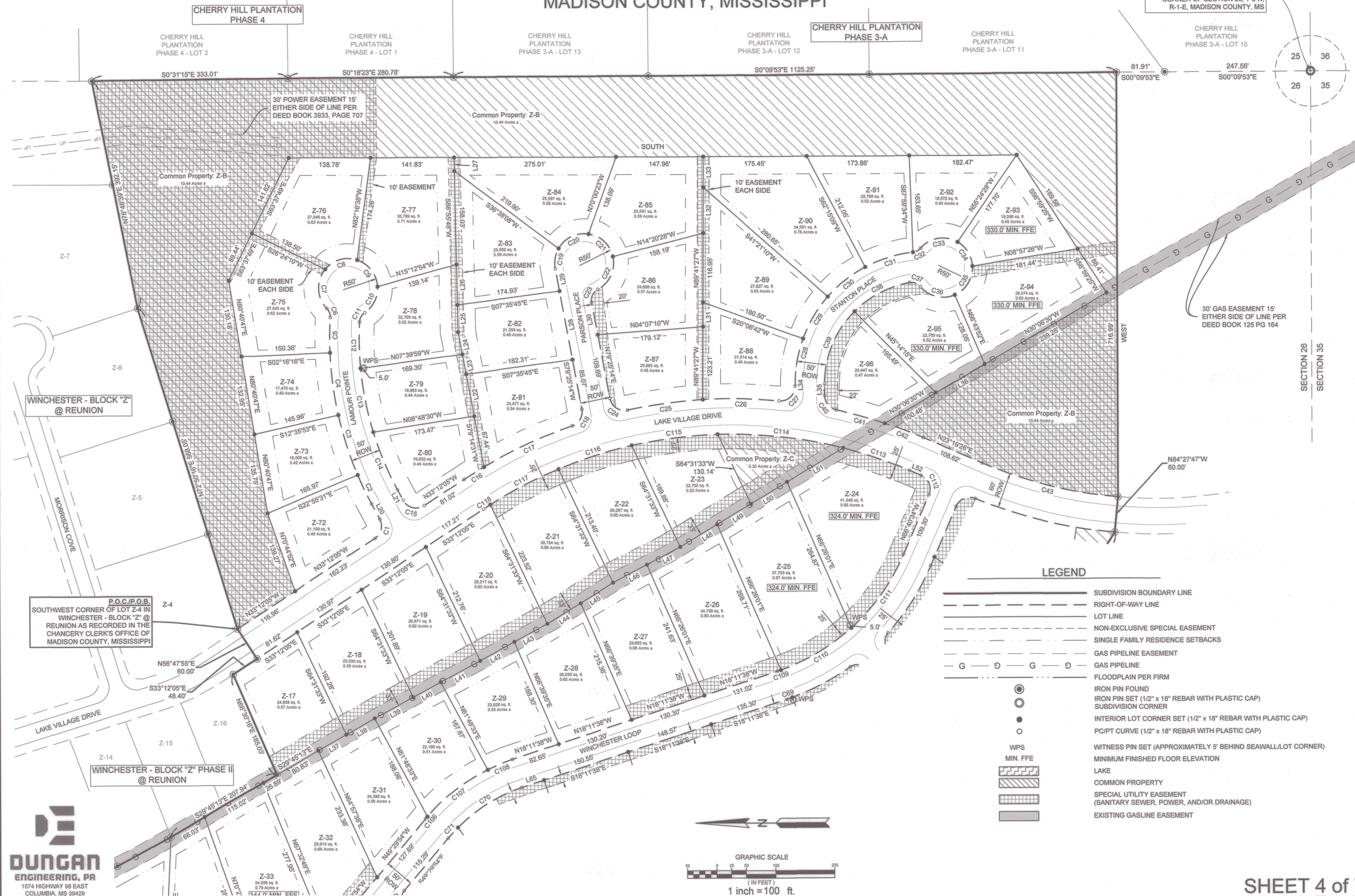
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SECTION 26 & 35 T-8-N, R-1-E  
MADISON COUNTY, MISSISSIPPI

REUNION

9258 6-29

AXLE AT THE SOUTHWEST CORNER OF CHERRY HILL PLANTATION, PHASE 3A AND THE SOUTHEAST CORNER OF SECTION 26, T-8-N, R-1-E, MADISON COUNTY, MS



P.O.C./P.O.B.  
SOUTHWEST CORNER OF LOT Z-4 IN  
WINCHESTER - BLOCK "Z" @  
REUNION AS RECORDED IN THE  
CHANCERY CLERK'S OFFICE OF  
MADISON COUNTY, MISSISSIPPI

WINCHESTER - BLOCK "Z" PHASE III  
@ REUNION

**DUNGAN**  
ENGINEERING, PA  
1574 HIGHWAY 88 EAST  
COLUMBIA, MS 39429  
601-731-2800

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 MADISON COUNTY, MISSISSIPPI

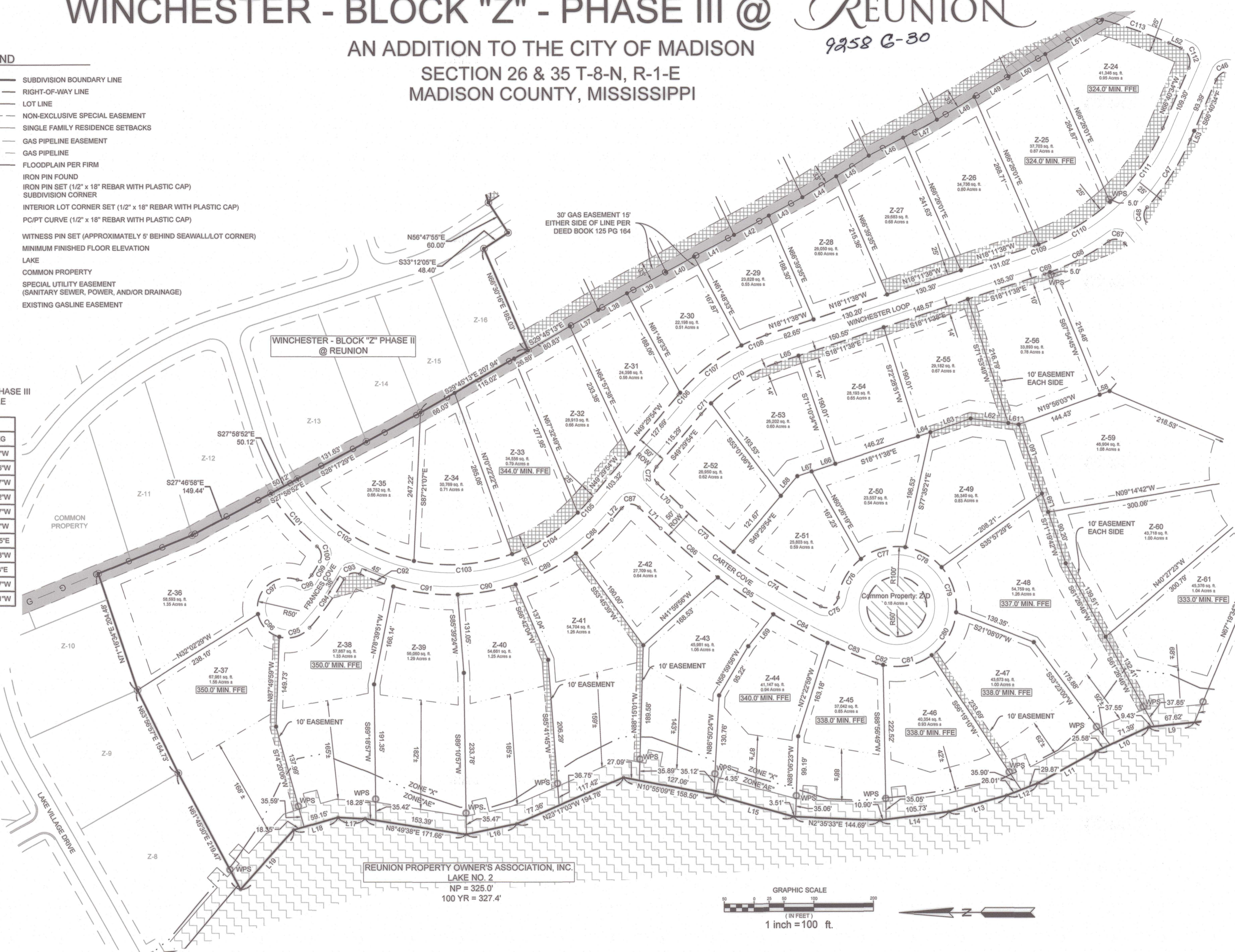
*REUNION*  
 9258 G-30

**LEGEND**

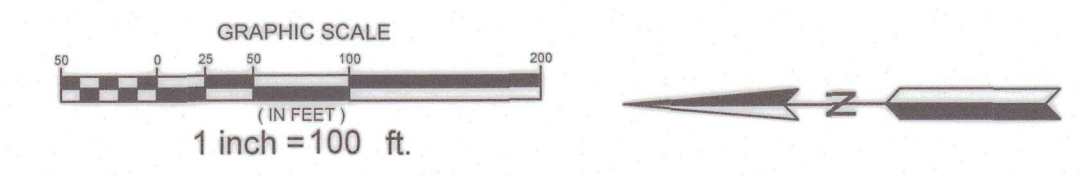
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE SPECIAL EASEMENT
- SINGLE FAMILY RESIDENCE SETBACKS
- GAS PIPELINE EASEMENT
- GAS PIPELINE
- FLOODPLAIN PER FIRM
- IRON PIN FOUND
- IRON PIN SET (1/2" x 18" REBAR WITH PLASTIC CAP)
- SUBDIVISION CORNER
- INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP)
- PC/PT CURVE (1/2" x 18" REBAR WITH PLASTIC CAP)
- WPS
- MIN. FFE
- LAKE
- COMMON PROPERTY
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
- EXISTING GASLINE EASEMENT

WINCHESTER - BLOCK "Z" PHASE III  
 BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L9	77.05'	N5°20'03"W
L10	96.97'	N24°34'06"W
L11	111.42'	N28°27'57"W
L12	55.88'	N21°28'52"W
L13	100.77'	N15°27'37"W
L14	116.62'	N6°58'56"W
L15	134.22'	N15°46'55"E
L16	86.38'	N11°53'38"W
L17	45.48'	N3°07'13"E
L18	77.60'	N15°53'37"W
L19	133.02'	N47°52'31"W



REUNION PROPERTY OWNER'S ASSOCIATION, INC.  
 LAKE NO. 2  
 NP = 325.0'  
 100 YR = 327.4'



PLAT OF:  
**WINCHESTER - BLOCK "Z" - PHASE III @ REUNION**  
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 SECTION 26 & 35 T-8-N, R-1-E  
 MADISON COUNTY, MISSISSIPPI

9258 G-31

**LEGEND**

	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	NON-EXCLUSIVE SPECIAL EASEMENT
	SINGLE FAMILY RESIDENCE SETBACKS
	GAS PIPELINE EASEMENT
	GAS PIPELINE
	FLOODPLAIN PER FIRM
	IRON PIN FOUND
	IRON PIN SET (1/2" x 18" REBAR WITH PLASTIC CAP)
	SUBDIVISION CORNER
	INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP)
	PC/PT CURVE (1/2" x 18" REBAR WITH PLASTIC CAP)
	WPS
	MIN. FFE
	LAKE
	COMMON PROPERTY
	SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
	EXISTING GASLINE EASEMENT

WINCHESTER - BLOCK "Z" PHASE III BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	163.97'	N57°32'16"W
L2	130.99'	S78°28'30"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

