

PLAT OF: LAKESHIRE - BLOCK "Y" - PHASE I @ REUNION

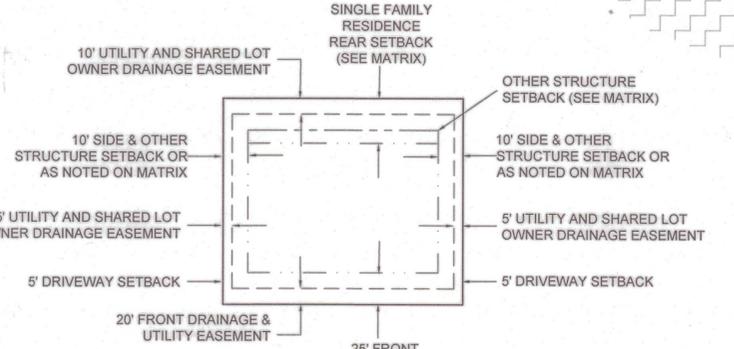
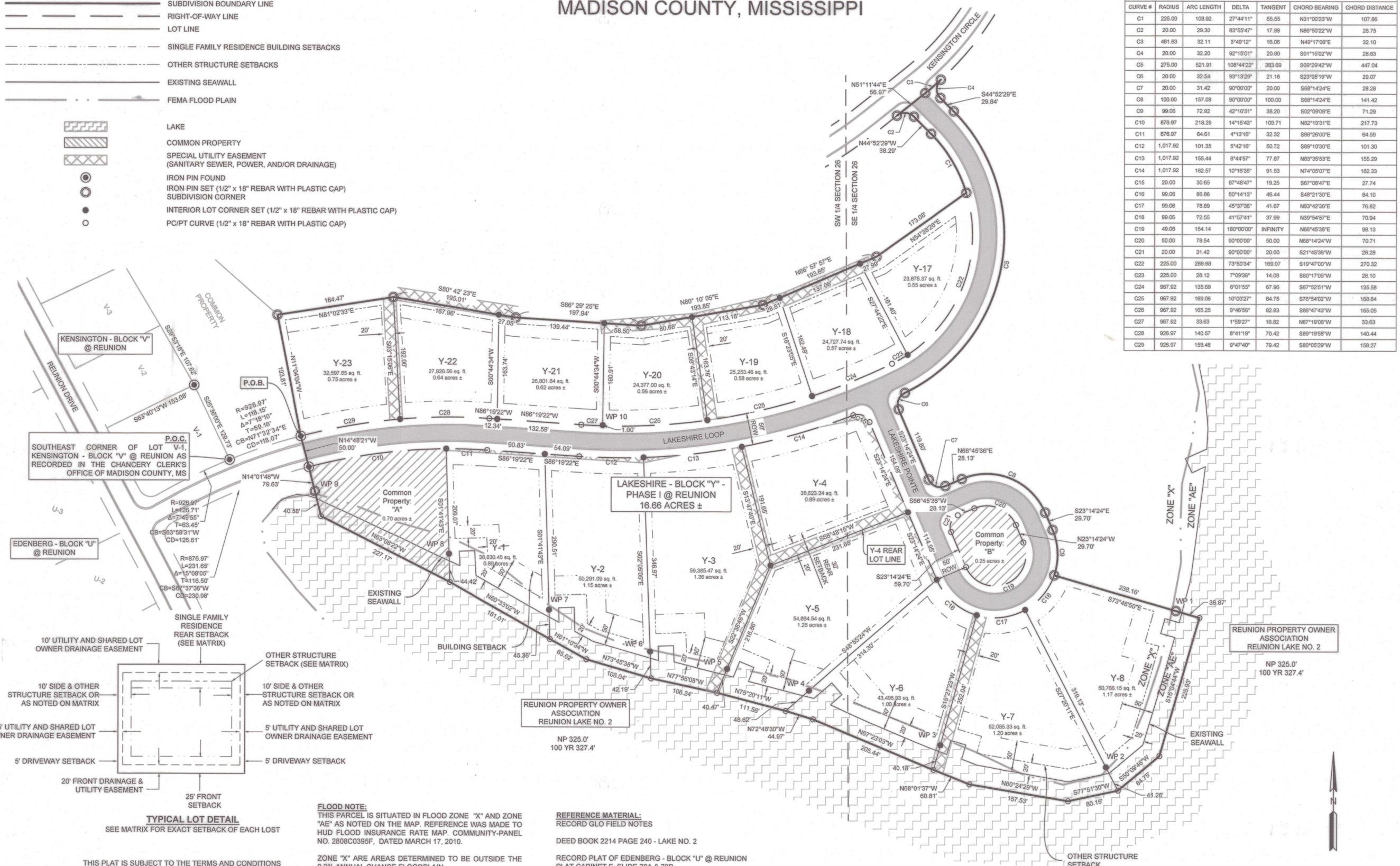
4/96 B-206

AN ADDITION TO THE CITY OF MADISON
SW 1/4 & SE 1/4 OF SECTION 26, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

LEGEND

- GLO LINES
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SINGLE FAMILY RESIDENCE BUILDING SETBACKS
- OTHER STRUCTURE SETBACKS
- EXISTING SEAWALL
- FEMA FLOOD PLAIN
- LAKE
- COMMON PROPERTY
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
- 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/PIT CURVE (1/2" x 18" REBAR WITH PLASTIC CAP)

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	225.00	108.92	27°44'11"	55.55	N31°00'23"W	107.86
C2	20.00	29.30	63°55'47"	17.99	N86°50'22"W	26.75
C3	481.63	32.11	3°49'12"	16.06	N49°17'08"E	32.10
C4	20.00	32.20	92°15'01"	20.80	S01°15'02"W	28.63
C5	275.00	521.91	108°44'22"	363.69	S09°29'42"W	447.04
C6	20.00	32.54	93°13'29"	21.16	S23°05'19"W	29.07
C7	20.00	31.42	60°00'00"	20.00	S88°14'24"E	28.28
C8	100.00	157.08	90°00'00"	100.00	S88°14'24"E	141.42
C9	99.06	72.92	42°10'31"	38.20	S02°09'08"E	71.29
C10	876.97	218.29	14°15'43"	109.71	N82°19'31"E	217.73
C11	876.97	64.61	4°13'16"	32.32	S88°26'00"E	64.59
C12	1,017.92	101.35	5°42'16"	50.72	S89°10'30"E	101.30
C13	1,017.92	155.44	8°44'57"	77.87	N83°35'53"E	155.29
C14	1,017.92	182.57	10°16'35"	91.53	N74°05'07"E	182.33
C15	20.00	30.65	87°48'47"	19.25	S87°08'47"E	27.74
C16	99.06	86.86	50°14'13"	46.44	S48°21'30"E	84.10
C17	99.06	78.89	45°37'36"	41.67	N83°42'36"E	76.62
C18	99.06	72.55	41°57'41"	37.99	N39°54'57"E	70.94
C19	49.06	154.14	180°00'00"	INFINITY	N86°45'36"E	98.13
C20	50.00	78.54	90°00'00"	50.00	N68°14'24"W	70.71
C21	20.00	31.42	90°00'00"	20.00	S21°45'36"W	28.28
C22	225.00	289.98	73°50'34"	169.07	S19°47'00"W	270.32
C23	225.00	28.12	7°09'38"	14.08	S80°17'05"W	28.10
C24	967.92	135.69	8°01'55"	67.96	S67°52'51"W	135.58
C25	967.92	169.06	10°00'27"	84.75	S78°54'02"W	169.84
C26	967.92	165.25	9°46'56"	82.83	S86°47'43"W	165.05
C27	967.92	33.63	1°59'27"	16.82	N87°19'05"W	33.63
C28	926.97	140.57	8°41'19"	70.42	S89°19'58"W	140.44
C29	926.97	158.46	9°47'40"	79.42	S80°05'29"W	158.27

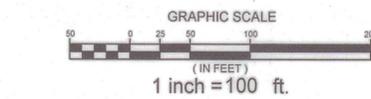


FLOOD NOTE:
THIS PARCEL IS SITUATED IN FLOOD ZONE "X" AND ZONE "AE" AS NOTED ON THE MAP. REFERENCE WAS MADE TO HUD FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 2808C0395F, DATED MARCH 17, 2010.

REFERENCE MATERIAL:
RECORD GLO FIELD NOTES
DEED BOOK 2214 PAGE 240 - LAKE NO. 2
RECORD PLAT OF EDENBERG - BLOCK "U" @ REUNION PLAT CABINET F, SLIDE 70A & 70B
RECORD PLAT OF KENSINGTON - BLOCK "V" @ REUNION PLAT CABINET F, SLIDE 71A & 71B

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY

DATE OF FIELD SURVEY: MAY 5, 2025



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")

DUNGAN ENGINEERING, PA
1574 HIGHWAY 98 EAST
COLUMBIA, MS 39429
601-731-2600

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

PLAT OF:
LAKESHIRE - BLOCK "Y" - PHASE I @ REUNION
 AN ADDITION TO THE CITY OF MADISON
 SW 1/4 & SE 1/4 OF SECTION 26, T-8-N, R-1-E
 MADISON COUNTY, MISSISSIPPI

4196 C-207

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 27 day of May, 2025.

Mary Butler
 Mayor
[Signature]
 City Clerk

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
 COUNTY OF MADISON

I have examined this plat and find that it conforms to all requirements set forth on the preliminary plat as approved by the Mayor and City Clerk and thus recommend final approval.

[Signature]
 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 Lakeshire - Block "Y" - Phase I @ Reunion with the original thereof, as made by James Lee Mock, Registered Land Surveyor, and find it to be a true and correct copy of the original plat.

Given under my hand and seal of office this the 27 day of May, 2025.

[Signature]
 Chancery Clerk
[Signature]
 Registered Land Surveyor


ENGINEER AND SURVEYOR'S CONFORMANCE

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 27 day of May, 2025.

[Signature]
 Notary Public
 My Commission Expires: 6/8/2026


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 Professional Engineer and Land Surveyor, and we have caused the same to be subdivided and platted as shown hereon, and have designated the same as Lakeshire - Block "Y" - Phase I @ 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 27 day of May, 2025.

By: *[Signature]*
 Reunion, Inc.
 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 27 day of May, 2025.

[Signature]
 Notary Public
 My commission expires: 6/8/2026


DUNGAN ENGINEERING, PA
 1574 HIGHWAY 98 EAST
 COLUMBIA, MS 39429
 601-731-2800

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

REGISTERED LAND SURVEYOR'S CERTIFICATE

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 SW 1/4 & SE 1/4 of Section 26, T-8-N, R-1-E, Madison County, Mississippi and being more particularly described as follows:

Commence at the SE corner of Lot V-1, Kensington - Block "V" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi, and run along a curve to the right, having a radius of 926.97 feet, an arc length of 118.15 feet, a delta of 07°18'10", a tangent of 59.16 feet, a chord bearing of N71°32'34"E, and chord distance of 118.07 feet, which is the Point of Beginning.

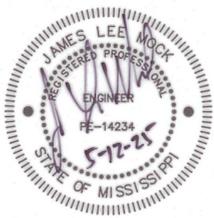
From said Point of Beginning, run N11°04'04"W a distance of 193.81 feet; then run N81°02'33"E a distance of 184.47 feet; then run S80°42'23"E a distance of 195.01 feet; then run S86°29'25"E a distance of 197.94 feet; then run N80°10'05"E a distance of 193.85 feet; then run N66°57'57"E a distance of 193.85 feet; then run N54°28'26"E a distance of 173.08 feet; then run along a non-tangent curve to the left, having a radius of 225.00 feet, an arc length of 107.86 feet, a delta of 27°44'11", a tangent of 55.55 feet, a chord bearing of N31°00'23"W, and chord distance of 107.86 feet; then run N44°52'29"W a distance of 38.29 feet; then run along a tangent curve to the left, having a radius of 20.00 feet, an arc length of 29.30 feet, a delta of 83°55'47", a tangent of 17.99 feet, a chord bearing of N86°50'22"W, and chord distance of 26.75 feet; then run N51°11'44"E a distance of 56.97 feet; then run along a tangent curve to the left, having a radius of 481.63 feet, an arc length of 32.11 feet, a delta of 03°49'12", a tangent of 16.06 feet, a chord bearing of N49°17'08"E, and chord distance of 32.10 feet; then run along a reverse curve to the left, having a radius of 20.00 feet, an arc length of 32.20 feet, a delta of 92°15'01", a tangent of 20.80 feet, a chord bearing of S01°15'02"W, and chord distance of 28.83 feet; then run S44°52'29"E a distance of 29.34 feet; then run along a tangent curve to the right, having a radius of 275.00 feet, an arc length of 521.91 feet, a delta of 108°44'22", a tangent of 383.69 feet, a chord bearing of S09°29'42"W, and chord distance of 447.04 feet; then run along a tangent curve to the left, having a radius of 20.00 feet, an arc length of 32.54 feet, a delta of 93°13'29", a tangent of 21.16 feet, a chord bearing of S23°04'54"W, and chord distance of 29.07 feet; then run S23°14'24"E a distance of 119.80 feet; then run along a tangent curve to the left, having a radius of 20.00 feet, an arc length of 31.42 feet, a delta of 90°00'00", a tangent of 20.00 feet, a chord bearing of S68°14'24"E, and chord distance of 28.28 feet; then run N66°45'36"E a distance of 28.13 feet; then run along a tangent curve to the right, having a radius of 100.00 feet, an arc length of 167.08 feet, a delta of 90°00'00", a tangent of 100.00 feet, a chord bearing of S68°14'24"E, and chord distance of 141.42 feet; then run S23°14'24"E a distance of 29.70 feet; then run along a tangent curve to the right, having a radius of 99.06 feet, an arc length of 72.92 feet, a delta of 42°10'31", a tangent of 38.20 feet, a chord bearing of S02°09'08"E, and chord distance of 71.29 feet; then run S73°46'50"E a distance of 238.16 feet; then run S16°04'44"W a distance of 225.93 feet; then run S50°09'46"W a distance of 84.75 feet; then run S77°51'30"W a distance of 80.15 feet; then run N80°24'29"W a distance of 157.53 feet; then run N68°01'37"W a distance of 60.81 feet; then run N67°23'03"W a distance of 205.44 feet; then run N72°48'30"W a distance of 44.97 feet; then run N75°20'11"W a distance of 111.56 feet; then run N77°56'08"W a distance of 106.24 feet; then run N73°45'38"W a distance of 106.04 feet; then run N61°10'34"W a distance of 65.62 feet; then run N60°33'02"W a distance of 181.01 feet; then run N63°08'22"W a distance of 227.17 feet; then run N14°01'46"W a distance of 79.63 feet; then run N14°48'21"W a distance of 50.00 feet back to the Point of Beginning.

Said parcel contains 16.66 acres, more or less.

[Signature]
 Registered Professional Engineer and Land Surveyor
 James Lee Mock
 License No. 5-12-22


PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Lakeshire - Block "Y" - Phase I @ 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.

[Signature]
 Registered Professional Engineer
 James Lee Mock
 License No. 5-12-25


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 30 day of May, 2025, at 10:06 AM, slide 306, 307

Signed: *[Signature]*
 Chancery Clerk
 Ronny Lott, C.C.
[Signature]
 Notary Public


LOT	SINGLE-FAMILY RESIDENCE SETBACKS			OTHER SETBACKS		FENCE MATERIAL				Erosion Control All Lots
	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	On Lot Lines abutting water, etc.	On all other Lot Lines	
Y-1	25'	10'	*	(1)(a)	(2)(b)	N/A	(3)(d)	(3)(b)	(3)(a)	4
Y-2	25'	10'	*	(1)(a)	(2)(b)	N/A	N/A	(3)(b)	(3)(a)	4
Y-3	25'	10-20*	*	(1)(a)	(2)(b) and 2(c)	(3)(c)	N/A	(3)(b)	(3)(a)	4
Y-4	25'	10'	30' **	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-5	25'	10'	*	(1)(a)	(2)(b) and 2(c)	(3)(c)	N/A	(3)(b)	(3)(a)	4
Y-6	25'	10'	*	(1)(a)	(2)(b) and 2(c)	(3)(c)	N/A	(3)(b)	(3)(a)	4
Y-7	25'	10-20*	*	(1)(a)	(2)(b) and 2(c)	(3)(c)	N/A	(3)(b)	(3)(a)	4
Y-8	25'	10'	*	(1)(a)	(2)(b)	N/A	N/A	(3)(b)	(3)(a)	4
Y-17	25'	10'	30'	(1)(e)	2	(3)(c)	N/A		(3)(a)	
Y-17	25'	10'	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-18	25'	10'	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-19	25'	10-20*	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-20	25'	10'	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-21	25'	10'	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-22	25'	10'	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	N/A	N/A	(3)(a)	4
Y-23	25'	10-20*	30'	(1)(b)	(2)(a), 2(c) and 2(d)	(3)(c)	(3)(d)	N/A	(3)(a)	4

* AS SHOWN ON PLAT
 ** FOR REAR SETBACK ON CORNER LOTS REFER TO THE FILED PLAT FOR THAT SHOWS THE DESIGNATED REAR OF THE LOT.

The numbers below correspond with the numbers in parentheses in the above table.

- Construction of Structure Other than a Fence.** 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) 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 20' 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.
 - 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.
- Driveways.**
 - 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.
 - 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.
 - 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.
 - Driveways 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.
- Construction of Fences.**
 - 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.
 - Any fence installed on the side of such Lot that is bounded by water must be made exclusively of iron and must be 48" in height above seawall wood cap. 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 (at the 48" height) that serves such Lot, but the remainder of such fence may be brick and/or iron.
 - 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.
 - With respect to any Lot that abuts Common Property, (1) any fence installed on the side of such Lot that abuts Common Property must be made exclusively of iron and either 60" or 72" in height and (2) 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.
- Erosion Control.**
 - The Owner of a Lot shall not engage in, permit or cause:
 - any clearing, grubbing, removal of trees, or
 - any other site work that may contribute to erosion unless and until (A) that Lot's entire rear lot line, and at least 30 feet along each side lot line (measured from the existing seawall, if applicable), has wire-backed silt net fencing with hay bales installed, in each case to standards approved by the A.R.C. and (B) all other erosion control measures as required by the A.R.C. have been fully completed.
 - Any Owner who violates this Section 4 will be solely responsible for paying for all fines, costs and losses incurred by any person or entity as a result of such violation, including, but not limited to, the Declarant and the Reunion Property Owner's Association, Inc. Additionally, the violating Owner shall be liable for all attorneys' fees and legal costs incurred in enforcing this Section 4.

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