

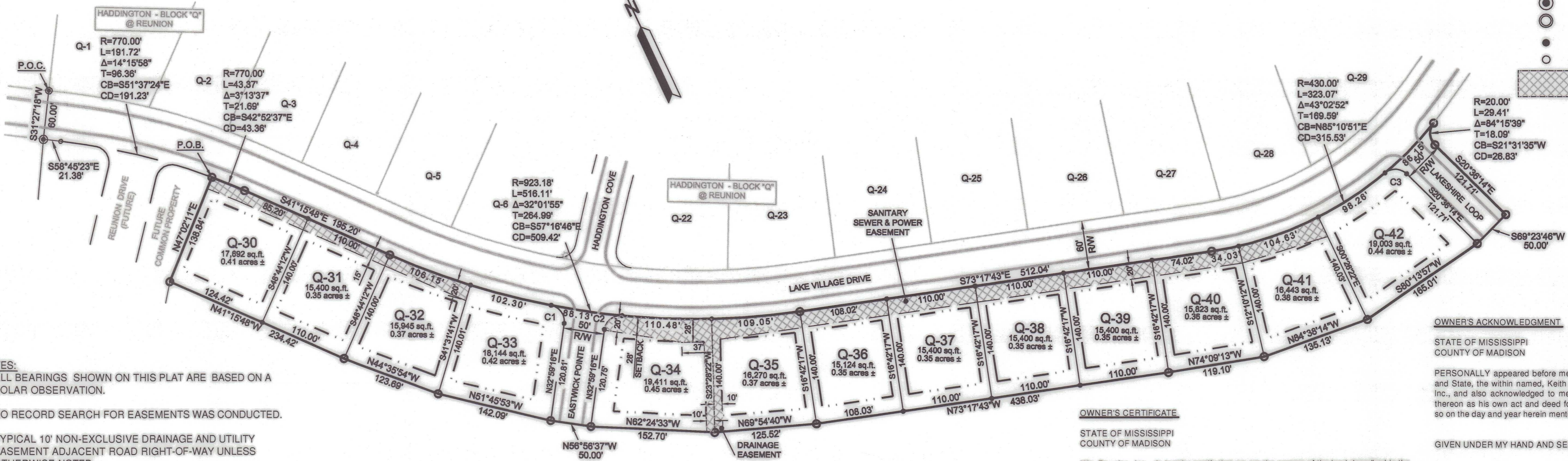
# PLAT OF: HADDINGTON - BLOCK "Q" PHASE II @ REUNION

AN ADDITION TO THE CITY OF MADISON  
SECTION 26, T-8-N, R-1-E  
MADISON COUNTY, MISSISSIPPI

### LEGEND

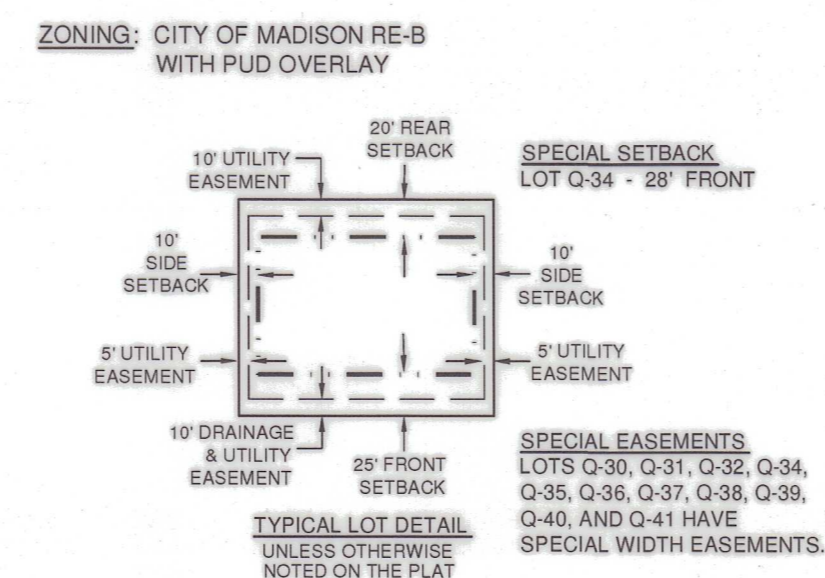
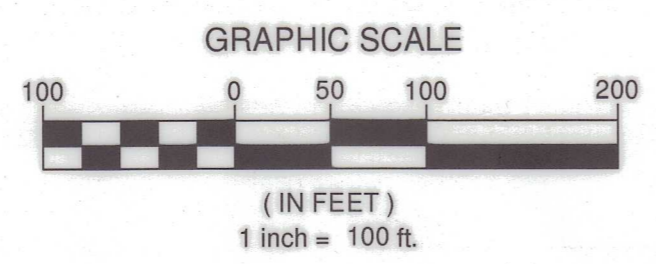
- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACKS
- 100 YEAR FLOOD ELEV.
- CURB & GUTTER
- IRON PIN FOUND
- IRON PIN SET (1/2" x 18" REBAR) SET
- SUBDIVISION CORNER
- INTERIOR LOT CORNER
- PC / PT OF CURVE
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	30.43'	20.00'	87°11'17"	20.00'	N10°38'22"W	27.68'
C2	30.49'	20.00'	87°20'34"	20.00'	S78°39'33"W	27.62'
C3	29.41'	20.00'	84°15'39"	20.00'	N62°44'04"W	26.83'



- NOTES:**
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
  - 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 EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
  - TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON INTERIOR LOT LINES (5' EITHER SIDE OF LOT LINE) UNLESS OTHERWISE NOTED.
  - CLASS "B" SURVEY.
  - TOTAL ACREAGE OF TRACT TO BE SUBDIVIDED: 5.27
  - PROPOSED DENSITY: 2.5 LOTS PER ACRE.
  - ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,700 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
  - 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.
  - ALL LOTS THAT ABUT COMMON PROPERTY, AND/OR PONDS OR LAKES, MUST INSTALL IRON FENCING ALONG REAR AND SIDE OF LOT PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
  - SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).
  - SIDEWALKS ALONG SOUTH SIDE OF LAKE VILLAGE DRIVE SHALL BE 6' WIDE.

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

**FLOOD NOTE:**  
THIS PARCEL IS SITUATED IN FLOOD ZONE "X". REFERENCE WAS MADE TO HUD FLOOD INSURANCE RATE MAP - COMMUNITY-PANEL NO. 28089C0395F, DATED MARCH 17, 2010.

**DATE OF FIELD SURVEY:**  
07/30/2013

**REFERENCE MATERIAL:**  
RECORD GLO FIELD NOTES

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

**RECORD PLAT OF HADDINGTON - BLOCK "Q" @ REUNION PLAT CABINET E - SLIDES 99B & 100A**

**ZONING:** CITY OF MADISON RE-B WITH PUD OVERLAY

**FILING CERTIFICATION BY CHANCERY CLERK**  
I, Ronny Lott, certify that this instrument was filed for record in my office on this the 14 day of August, 2015, in plat book F, slide 19A.

Signed: Ronny Lott, c.e.  
By: J. J. Anderson, D.C.  
Chancery Clerk

**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 Haddington - Block "Q" Phase II @ 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 14 day of Aug., 2015.

**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 14th day of August, 2015.

**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 Aldermen and thus recommend final approval.

**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 Haddington - Block "Q" Phase 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 21 day of July, 2015.

**PROFESSIONAL ENGINEER'S CERTIFICATE**  
I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Haddington - Block "Q" Phase 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.

**ENGINEER AND SURVEYOR'S ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON  
The property shown hereon is located in Zone "X" according to FEMA-FIRM Flood Insurance Rate Map Number 28089C0395F, effective date March 17, 2010.

**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 14th day of June, 2015.  
My Commission Expires: 12/01/17

**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 21 day of July, 2015.  
Notary Public

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 situated in the SE 1/4 of the NW 1/4, and the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4 of Section 26, T-8-N, R-1-E, Madison County, Mississippi, as follows, to-wit:

Commence at an iron pin found at the southwest corner of Haddington - Block "Q" @ Reunion as shown on record plat filed in the Chancery Clerk's office of Madison County, Mississippi, said point being on the north Right-of-Way line of Lake Village Drive, thence run S31°27'18"W a distance of 60.00 feet to the south Right-of-Way line of Lake Village Drive; thence run along said Right-of-Way line S58°45'23"E a distance of 21.38 feet to a curve to the right having a radius of 770.00 feet, an arc length of 191.72 feet, a Delta of 14°15'58", a Tangent of 96.36 feet, a chord bearing of S51°37'24"E, a chord distance of 191.23 feet to the Point of Beginning. From said Point of Beginning continue along said Right-of-Way line the following calls: along a curve to the right having a radius of 770.00 feet, an arc length of 43.37 feet, a Delta of 3°13'37", a Tangent of 21.69 feet, a chord bearing of S42°52'37"E, a chord distance of 43.36 feet; thence run S41°15'48"E a distance of 195.20 feet to a curve to the left having a radius of 923.18 feet, an arc length of 516.11 feet, a Delta of 32°01'55", a Tangent of 264.99 feet, a chord bearing of S57°16'46"E, a chord distance of 509.42 feet; thence run S73°17'43"E a distance of 512.04 feet; thence run along a curve to the left having a radius of 430.00 feet, an arc length of 323.07 feet, a Delta of 43°02'52", a Tangent of 189.59 feet, a chord bearing of N85°10'51"E, a chord distance of 315.53 feet to the east Right-of-Way line of Lakeshire Loop; thence leave said Right-of-Way line of Lake Village Drive and run along the east Right-of-Way line of Lakeshire Loop along a curve to the left having a radius of 20.00 feet, an arc length of 29.41 feet, a Delta of 84°15'39", a Tangent of 18.09 feet, a chord bearing of S21°31'35"W, a chord distance of 26.83 feet; thence run S20°36'14"E along said Right-of-Way line a distance of 121.71 feet; thence run S69°23'46"W a distance of 50.00 feet; thence run S80°13'57"W a distance of 165.01 feet; thence run N84°38'14"W a distance of 135.13 feet; thence run N74°09'13"W a distance of 119.10 feet; thence run N73°17'43"W a distance of 438.03 feet; thence run N69°54'40"W a distance of 125.52 feet; thence run N62°24'33"W a distance of 152.70 feet; thence run N51°45'53"W a distance of 142.09 feet; thence run N44°35'54"W a distance of 123.69 feet; thence run N41°15'48"W a distance of 234.42 feet; thence run N47°02'11"E a distance of 138.84 feet back to the Point of Beginning.

The above described parcel of property is located in the SE 1/4 of the NW 1/4, and the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4 of Section 26, T-8-N, R-1-E, Madison County, Mississippi, and contains 5.27 acres, more or less.

