

0270 E-99B

PLAT OF:
HADDINGTON - BLOCK "Q" @ REUNION
AN ADDITION TO THE CITY OF MADISON
SECTION 26, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACKS
- LAKE - NORMAL POOL
- ADJACENT ROAD RIGHT-OF-WAY
- CURB
- IRON PIN FOUND
- INTERIOR LOT CORNER (1/2" x 18" REBAR) SET
- P/C/PT OF CURVE OR LAKE PROPERTY LINE
- LAKE
- SPECIAL WASTEWATER OR DRAINAGE EASEMENT

- 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 AND ON REAR LOT LINE UNLESS OTHERWISE NOTED.
 - TYPICAL 10' NON-EXCLUSIVE INTERIOR LOT LINE DRAINAGE AND UTILITY EASEMENT (5' EITHER SIDE OF LOT LINE) UNLESS OTHERWISE NOTED.
 - LOTS Q-1, Q-2, Q-8, Q-12, Q-17, Q-20, Q-21, Q-22, Q-23, AND Q-29 HAVE SPECIAL WIDTH EASEMENTS.
 - LOTS Q-1, Q-13, Q-14, Q-15, Q-16, Q-17, Q-18, Q-19, Q-20, Q-21, Q-22, Q-23, Q-24, Q-25, Q-26, Q-27, Q-28, AND Q-29 STRUCTURES MUST HAVE A MINIMUM FINISH FLOOR ELEVATION OF 329.5 MSL.
 - ALL RESIDENCES MUST CONTAIN A MINIMUM OF 3,500 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
 - DECLARATION OF COVENANTS AND RESTRICTIONS REFERENCED AT BOOK 1748, PAGE 01, AS FILED IN THE MADISON COUNTY CHANCERY CLERK'S OFFICE.
 - CLASS "B" SURVEY.

REFERENCE MATERIAL:
RECORD PLAT OF GLENWOOD - BLOCK "P" @ REUNION
PLAT BOOK D - SLIDES 174-175

RECORD PLAT OF LAKE VILLAGE DRIVE - GLENWOOD TO
ROSEDAWNE, SLIDE E-518

SURVEY PLAT OF REUNION LAKE No. 1
DATED JUNE 2005

VORTAC EASEMENT, DB 480, PG 293 - DB 481, PG 338

DECLARATION OF COVENANTS AND RESTRICTIONS FOR
REUNION, BK 1748, PG 01

DATE OF FIELD SURVEY:
6/11/2008

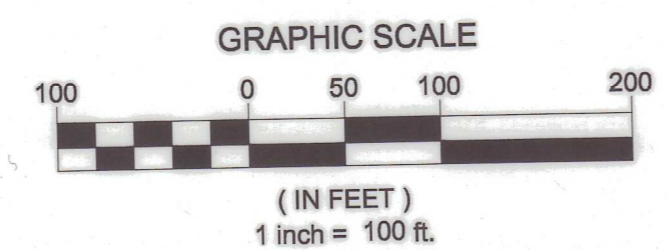
OWNER/DEVELOPER:
REUNION, INC.
105 REUNION BOULEVARD
MADISON, MS 39110

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

LEASE AREA AND INGRESS AND EGRESS EASEMENT AND A CLEAR ZONE FOR A VORTAC SITE - SEE DB 480 PAGE 293, AND DB 481 PAGE 338

R=883.18'
L=482.57'
D=32°01'55"
T=247.77'
CB=N57°18'46"W
CD=476.31'

DUNGAN
DE
Engineering, PA
Consulting Engineers
P.O. Box 150
Columbia, MS 39429
(601)731-2600



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"). A COPY OF WHICH AGREEMENT IS RECORDED IN BOOK 2004 AT PAGE 1085 OF THE RECORDS OF THE CLERK OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI, AND THE AGREEMENT IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH HEREIN.

NOT APPLICABLE

PLAT OF:
HADDINGTON - BLOCK "Q" @ REUNION

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

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" @ 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 3rd day of November, 2008.

C. Christopher Scott IV
Reunion, Inc.
C. Christopher Scott IV, 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, C. Christopher Scott IV, who acknowledged he is President of Reunion, Inc., and also acknowledged to me that he signed and delivered this plat and 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 3rd day of November, 2008.

My Commission Expires:
ID # 75699
GEANA KEYS
Commission Expires
Oct. 31, 2012

Geana Keys
Notary Public

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 3rd day of November, 2008.

My Commission Expires:
ID # 75699
GEANA KEYS
Commission Expires
Oct. 31, 2012

Geana Keys
Notary Public

REGISTERED LAND SURVEYOR'S CERTIFICATES

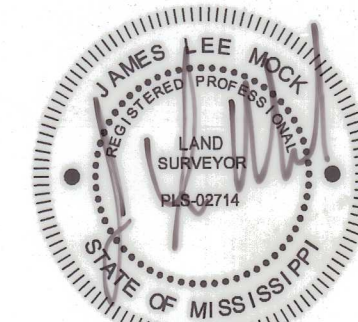
STATE OF MISSISSIPPI
COUNTY OF MADISON

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 situated in the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4 of Section 26, Township 8 North, Range 1 East, Madison County, Mississippi, as follows, to-wit:

Commence at an iron pin found at the southeast corner of Lot P-1 as shown on record plat of Glenwood - Block "P" @ Reunion as recorded in the Madison County Chancery Clerk's office, said point being on the north Right-of-Way line of Lake Village Drive. Thence run S89°45'23"E along the north Right-of-Way line of Lake Village Drive a distance of 80.88' to the Point of Beginning. From said Point of Beginning leave said Right-of-Way line and run N31°27'18"E a distance of 134.67 feet; thence run S48°29'52"E a distance of 28.61 feet; thence run N86°48'28"E a distance of 70.61 feet; thence run N50°54'58"E a distance of 99.16 feet; thence run N57°19'14"E a distance of 110.79 feet; thence run N83°13'38"E a distance of 66.75 feet; thence run N73°34'10"E a distance of 104.79 feet; thence run S85°15'41"E a distance of 183.73 feet; thence run S72°59'38"E a distance of 58.93 feet; thence run S68°02'09"E a distance of 68.49 feet; thence run S42°29'50"E a distance of 86.09 feet; thence run S31°56'59"E a distance of 73.39 feet; thence run S26°35'25"E a distance of 72.82 feet; thence run S10°45'30"E a distance of 87.83 feet; thence run S00°45'40"W a distance of 134.96 feet; thence run S28°21'47"W a distance of 72.75 feet; thence run S21°59'58"W a distance of 95.59 feet; thence run S16°06'48"W a distance of 101.53 feet; thence run N71°32'21"E a distance of 187.49 feet; thence run S84°09'25"E a distance of 176.05 feet; thence run S72°59'38"E a distance of 87.85 feet; thence run S81°08'19"E a distance of 234.51 feet; thence run S54°41'01"E a distance of 147.48 feet to a point on the north Right-of-Way line of Lake Village Drive; thence run along said north Right-of-Way line of Lake Village Drive the following remaining calls: run S60°12'17"W a distance of 41.51 feet; thence run S29°47'43"E a distance of 20.00 feet; thence run S60°12'17"W a distance of 84.43 feet; thence run along a curve to the right having a radius of 370.00 feet, an arc length of 300.28 feet, a Delta of 46°30'00", a Tangent of 156.96 feet, a chord bearing of S83°27'17"W, a chord distance of 292.11 feet; thence run N73°17'43"W a distance of 512.04 feet; thence run along a curve to the right having a radius of 863.18 feet, an arc length of 482.57 feet, a Delta of 32°01'55", a Tangent of 247.77 feet, a chord bearing of N57°16'48"W, a chord distance of 476.31 feet; thence run N41°15'48"W a distance of 195.20 feet; thence run along a curve to the left having a radius of 830.00 feet, an arc length of 253.41 feet, a Delta of 17°29'35", a Tangent of 127.70 feet, a chord bearing of N50°00'36"W, a chord distance of 252.42 feet; thence run N58°45'23"W a distance of 21.16 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, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4 of Section 26, Township 8 North, Range 1 East, Madison County, Mississippi, and contains 15.83 acres, more or less.

WITNESS my signature, this the 3rd day of November, 2008.



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 19th day of November, 2008.

Mary H. Butler
Mayor

Susan Randall
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 Aldermen and thus recommend final approval.

John Johnson
City Engineer

FILING CERTIFICATION BY CHANCERY CLERK

I, Arthur Johnston, certify that this instrument was filed for record in my office on this the 24 day of November, 2008, in plat book E, slide 910-100A.

Signed: *Arthur Johnston, c.c.*
Chancery Clerk



CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk, and James Lee Mock, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of Haddington - Block "Q" @ 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.

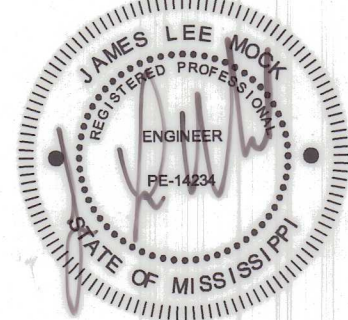
GIVEN under my hand and seal of office, this the 24th day of Nov., 2008.

Arthur Johnston
Registered Land Surveyor

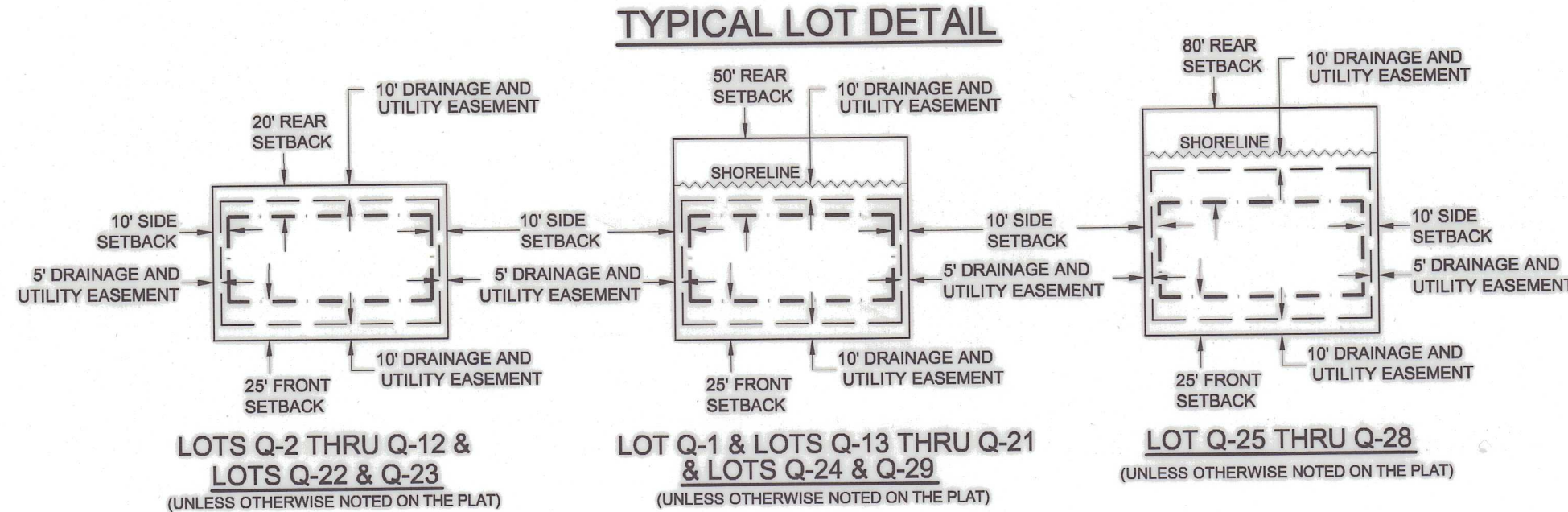


PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Haddington - Block "Q" @ 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 Zone "C" according to FEMA-FIRM Flood Insurance Rate Map Numbers 280228 0190 B, effective date January 2, 1980, and 280228 0285 B, effective date January 2, 1980.



CURVE TABLE						
CURVE	LENGTH	DELTA	TANGENT	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.04'	88°55'02"	19.63	20.00'	N81°38'50"E	28.02'
C2	33.94'	97°13'03"	22.69	20.00'	S11°25'12"E	30.01'
C3	225.36'	10°32'26"	113.00	1225.00'	S42°27'32"W	225.04'
C4	216.16'	10°32'26"	108.39	1175.00'	S42°27'32"W	215.85'
C5	401.69'	131°30'57"	388.63	175.00'	N18°01'44"W	319.14'
C6	608.75'	155°01'02"	1015.63	225.00'	N29°46'48"W	439.35'
C7	29.85'	85°30'24"	18.49	20.00'	S53°27'36"W	27.15'
C8	211.19'	242°00'20"	83.21	50.00'	S48°17'27"E	85.71'