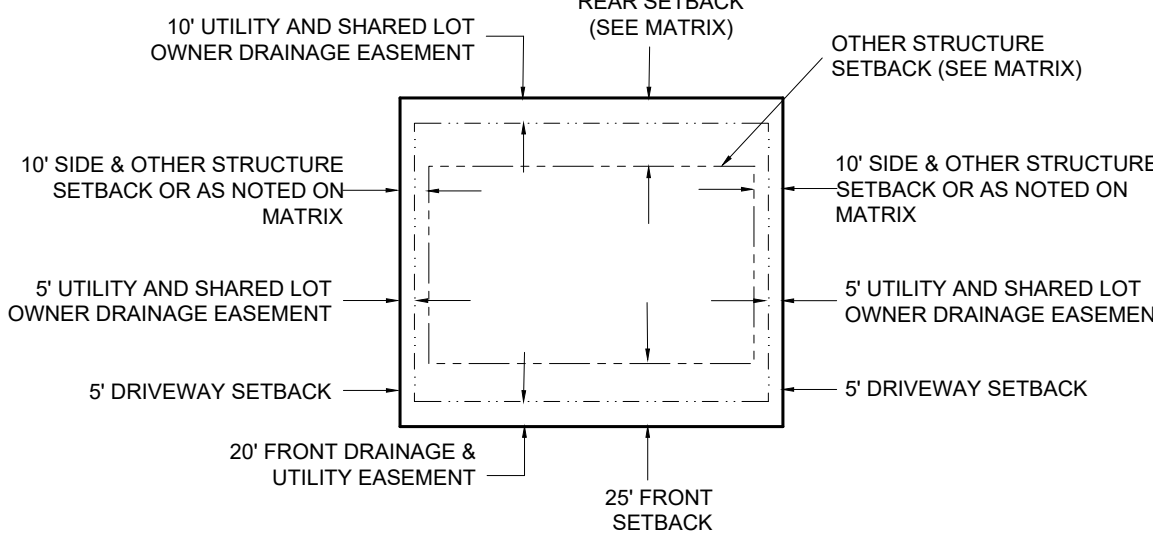


PLAT OF:
WINBOURNE - BLOCK "BB" @ REUNION
AN ADDITION TO THE CITY OF MADISON
SECTION 35 & 36 T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE SPECIAL EASEMENT
- BUILDING SETBACKS
- OTHER STRUCTURE SETBACKS
- NEW SEAWALL
- GAS PIPELINE EASEMENT
- GAS PIPELINE
- LAKE NORMAL POOL
- LAKE
- COMMON PROPERTY
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
- PROPOSED BOAT SLIP AND/OR BOAT HOUSE LOCATION
- 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)

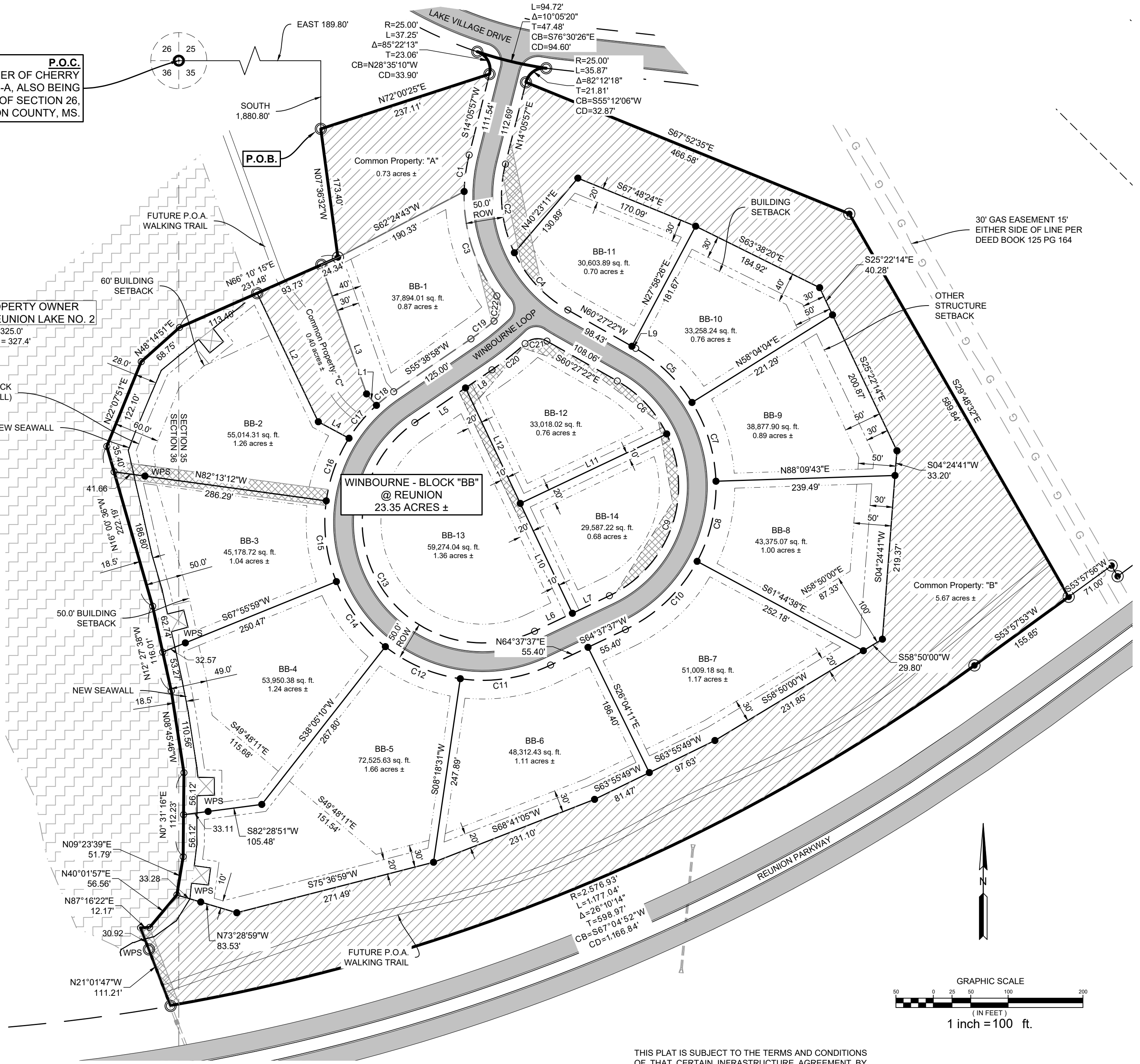


TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED ON PLAT OR MATRIX

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING
C1	225.00	49.35	12°34'00"	24.77	S7°48'57"W
C2	175.00	121.44	39°45'40"	63.28	N5°46'53"W
C3	225.00	148.83	37°53'56"	77.25	S17°25'01"E
C4	175.00	106.27	34°47'39"	54.83	N43°03'33"W
C5	211.81	105.45	28°31'27"	53.84	N46°11'39"W
C6	161.81	98.34	34°49'13"	50.74	S43°02'46"E
C7	211.81	111.25	30°05'39"	56.94	N16°53'06"W
C8	211.81	111.25	30°05'39"	56.94	N13°12'33"E
C9	161.81	254.92	90°15'46"	162.56	S19°29'44"W
C10	211.81	134.46	36°22'15"	69.58	N46°26'29"E
C11	211.25	123.81	33°34'46"	63.74	S81°25'00"W
C12	211.25	110.17	29°52'47"	56.37	S66°51'14"E
C13	161.25	481.32	171°01'21"	2054.06	N29°51'43"W
C14	211.25	110.05	29°50'49"	56.30	S36°59'26"E
C15	211.25	110.05	29°50'49"	56.30	S7°08'37"E
C16	211.25	89.61	24°18'18"	45.49	S19°55'56"W
C17	211.25	57.49	15°35'30"	28.92	S39°52'50"W
C18	211.25	29.40	7°58'22"	14.72	S51°39'47"W
C19	347.83	39.05	6°26'00"	19.55	S52°25'58"W
C20	397.83	56.52	8°08'23"	28.31	N51°34'46"E
C21	25.00	31.40	71°57'50"	18.15	N83°33'43"E
C22	25.00	37.34	85°34'57"	23.14	S6°25'30"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.21'	N40°56'09"W
L2	190.31'	N25°26'55"W
L3	182.78'	N19°19'12"W
L4	46.48'	N61°43'09"W
L5	82.11'	N55°38'58"E
L6	56.02'	S64°37'37"W
L7	54.78'	S64°37'37"W
L8	42.89'	N55°38'58"E
L9	5.80'	N60°27'22"W
L10	162.50'	S25°23'12"E
L11	216.63'	S64°36'48"W
L12	170.84'	N25°23'12"W

P.O.C.
AXLE @ SOUTHWEST CORNER OF CHERRY
HILL PLANTATION, PHASE 3-A, ALSO BEING
THE SOUTHEAST CORNER OF SECTION 26,
T-8-N, R-1-E, MADISON COUNTY, MS.



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")

PLAT OF:
WINBOURNE - BLOCK "BB" @ REUNION
AN ADDITION TO THE CITY OF MADISON
SECTION 35 & 36 T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

LOT	SINGLE-FAMILY RESIDENCE SETBACKS			OTHER SETBACKS		FENCE MATERIAL			
	Front	Side	Rear	Structure other than fence	Driveway	On Lot lines abutting or lying within a special utility easement	On Lot lines abutting Common Property and/or Golf Club Property	On Lot lines abutting water, etc.	On all other Lot lines
BB-1	25'	10'-25'*	40'*	(1)(b)	(2)(a)	(3)(c)	(3)(d)	N/A	3(a)
BB-2	25'	10'	60'**	1(d)	(2)(b) and (2)(c)	(3)(c)	(3)(d)	(3)(b)	3(a)
BB-3	25'	10'	50'**	1(d)	(2)(b) and (2)(c)	(3)(c)	N/A	(3)(b)	3(a)
BB-4	25'	10'	49'**	1(d)	(2)(d)	N/A	N/A	(3)(b)	3(a)
BB-5	25'	10'	*, **	1(d)	(2)(d)	N/A	(3)(d)	(3)(b)	3(a)
BB-6	25'	10'	30'	(1)(e)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-7	25'	10'	30'	(1)(c)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-8	25'	10'	50'-100'*	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-9	25'	10'	50'*	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-10	25'	10'	40-50'*	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-11	25'	10'	30'	(1)(c)	(2)(a) and (2)(c)	(3)(c)	(3)(d)	N/A	3(a)
BB-12	25'	20'	20'	(1)(c)	(2)(a), (2)(c), and (2)(e)	(3)(c)	N/A	N/A	3(a)
BB-13	25'	20'	20'	(1)(c)	(2)(a), (2)(c), and (2)(e)	(3)(c)	N/A	N/A	3(a)
BB-14	25'	20'	20'	(1)(c)	(2)(a), (2)(c), and (2)(e)	(3)(c)	N/A	N/A	3(a)

*As shown on the Plat.

**

BB-2 Rear Single Family Residence setback from seawall less the boatslip inset is 32'
BB-3 Rear Single Family Residence setback from seawall less the boatslip inset is 32'
BB-4 Rear Single Family Residence setback from seawall less the boatslip inset is 30' and see Plat
BB-5 See Plat

1. Construction of Structure Other than a Fence. Except as stated in section 2 (regarding driveways):

- (a) 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 40 feet from such Lot's rear lot line.
- (b) 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 such Lot's rear lot line.
- (c) 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) 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. Owner shall not install or place, or permit to be installed or placed, any structure (including a swimming pool, spa, therapeutic pool, arbor, but excluding a fence, pavement, or patio) within 10 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) 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 20 feet from such Lot's rear lot line.

2. Driveways.

- (a) Owner shall not install or place, or permit to be installed or placed, any driveway within 5 feet from any of such Lot's side lot lines or within 30 feet from such Lot's rear lot line.
- (b) Owner shall not install or place, or permit to be installed or placed, any driveway within 5 feet from any of such Lot's side lot lines or within 50 feet from the interior edge of the seawall and boat slip on such Lot.
- (c) To the extent that a Lot's rear lot line or any of its side lot lines lie within a special utility easement (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.
- (d) Owner shall not install or place, or permit to be installed or placed, any driveway within 5 feet from any of such Lot's side lot lines or extending past the rear Single-Family Residence setback of such Lot.
- (e) Driveways installed on a Lot within the Property must have a drainage slope (minimum 1.5%) for the entire area towards the street it is accessing. It must also have a 6" curb on appropriate side to keep water from draining onto adjacent property.

3. Construction of Fences.

- (a) Except as stated in sections 3(b), 3(c) or 3(d), 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) Any fence installed on the side of such Lot that is bounded by water must be made exclusively of iron. If an iron fence is installed on any other side of any such Lot, that iron fence must extend at least 50 feet from the interior edge of the seawall that serves such Lot, but the remainder of such fence may be brick and/or iron.
- (c) With respect to any fence installed on the lot line of such Lot that abuts or lies within a special utility easement (as shown on the Plat), that fence must be made exclusively of iron.
- (d) Any fence installed on the lot line of such Lot that is bounded by Common Property or Golf Club Property must be made exclusively of iron.

REFERENCE MATERIAL:
RECORD GLO FIELD NOTES

DEED BOOK 125 PAGE 164 - 30' WIDE GAS EASEMENT

DEED BOOK 2214 PAGE 240 - LAKE NO. 2

DEED BOOK 2128 PAGE 633 - REUNION PARKWAY RIGHT-OF-WAY

DATE OF FIELD SURVEY:
08/23/2023

ZONING: CITY OF MADISON RE-B
WITH PUD OVERLAY



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

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")

NOTES:

1. All bearings shown on this plat are based on the monuments found along the north right-of-way of Reunion Parkway.
2. 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 easement on rear lot lines unless otherwise noted.
5. Typical 10' non-exclusive utility easement on interior lot lines (5' either side of lot line) unless otherwise noted.
6. Class "B" Survey.
7. Total acreage of tract to be subdivided: 23.35
8. Proposed density: 0.60 lots per acre.
9. All waterfront residences (BB-2, BB-3, BB-4, & BB-5) must contain a minimum of 3,500 square feet (heated & cooled-finished out).
10. All other residences (BB-1, BB-6, BB-7, BB-8, BB-9, BB-10, BB-11, BB-12, BB-13, & BB-14) must contain a minimum of 2,700 square feet (heated & cooled-finished out).
11. 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.
12. Construction will adhere to SWPPP on file with MDEQ issued under Permit No. MSR108705.
13. The owner of any Lot that abuts common property (as depicted on the Plat) may construct a fence on such lot if so desired, on condition that such fence must be made of iron. The location and aesthetics of any such fence must be submitted to and approved by the A.R.C. before construction of such fence beings.
14. Sidewalks along Winbourne Loop shall be 6' wide.
15. Sidewalks to be constructed by individual lot owners and shall meet requirements of the American Disabilities Act (ADA).
16. All common property maintained by Reunion Property Owner's Association, Inc.
17. On all waterfront lots (BB-2, BB-3, BB-4, & BB-5) the finished grade of a swimming pool or spa deck shall not be less than elevation 328.5'.

REGISTERED LAND SURVEYOR'S CERTIFICATES

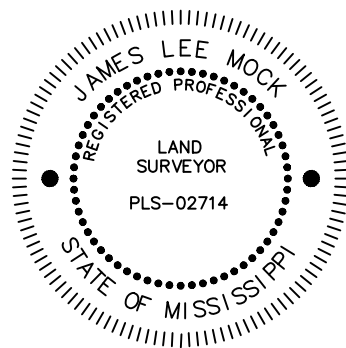
STATE OF MISSISSIPPI
COUNTY OF MADISON

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 E 1/2 of Section 35 and the W 1/2 of Section 36, T-8-N, R-1-E, Madison County, Mississippi and being more particularly described as follows:

Commence at an axle found at the southwest corner of Cherry Hill Plantation, Phase 3-A, also being the southeast corner of Section 26, T-8-N, R-1-E, Madison County, Mississippi, and run East a distance of 189.80 feet; thence run South a distance of 1,880.80 feet to a point on Lake No. 2 boundary as described in Deed Book 2214, Page 240 for the Point of Beginning.

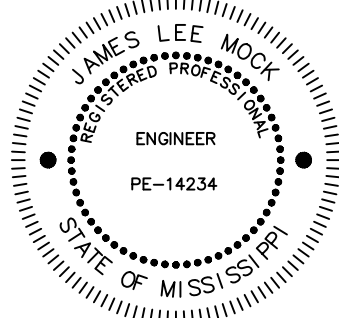
From said Point of Beginning, run N72°00'25"E a distance of 237.11 feet; thence run along a non-tangent curve having a radius of 25.00 feet, an arc length of 37.25 feet, a delta of 85°22'13", a Tangent of 23.06 feet, a chord bearing of N28°35'10"W, and a chord length of 33.90 feet; thence run along a non-tangent curve having a radius of 537.91 feet, an arc length of 94.72 feet, a delta of 10°05'20", a Tangent of 47.48 feet, a chord bearing of S76°30'26"E, and a chord length of 94.60 feet; thence run along a non-tangent curve having a radius of 25.00 feet, an arc length of 35.87 feet, a delta of 82°12'18", a Tangent of 21.81 feet, a chord bearing of S55°12'06"W, and a chord length of 32.87 feet; thence run S67°52'35"E a distance of 466.58 feet; thence run S29°48'32"E a distance of 589.84 feet to the north right-of-way of Reunion Parkway as described in Deed Book 2128, Page 633; thence run along said north right-of-way line S53°57'53"W a distance of 155.85 feet; thence continue along said north right-of-way line and a curve to the right having a radius of 2,576.93 feet, an arc length of 1,177.04 feet, a delta of 26°10'14", a Tangent of 598.97 feet, a chord bearing of S67°04'52"W, and a chord length of 1,166.84 feet; thence run N21°01'47"W a distance of 111.21 feet, to a point on Lake No. 2 boundary as described in Deed Book 2214, Page 240; thence run along said Lake No. 2 boundary the following calls: run N87°16'22"E a distance of 12.17 feet; thence run N40°01'57"E a distance of 56.56 feet; thence run N09°23'39"E a distance of 51.79 feet; thence run N00°31'16"E a distance of 112.23 feet; thence run N08°45'46"W a distance of 110.56 feet; thence run N12°27'38"W a distance of 116.01 feet; thence run N16°00'36"W a distance of 222.19 feet; thence run N22°07'51"E a distance of 122.10 feet; thence run N48°14'51"E a distance of 68.75 feet; thence run N66°10'15"E a distance of 231.48 feet; thence run N07°36'32"W a distance of 173.40 feet back to the Point of Beginning.

Said Parcel contains 23.35 acres, more or less.



PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Winbourne - Block "BB" @ 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" and Zone "AE" as noted on the map. Reference was made to HUD Flood Insurance Rate Map. Community-panel No. 28089C0557F & 28089C0556F, dated March 17, 2010.

Zone "X" are areas determined to be outside the 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

FILING CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, certify that this instrument was filed for record in my office on this the _____ day of _____, 2023, in plat book _____, slide _____.

Signed: _____
Chancery Clerk

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 _____, 2023.

Mayor City Clerk

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Alderman and thus recommend final approval.

City Engineer

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 Winbourne - Block "BB" @ 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, this the _____ day of _____, 2023.

Registered Land Surveyor Chancery Clerk

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 _____ day of _____, 2023.

My Commission Expires: Notary Public

OWNER'S CERTIFICATE

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 Winbourne - Block "BB" @ 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 _____ day of _____, 2023.

Reunion, Inc.

By: _____
Keith D. Kent, Vice President

OWNER'S ACKNOWLEDGMENT

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 and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

My commission expires: Notary Public