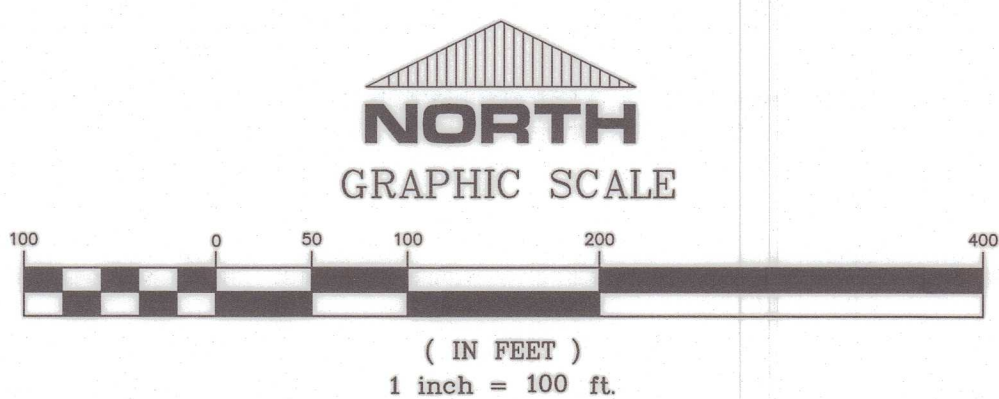
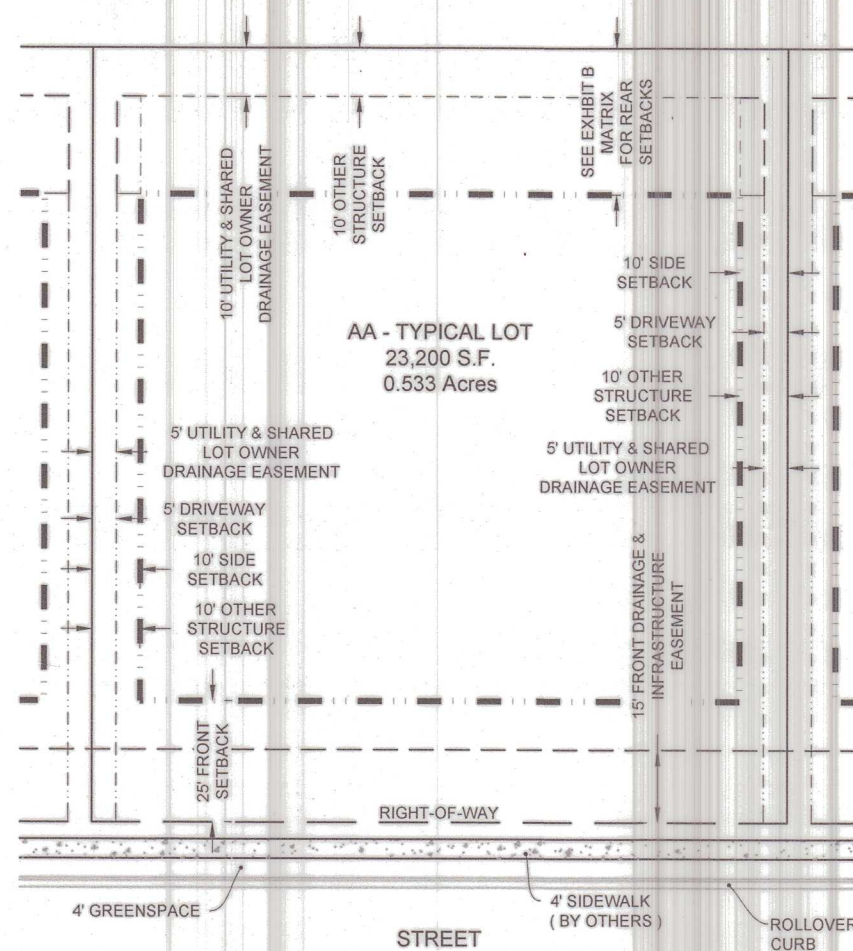


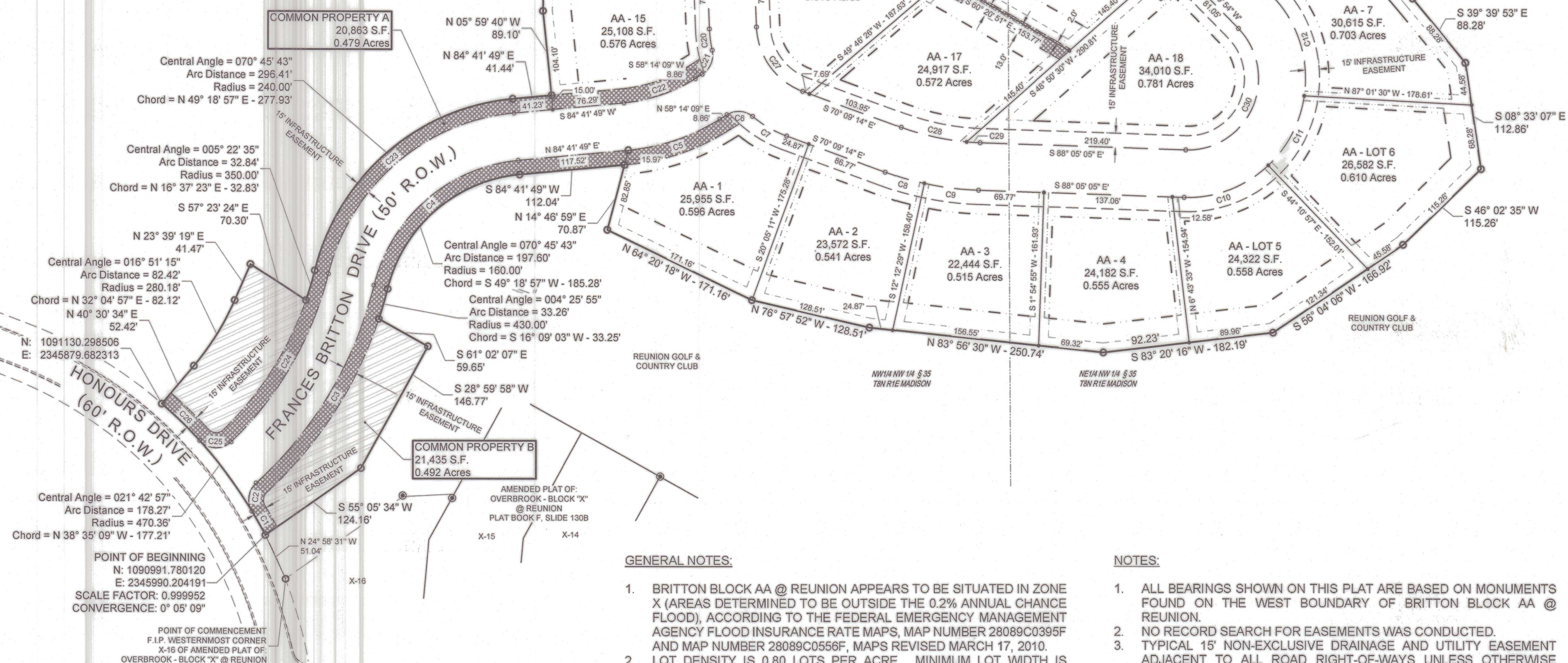
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD
C1	29.17'	470.36'	3° 33' 11"	N 29° 30' 16" W - 29.16'
C2	32.55'	23.50'	79° 20' 56"	N 8° 23' 37" E - 30.01'
C3	247.23'	415.00'	34° 07' 59"	N 31° 00' 05" E - 243.59'
C4	216.13'	175.00'	70° 45' 43"	N 49° 18' 57" E - 202.95'
C5	103.91'	225.00'	26° 27' 40"	N 71° 27' 59" E - 102.99'
C6	29.10'	23.50'	70° 56' 15"	S 86° 17' 44" E - 27.27'
C7	42.17'	125.00'	19° 19' 38"	S 60° 29' 25" E - 41.97'
C8	43.33'	325.00'	7° 38' 17"	S 73° 58' 22" E - 43.29'
C9	58.38'	325.00'	10° 17' 34"	S 82° 56' 18" E - 58.31'
C10	98.31'	125.00'	45° 03' 46"	N 69° 23' 02" E - 95.80'
C11	84.18'	125.00'	38° 35' 05"	N 27° 33' 36" E - 82.60'
C12	115.15'	125.00'	52° 46' 57"	N 18° 07' 25" W - 111.12'
C13	99.46'	1025.00'	5° 33' 35"	N 47° 17' 42" W - 99.42'
C14	130.09'	1025.00'	7° 16' 19"	N 53° 42' 39" W - 130.00'
C15	30.05'	1025.00'	1° 40' 47"	N 58° 11' 11" W - 30.05'
C16	80.79'	1025.00'	4° 30' 57"	N 61° 17' 03" W - 80.77'
C17	83.44'	125.00'	38° 14' 52"	N 82° 39' 57" W - 81.90'
C18	101.65'	125.00'	46° 35' 40"	S 54° 54' 47" W - 98.88'
C19	74.18'	125.00'	34° 00' 02"	S 14° 36' 56" W - 73.09'
C20	22.51'	125.00'	10° 19' 01"	N 7° 32' 36" W - 22.48'
C21	29.10'	23.50'	70° 56' 15"	N 22° 46' 01" E - 27.27'
C22	80.82'	175.00'	26° 27' 40"	N 71° 27' 59" E - 80.10'
C23	277.88'	225.00'	70° 45' 43"	S 49° 18' 57" W - 260.55'
C24	208.38'	365.00'	32° 42' 40"	S 30° 17' 26" W - 205.57'
C25	37.22'	23.50'	90° 44' 46"	N 87° 58' 52" W - 33.45'
C26	56.12'	470.36'	6° 50' 09"	N 46° 01' 33" W - 56.08'
C27	88.71'	75.00'	67° 46' 09"	N 36° 16' 10" W - 83.63'
C28	71.51'	275.00'	14° 53' 55"	N 77° 36' 11" W - 71.31'
C29	14.55'	275.00'	3° 01' 57"	N 86° 34' 07" W - 14.55'
C30	178.59'	75.00'	136° 25' 49"	S 23° 42' 00" W - 139.29'
C31	111.34'	975.00'	6° 32' 34"	S 47° 47' 11" E - 111.28'
C32	147.19'	975.00'	8° 38' 59"	S 55° 22' 57" E - 147.05'
C33	65.26'	975.00'	3° 50' 05"	S 61° 37' 29" E - 65.24'
C34	155.56'	75.00'	118° 50' 34"	N 57° 02' 12" E - 129.14'



	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	NON-EXCLUSIVE SPECIAL EASEMENT
	BUILDING SETBACKS
	DRIVEWAY SETBACKS
	OTHER STRUCTURE SETBACKS
	SECTION LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	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)
	WITNESS PIN SET
	SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
	REUNION PROPERTY OWNER'S ASSOCIATION



**TYPICAL LOT DETAIL**  
NOT TO SCALE  
SEE DETAILED LOT MATRIX ON  
SHEET 2 OF 2 FOR EACH LOT'S CONDITIONS



## BRITTON BLOCK "AA" @ REUNION

16.761 ACRES SITUATED IN  
SE1/4 SW1/4 & SW1/4 SW1/4 SECTION 26, T8N - R1E &  
NW1/4 NW1/4 & NE1/4 NW1/4 SECTION 35, T8N - R1E  
CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

0.80 LOTS per Acre  
Date of Survey: June 2021

### GENERAL NOTES:

- BRITTON BLOCK AA @ REUNION APPEARS TO BE SITUATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 28089C0395F AND MAP NUMBER 28089C0556F, MAPS REVISED MARCH 17, 2010.
- LOT DENSITY IS 0.80 LOTS PER ACRE. MINIMUM LOT WIDTH IS MEASURED AT SETBACKS.

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



854 WILSON DRIVE  
SUITE A  
RIDGELAND, MS 39157  
TEL (601) 899-5158  
FAX (601) 899-5110

### NOTES:

- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON MONUMENTS FOUND ON THE WEST BOUNDARY OF BRITTON BLOCK AA @ REUNION.
- NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
- TYPICAL 15' NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.
- TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
- TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON INTERIOR LOT LINES ( 5' EITHER SIDE OF LOT LINES ) UNLESS OTHERWISE NOTED.
- CLASS "B" SURVEY.
- TOTAL ACREAGE OF TRACT TO BE SUBDIVIDED: 16.761 ACRES.
- PROPOSED DENSITY: 0.80 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 CLERKS OFFICE.
- CONSTRUCTION WILL ADHERE TO SWPPP ON FILE WITH MDEQ ISSUED UNDER PERMIT NO. MSR108509.
- SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT ( ADA ).
- SIDEWALKS SHALL BE 4' ( FEET ) IN WIDTH.
- ALL COMMON PROPERTY IS MAINTAINED BY REUNION PROPERTY OWNER'S ASSOCIATION.
- ALL RESIDENCES MUST CONTAIN A MINIMUM 2,700 HEATED & COOLED FINISHED SQUARE FOOTAGE



## 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 Britton Block AA @ 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 5 day of October, 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 5 day of October, 2023.

My commission expires June 8, 2026

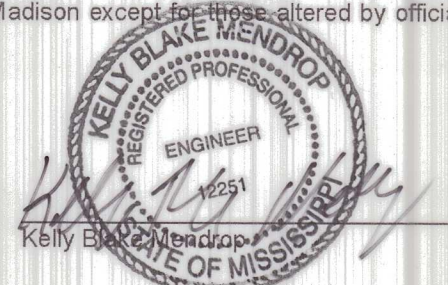
## FILING CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, certify that this instrument was filed for record in my office on this the 5 day of October, 2023, in plat book G slide 110, 111.

Signed: Ronny Lott, c.c.  
Chancery Clerk  
Dy Buckett, D.C.

## PROFESSIONAL ENGINEER'S CERTIFICATE

I, Kelly Blake Mendrop, Registered Professional Engineer with the State of Mississippi do hereby certify that Britton Block AA @ 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.



Lot Matrix  
(Setbacks, Etc.)

LOT	SINGLE-FAMILY RESIDENCE SETBACKS			OTHER SETBACKS		FENCE MATERIAL			EROSION CONTROL
	Front	Side	Rear	Structure other than fence	Driveway	On Lot lines abutting a special utility easement	On Lot lines abutting Common Property or Golf Club Property	On all other Lot lines	
AA-1	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	(4)	(5)	(6)
AA-2	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-3	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-4	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-5	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-6	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-7	25'	10'	20'	(1)	(2)(a)	N/A	(4)	(5)	(6)
AA-8	25'	10'	20'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-9	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-10	25'	10'	30'	(1)	(2)(a)	N/A	(4)	(5)	(6)
AA-11	25'	10'	40'	(1)	(2)(a) and (2)(b)	(3)	(4)	(5)	(6)
AA-12	25'	10'	40'	(1)	(2)(a) and (2)(b)	(3)	(4)	(5)	(6)
AA-13	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-14	25'	10'	30'	(1)	(2)(a) (2)(c)	N/A	(4)	(5)	(6)
AA-15	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	(4)	(5)	(6)
AA-16	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)
AA-17	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)
AA-18	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)
AA-19	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)
AA-20	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)
AA-21	25'	10'	30'	(1)	(2)(a) (2)(b) (2)(c)	(3)	N/A	(5)	(6)

\* As depicted on the Plat



854 WILSON DRIVE  
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## BRITTON BLOCK "AA" @ REUNION

16.761 ACRES SITUATED IN  
SE1/4 SW1/4 & SW1/4 SW1/4 SECTION 26, T8N - R1E &  
NW1/4 NW1/4 & NE1/4 NW1/4 SECTION 35, T8N - R1E  
CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

0.80 LOTS per Acre  
Date of Survey: June 2021

## CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk, and Kelly Blake Mendrop, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of Britton Block AA @ Reunion with the original thereof, as made by the said Kelly Blake Mendrop, 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 30th day of October, 2023.



STATE OF MISSISSIPPI

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

STATE OF MISSISSIPPI

This subdivision is hereby approved and accepted and all improvements contained therein to be dedicated to the City of Madison on this the 17th day of October, 2023.

Mayor  
Mary G. Butler

## ENGINEER AND SURVEYOR'S ACKNOWLEDGEMENT

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, Kelly Blake Mendrop, 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 30th day of October, 2023.

My Commission Expires: 2-22-24



Chancery Clerk  
Ronny Lott, c.c.  
Dy Buckett, D.C.

City Engineer  
Pat E. Gibson

City Clerk  
Lucan B. Randall

Notary Public  
Betty L. Atkinson  
Expires Feb. 22, 2026

## Legal Description

16.761 Acre Parcel of Land located within  
Parcel 081G-26-001/50.00 & Parcel 081G-35-001/01.01  
City of Madison, Madison County, Mississippi

Commence at a found iron pin marking the westernmost corner of Lot X-16 of the Amended Plat of: Overbrook - Block "X" @ Reunion as filed for record in Plat Book F at Slide 130B in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi; said found iron pin also being on the east right-of-way line of Honours Drive (60' Right-of-Way), a public street, as said street is now laid out and established, thence run North 24° 58' 31" West for a distance of 51.04' to a point; said point being on the east right-of-way of said Honours Drive, having the coordinates N: 1090991.780120, E: 2345990.204191 (Mississippi State Plane West Zone), this point being the point of beginning of this legal description described by metes and referenced bounds as follows, to wit:

Said point of beginning being the starting point of a curve that subtends a central angle of 21° 42' 57" and rotates counterclockwise on a radius of 470.36 feet, thence run along this first curve and said east right-of-way of said Honours Drive, northwesterly left for an arc distance of 178.27 feet (chord bearing and distance: North 38° 35' 09" West, 177.21 feet) to the ending point of this curve; leaving said east right-of-way, thence run North 40° 30' 34" East for a distance of 52.42' to the starting point of a curve that subtends a central angle of 16° 51' 15" and circumrotates counterclockwise on a radius of 280.18 feet; thence continue northeasterly along this second curve counterclockwise for an arc distance of 82.42 feet (chord bearing and distance: North 32° 04' 57" East, 82.12 feet) to the point of tangency of this curve; thence run North 23° 39' 19" East for a distance of 41.47' to a point; thence run South 57° 23' 24" East for a distance of 70.30' to the starting point of a curve that subtends a central angle of 05° 22' 35" and circumrotates counterclockwise on a radius of 350.00 feet; thence continue northeasterly along this third curve counterclockwise for an arc distance of 32.84 feet (chord bearing and distance: North 16° 37' 23" East, 32.83 feet) to the point of reverse curvature with a curve that subtends a central angle of 70° 45' 43" and rotates clockwise on a radius of 240.00 feet; thence continue northeasterly along this fourth curve clockwise for an arc distance of 296.41 feet (chord bearing and distance: North 49° 18' 57" East, 277.93 feet) to the point of tangency of this curve; thence run North 84° 41' 49" East for a distance of 41.44' to a point; thence run North 05° 59' 40" West for a distance of 89.10' to a point; thence run North 01° 16' 50" East for a distance of 189.31' to a point; thence run North 04° 14' 47" East for a distance of 165.75' to a point; thence run North 25° 47' 30" East for a distance of 33.80' to a point; thence run North 13° 23' 28" East for a distance of 52.60' to a point; thence run North 39° 59' 54" East for a distance of 117.12' to a point; thence run North 80° 08' 13" East for a distance of 100.06' to a point; thence run South 84° 14' 27" East for a distance of 178.10' to a point; thence run South 58° 43' 49" East for a distance of 212.74' to a point; thence run South 55° 19' 25" East for a distance of 123.21' to a point; thence run South 53° 06' 08" East for a distance of 66.63' to a point; thence run South 28° 35' 52" East for a distance of 190.59' to a point; thence run South 40° 31' 07" East for a distance of 38.33' to a point; thence run South 40° 21' 56" East for a distance of 123.50' to a point; thence run South 39° 39' 53" East for a distance of 88.28' to a point; thence run South 08° 33' 07" East for a distance of 112.86' to a point; thence run South 46° 02' 35" West for a distance of 115.26' to a point; thence run South 56° 04' 06" West for a distance of 166.92' to a point; thence run South 83° 20' 16" West for a distance of 182.19' to a point; thence run North 83° 56' 30" West for a distance of 250.74' to a point; thence run North 76° 57' 52" West for a distance of 128.51' to a point; thence run North 64° 20' 18" West for a distance of 171.16' to a point; thence run North 14° 46' 59" East for a distance of 70.87' to a point; thence run South 84° 41' 49" West for a distance of 112.04' to the starting point of a curve that subtends a central angle of 70° 45' 43" and circumrotates counterclockwise on a radius of 160.00 feet from the same radius point as does the fourth curve; thence continue southwesterly along this fifth curve counterclockwise for an arc distance of 197.60 feet (chord bearing and distance: South 49° 18' 57" West, 185.28 feet) to the point of reverse curvature with a curve that subtends a central angle of 04° 25' 55" and rotates clockwise on a radius of 430.00 feet from the same radius point as does the third curve; thence continue southwesterly along this sixth curve clockwise for an arc distance of 33.26 feet (chord bearing and distance: South 16° 09' 03" West, 33.25 feet) to the ending point of this curve; thence run South 61° 02' 07" East for a distance of 59.65' to a point; thence run South 28° 59' 58" West for a distance of 146.77' to a point; thence run South 55° 05' 34" West for a distance of 124.16' to the point of beginning.

The above described parcel of land contains 16.761 acres, more or less, or 730,087 square feet, more or less, and is situated in Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 26 and Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 35, Township 8 North, Range 1 East, Madison County, Mississippi. Bearings referenced by Grid North by GPS RTK Observation (NAD83).

The numbers below correspond with the numbers in parentheses in the Lot Matrix.

- Except as stated in section 2 below (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 such Lot's side or rear lot line.
- Driveways.
  - All driveways installed on a Lot within the Property must be at least 5 feet from all side lot lines and may not extend past the rear Single Family Residence setback that applies to that Lot.
  - 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 construct 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.
  - 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.
- With respect to any fence installed on the side of a Lot that abuts or lies within a special utility easement (as shown on the Plat), that fence must be made exclusively of iron.
- With respect to any Lot that abuts Common Property or Golf Club Property, (a) any fence installed on the side of such Lot that abuts Common Property or Golf Club Property must be made exclusively of iron and (b) any fence installed on any other side of such Lot must be made exclusively of iron up to the rear building setback (as depicted on the Plat), but the remainder of such fence may be brick and/or iron subject to the foregoing conditions.
- Except as stated in sections 3 and 4, an Owner may construct a fence on such Owner's Lot, on condition that such fence must be made of iron and/or brick. The location and aesthetics of any such fence must be submitted to and approved by the A.R.C. before construction of such fence begins.
- Erosion Control.
  - The Owner of a Lot shall not perform, or allow to be performed:
    - any clearing or grubbing activity on such Lot unless (A) that Owner has received the prior written consent of the Declarant, the RGCC (if the Lot abuts Golf Club Property), and the A.R.C. to perform such work and (B) that Lot's entire rear lot line and at least 30 feet along each side lot line (measured from the rear lot line) has wire-backed silt net fencing with hay bales installed, in each case to standards approved by the A.R.C.; or
    - any other additional site work unless all other erosion control measures as required by the A.R.C. have been completed.
  - Any Owner who breaches this section 6 will be responsible for paying for all losses incurred by any person or entity, including Declarant and the Reunion Golf and Country Club, LLC, (the "RGCC"), that result from that breach, including legal fees.
  - The RGCC is an intended third-party beneficiary of this section 6.