

NOTES:

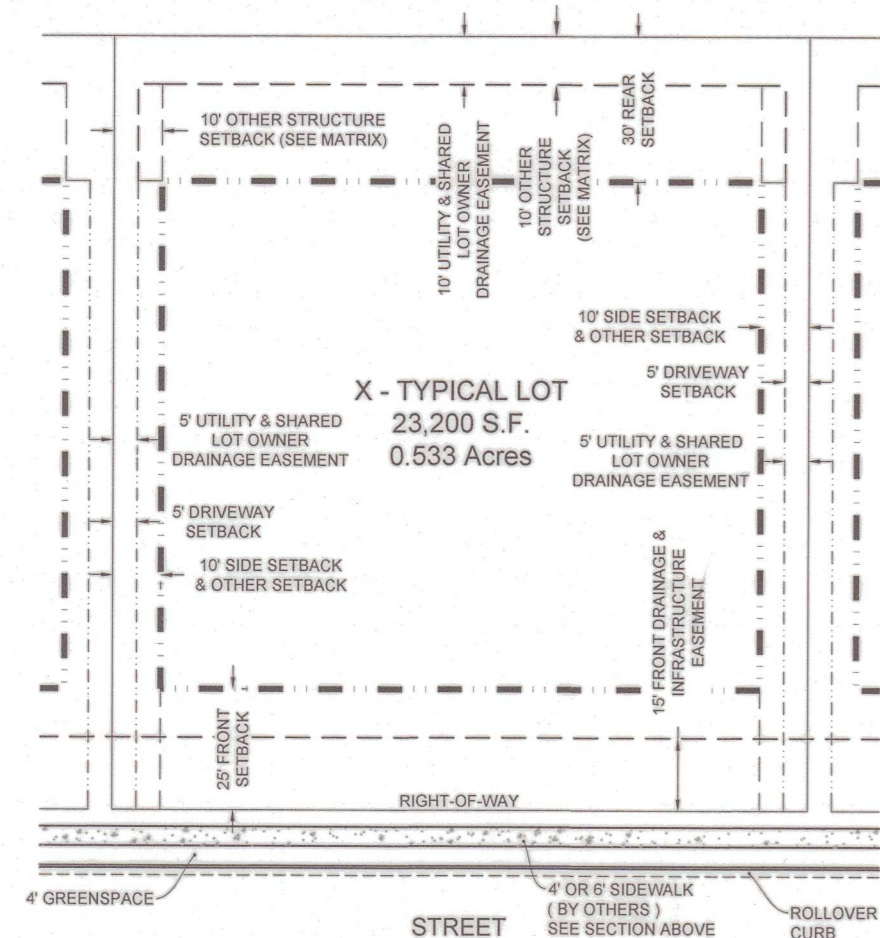
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON MONUMENTS FOUND ON THE WEST BOUNDARY OF OVERBROOK II @ REUNION.
- NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
- TYPICAL 15' NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.
- TYPICAL 10' NON-EXCLUSIVE 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 - 12.444 ACRES.
- PROPOSED DENSITY: 0.96 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. MSR.
- SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).
- SIDEWALKS SHALL BE 6' (FEET) IN WIDTH ALONG HONOURS DRIVE & SHALL BE 4' (FEET) IN WIDTH ALONG OVERBROOK DRIVE.
- ALL COMMON PROPERTY IS MAINTAINED BY REUNION PROPERTY OWNER'S ASSOCIATION.
- ALL RESIDENCES MUST CONTAIN A MINIMUM 2,700 HEATED & COOLED FINISHED SQUARE FOOTAGE.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD
C1	40.72'	470.36'	4° 57' 38"	S 51° 55' 27" E - 40.71'
C2	122.64'	470.36'	14° 56' 22"	S 61° 52' 27" E - 122.30'
C3	46.60'	670.00'	3° 59' 06"	S 67° 21' 06" E - 46.59'
C4	87.75'	670.00'	7° 30' 13"	S 61° 36' 26" E - 87.68'
C5	19.52'	1030.00'	1° 05' 09"	N 44° 11' 27" W - 19.52'
C6	187.82'	1030.00'	10° 26' 52"	N 49° 57' 28" W - 187.56'
C7	37.64'	25.00'	86° 15' 15"	N 12° 03' 17" W - 34.18'
C8	60.40'	175.00'	19° 46' 28"	N 21° 11' 07" E - 60.10'
C9	46.64'	1025.00'	2° 36' 25"	N 9° 59' 40" E - 46.63'
C10	72.91'	975.00'	4° 17' 04"	S 9° 09' 21" W - 72.89'
C11	40.61'	125.00'	18° 36' 55"	S 20° 36' 20" W - 40.43'
C12	38.96'	25.00'	89° 17' 11"	S 74° 33' 23" W - 35.13'
C13	108.85'	730.00'	8° 32' 37"	N 65° 04' 20" W - 108.75'
C14	7.21'	410.36'	1° 00' 24"	N 68° 50' 27" W - 7.21'
C15	186.39'	410.36'	26° 01' 28"	N 55° 19' 31" W - 184.79'
C16	187.67'	410.36'	26° 12' 09"	N 29° 12' 43" W - 186.03'
C17	42.50'	25.00'	97° 24' 36"	N 32° 35' 40" E - 37.57'
C18	42.54'	25.00'	97° 29' 42"	N 49° 57' 11" W - 37.59'
C19	35.49'	410.36'	4° 57' 21"	S 1° 16' 38" W - 35.48'
C20	14.43'	1481.73'	0° 33' 29"	N 3° 28' 35" E - 14.43'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 57° 51' 19" W	12.04
L2	S 11° 17' 53" W	36.59
L3	N 7° 00' 49" E	21.00
L4	N 11° 17' 53" E	36.59
L5	N 81° 17' 58" E	131.52
L6	S 81° 17' 58" W	131.44

LEGEND

- 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)
- WPS1 WITNESS PIN SET
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
- REUNION PROPERTY OWNER'S ASSOCIATION



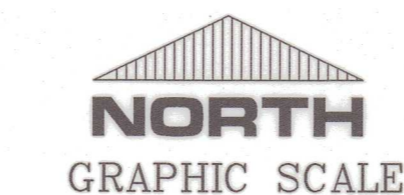
TYPICAL LOT DETAIL

NOT TO SCALE
SEE DETAILED LOT MATRIX ON
SHEET 2 OF 2 FOR EACH LOTS CONDITIONS

OVERBROOK II @ REUNION

12.444 ACRES SITUATED IN
NE1/4 NE1/4 SECTION 34, T8N - R1E &
SW1/4 NW1/4 & NW1/4 NW1/4 SECTION 35, T8N - R1E
CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

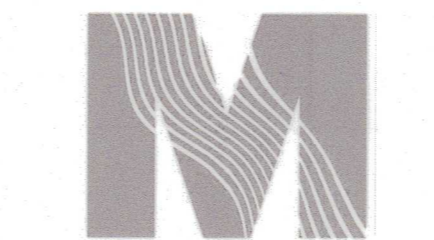
0.96 LOTS per Acre
Date of Survey: June 2021



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

MENDROP



741 6-112

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 Overbrook II @ 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 Reunion, Inc. 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.



Laura Kistenbaum, Notary Public

My commission expires: 6/8/26

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 112, 113.

Signed: Ronny Lott, c.c. Chancery Clerk by: Ronny Lott, c.c.



PROFESSIONAL ENGINEER'S CERTIFICATE

I, Kelly Blake Mendrop, Registered Professional Engineer with the State of Mississippi do hereby certify that Overbrook II @ 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.



CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

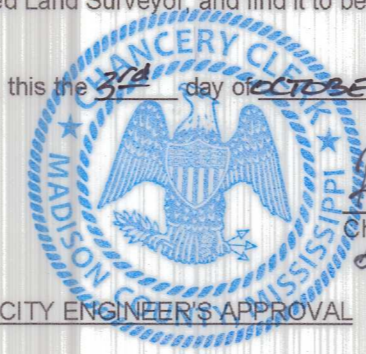
We, Ronny Lott, Chancery Clerk, and Kelly Blake Mendrop, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of Overbrook II @ Reunion with the original thereof, as made by the said Kelly Blake Mendrop, Registered Land Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office, this the 5 day of October, 2023.



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 Aldermen and thus recommend final approval.



Ronny Lott, c.c. Chancery Clerk by: Ronny Lott, c.c.



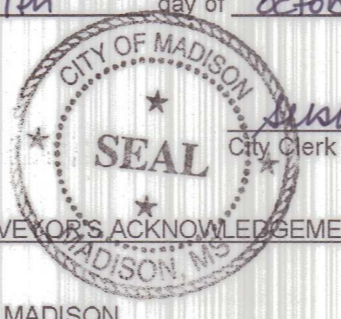
Kelly E. Olson, City Engineer

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 17th day of October, 2023.

Marybeth Buller, Mayor



Susan Brandell, City Clerk

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 3rd day of October, 2023.



My Commission Expires: 2-22-26

Lot Matrix (Setbacks, Etc.)

Table with columns: SINGLE-FAMILY RESIDENCE SETBACKS (Front, Side, Rear), OTHER SETBACKS (Structure other than fence, Driveway), FENCE MATERIAL (On Lot lines abutting or lying within a special utility easement, On Lot lines abutting Common Property or Golf Club Property, General). Rows X-17 to X-28.

* As depicted on the Plat

OVERBROOK II @ REUNION

12.444 ACRES SITUATED IN NE 1/4 NE 1/4 SECTION 34, T8N - R1E & SW 1/4 NW 1/4 & NW 1/4 NW 1/4 SECTION 35, T8N - R1E CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

0.96 LOTS per Acre Date of Survey: June 2021

741 G-113

Legal Description 12.444 Acre Parcel of Land located within Parcel 081G-35-001/01.01 & Parcel 081H-34-002/01.00 City of Madison, Madison County, Mississippi

Commencing at a found iron pin marking the southwest corner of Lot X-8 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 (north) right-of-way line of Honours Drive (60' Right-of-Way), a public street, as said street is now laid out and established, said found iron pin having the coordinates N: 1090686.73', E: 2346039.57' (NAD 83 - Mississippi State Plane West Zone); said southwest corner also being the point of beginning of this legal description that is described by metes and referenced bounds as follows, to wit:

Thence run along said east (north) right-of-way line of Honours Drive, South 03° 45' 19" West for a distance of 266.67' to the starting point of a curve that subtends a central angle of 06° 32' 27" and circumrotates counterclockwise on a radius of 1,421.73 feet; thence continue southerly along this first curve counterclockwise for an arc distance of 162.31 feet (chord bearing and distance: South 00° 29' 05" West, 162.22 feet) to the point of tangency of this curve; thence run South 02° 47' 08" East for a distance of 33.67' to the starting point of a curve that subtends a central angle of 90° 45' 57" and circumrotates counterclockwise on a radius of 20.00 feet; thence continue southeasterly along this second curve counterclockwise for an arc distance of 31.68 feet (chord bearing and distance: South 48° 10' 07" East, 28.47 feet) to a point on the north right-of-way of Reunion Parkway (150' Right-of-Way), a public street, as said street is now laid out and established; said point being on a curve that subtends a central angle of 04° 02' 49" and rotates counterclockwise on a radius of 1,397.77 feet; thence continue southwesterly along this third curve counterclockwise for an arc distance of 98.73 feet (chord bearing and distance: South 84° 25' 30" West, 98.71 feet) to a point on the west (south) right-of-way of said Honours Drive; said point being the point of reverse curvature with a curve that subtends a central angle of 85° 11' 14" and rotates counterclockwise on a radius of 20.00 feet; leaving said north right-of-way of Reunion Parkway, thence continue northeasterly along said west (south) right-of-way of Honours Drive along this fourth curve counterclockwise for an arc distance of 29.74 feet (chord bearing and distance: North 39° 48' 29" East, 27.07 feet) to the point of tangency of this curve; thence run North 02° 47' 08" West for a distance of 38.54' to the starting point of a curve that subtends a central angle of 05° 58' 59" and circumrotates clockwise on a radius of 1,481.73 feet from the same radius point as does the first curve; thence continue northerly along this fifth curve clockwise for an arc distance of 154.73 feet (chord bearing and distance: North 00° 12' 21" East, 154.66 feet) to the ending point of this curve; leaving said west (south) right-of-way thence run North 86° 41' 18" West for a distance of 160.25' to a point; thence run North 03° 45' 19" East for a distance of 367.21' to a point; thence run North 08° 42' 02" West for a distance of 50.00' to a point; thence run North 22° 59' 38" West for a distance of 60.95' to a point; thence run North 35° 15' 53" West for a distance of 60.54' to a point; thence run North 48° 58' 52" West for a distance of 59.05' to a point; thence run North 62° 17' 24" West for a distance of 57.00' to a point; thence run North 68° 13' 49" West for a distance of 88.86' to a point; thence run North 69° 32' 34" West for a distance of 231.41' to a point; thence run North 72° 00' 26" West for a distance of 53.55' to a point; thence run North 79° 37' 32" West for a distance of 39.28' to a point; thence run North 82° 59' 11" West for a distance of 50.89' to a point; thence continue North 82° 59' 11" West for a distance of 50.00' to a point; thence run North 07° 00' 49" East for a distance of 21.00' to the starting point of a curve that subtends a central angle of 01° 40' 39" and circumrotates clockwise on a radius of 1,025.00 feet; thence continue northeasterly along this second curve clockwise for an arc distance of 30.01 feet (chord bearing and distance: North 07° 51' 08" East, 30.01 feet) to the ending point of this curve; thence run North 53° 45' 35" West for a distance of 205.71' to a point; said point being on the east boundary of the Reunion Golf & Country Club, LLC as described in Deed Book 2568, Page 177 as filed for record in the office of said Chancery Clerk; thence run North 11° 49' 02" East for a distance of 188.31' to a point on said west (south) right-of-way; said point being the starting point of a curve that subtends a central angle of 01° 05' 09" and circumrotates counterclockwise on a radius of 1,030.00 feet; thence continue southeasterly along this third curve counterclockwise for an arc distance of 19.52 feet (chord bearing and distance: South 44° 11' 27" East, 19.52 feet) to the ending point of this curve; leaving said west (south) right-of-way thence run North 45° 15' 58" East for a distance of 60.00' to a point on said east (north) right-of-way; said point being the starting point of a curve that subtends a central angle of 13° 07' 18" and circumrotates counterclockwise on a radius of 970.00 feet from the same radius point as does the third curve; thence continue southeasterly along this fourth curve counterclockwise for an arc distance of 222.14 feet (chord bearing and distance: South 51° 17' 41" East, 221.66 feet) to the ending point of this curve; leaving said east (north) right-of-way; thence run North 61° 29' 06" East for a distance of 68.53' to a point; thence run North 66° 04' 24" East for a distance of 539.95' to a point; thence run South 41° 23' 30" East for a distance of 154.89' to a point; thence run South 07° 30' 44" East for a distance of 261.99' to a point; said point being on the boundary of Britton Block AA @ Reunion as filed for record in Plat Book _____ at Slide _____ in the office of said chancery clerk; thence run South 23° 39' 19" West for a distance of 41.47' to the starting point of a curve that subtends a central angle of 16° 51' 15" and circumrotates clockwise on a radius of 280.18 feet; thence continue southwesterly along this fifth curve clockwise for an arc distance of 82.42 feet (chord bearing and distance: South 32° 04' 57" West, 82.12 feet) to the point of tangency of this curve; thence run South 40° 30' 34" West for a distance of 52.42' to a point on said east (north) right-of-way; said point being the starting point of a curve that subtends a central angle of 09° 51' 03" and circumrotates clockwise on a radius of 470.36 feet about its radius point; thence continue southeasterly along this sixth curve clockwise for an arc distance of 80.87 feet (chord bearing and distance: South 44° 31' 07" East, 80.77 feet) to a point from which this curve continues by subtending 18° 04' 59" of additional central angle; thence continue southeasterly along this seventh curve clockwise for an arc distance of 148.45 feet (chord bearing and distance: South 30° 33' 06" East, 147.83 feet) to a point; said point being the west corner of Lot X-16 of said Amended Plat of: Overbrook - Block "X" @ Reunion; thence continue along said east (north) right-of-way and said Overbrook - Block "X"; from which this curve continues by subtending 07° 20' 18" of additional central angle; thence continue southeasterly along this eighth curve clockwise for an arc distance of 60.24 feet (chord bearing and distance: South 17° 50' 27" East, 60.20 feet) to a point from which this curve continues by subtending 11° 42' 18" of additional central angle; thence continue southeasterly along this ninth curve clockwise for an arc distance of 96.09 feet (chord bearing and distance: South 08° 19' 09" East, 95.92 feet) to a point from which this curve continues by subtending 06° 13' 19" of additional central angle; thence continue southerly along this tenth curve clockwise for an arc distance of 51.08 feet (chord bearing and distance: South 00° 38' 40" West, 51.05 feet) to the point of tangency of this curve; thence run South 03° 45' 19" West for a distance of 55.52' to the point of beginning.

The above described parcel of land contains 12.444 acres, more or less, or 542,060 square feet, more or less, and is situated in Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 34 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the Northwest Quarter of the Northwest Quarter (NW 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 section numbers below correspond with the section numbers in the Lot Matrix.

- 1. 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) (i) within 10 feet from any of such Lot's side lot lines or (ii) that extends no more than the designated distances in feet past such Lot's Single Family Residence rear setback as shown on plat. (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) (i) within 10 feet from any of such Lot's side lot lines or (ii) within 10 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 (i) within 5 feet from any of such Lot's side lot lines or (ii) within 30 feet from such Lot's rear lot line. (b) If 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. (c) 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 past such Lot's Single Family Residence rear setback. (d) 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) and 3(c), 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 a Lot that is bounded by Golf Club Property or Common Property must be made exclusively of iron. If a fence is installed on any other side of any such Lot, that fence must extend at least to the rear Single-Family Residence setback of such Lot and that portion of such fence must be made exclusively of iron, but the remainder of such fence may be made of brick and/or iron. (c) 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.



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