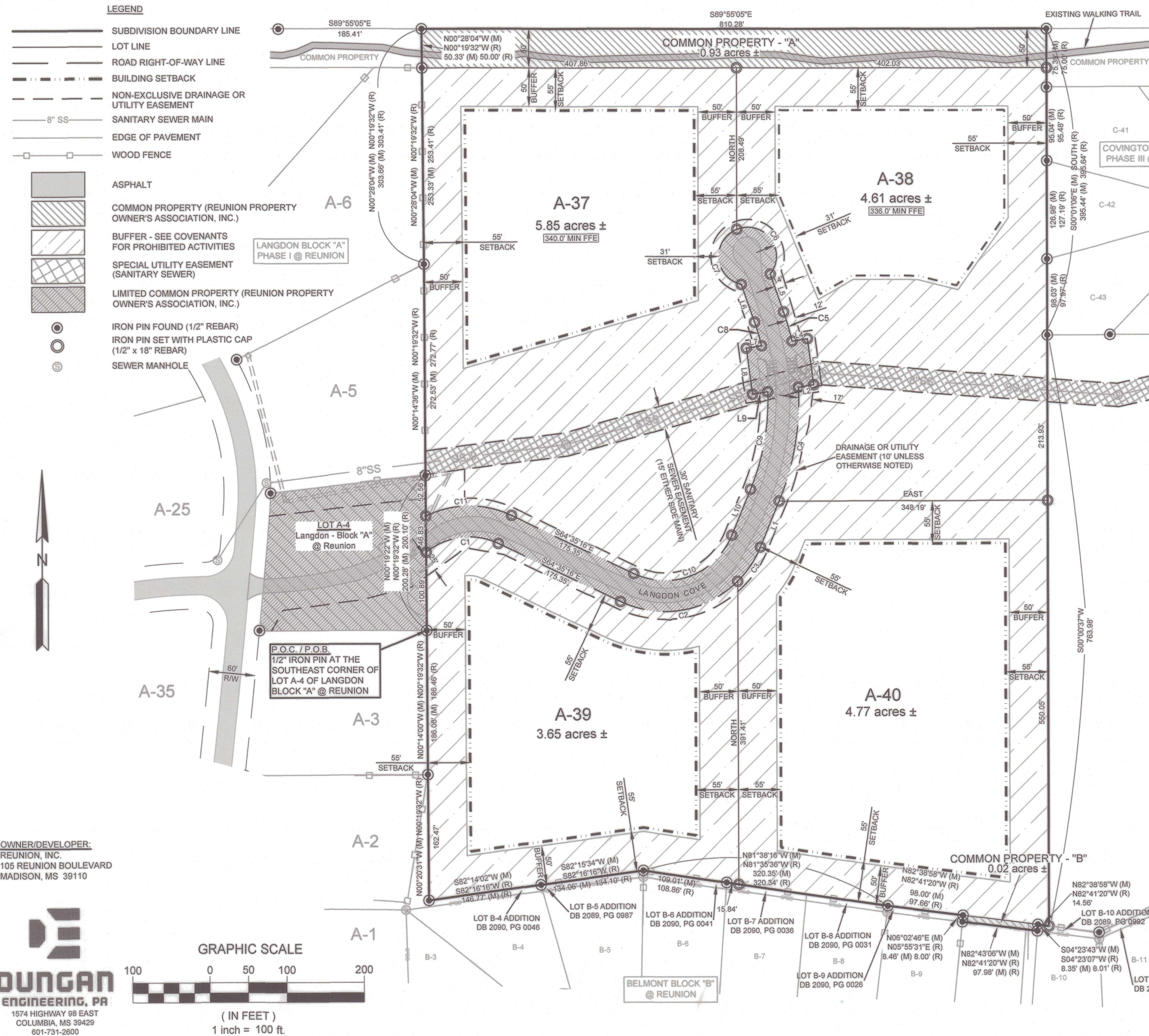


PLAT OF:
LANGDON - BLOCK "A" - PHASE II @ REUNION
AN ADDITION TO THE CITY OF MADISON
SECTION 22, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

F-170B 4191



PLAT OF:
LANGDON - BLOCK "A" - PHASE II @ REUNION
AN ADDITION TO THE CITY OF MADISON
SECTION 22, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

4191 F-170A

NOTES:

- All bearings shown on this plat are based on monuments found on the east boundary of Langdon - Block "A" @ Reunion.
- No record search for easements was conducted.
- Typical 10' non-exclusive drainage and utility easement adjacent road right-of-way unless otherwise noted.
- Class "B" survey.
- Total acreage of tract to be subdivided: 20.72
- Proposed density: 0.19 lots per acre
- 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 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, limited common property, and/or, ponds or lakes, must install iron fencing along rear and side of lot per covenants, conditions, and restrictions.
- All common property and limited common property maintained by Reunion Property Owners's Association, Inc.
- Lot A-37 structures must have a minimum finished floor elevation of 340.0.
- Lot A-38 structures must have a minimum finished floor elevation of 336.0.
- All owners, and invitees and guests of owners, of a lot shown hereon shall have vehicular and pedestrian ingress, egress, and access over and across Langdon Cove.
- The designation of any streets, drives and/or easements on this Plat shall not mean or imply that the public at large acquires any easement of use or right of enjoyment with respect thereto.
- Reunion, Inc. reserves an exclusive, perpetual and assignable easement for sewer, drainage, utilities and other purposes over, under, into, and across the lots shown hereon.
- It is the intent of Reunion, Inc. that Langdon Cove be a private street, the common use, benefit, and enjoyment of which is specifically reserved for the owners of the lots shown hereon.
- The City of Madison, Mississippi is the owner of the sanitary sewer collection main located within the 30 foot Sanitary Sewer Easement (the "Facilities"). Reunion, Inc. hereby grants to the City of Madison, Mississippi a permanent, non-exclusive easement in, over and across the property shown hereon, for the construction, maintenance, repair, and replacement of the Facilities, together with all the rights and privileges necessary or including the right of ingress and egress to and from the Facilities and the right to excavate for installation, replacement, repair and removal thereof; and also the right to cut and keep clear of any and all obstructions or obstacles of whatever character on, under and above the Facilities.
- All emergency responders, including but not limited to police, fire, and ambulance shall have a license to enter onto the Common Property or Limited Common Property shown hereon in the event of an emergency or at the request of an owner of a lot shown hereon.
- All utility providers shall have a license to enter onto the Common Property or Limited Common Property shown hereon for the purpose of installing, maintaining, or repairing or replacing its respective utility facilities line, provided that said utility provider or said lot owner agrees to repair any damage to any Common Property or Limited Common property as a result thereof.

CITY APPROVAL AND ACCEPTANCE

STATE OF MISSISSIPPI
COUNTY OF MADISON

This subdivision is hereby approved and accepted by the City of Madison
on this the 19th day of September 2020.

Mary Hank Bala
Mayor

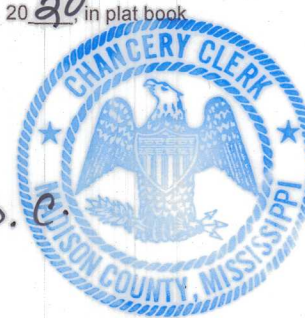
Susan B. Crandall
City Clerk



FILING CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, certify that this instrument was filed for record in my office on
this the 27th day of October, 2020, in plat book
F slide 170B
171A

Signed: Ronny Lott, c.c.
Chancery Clerk
by S. Crandall, D.C.



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 Langdon - Block "A" - 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 23 day of October, 2020

R. Lott
Registered Land Surveyor



Ronny Lott, c.c.
Chancery Clerk
by S. Crandall, D.C.

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 Langdon - Block "A" - Phase II @ Reunion, that we hereby adopt this plat of subdivision as its free act and deed.

WITNESS MY SIGNATURE, this the 23 day of October, 2020

Keith Kent
Reunion, Inc.
Keith 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 23 day of October, 2020

My commission expires:

1/21/23

Corey A. Aiken
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 23 day of October, 2020

My Commission Expires: 1/21/23

Corey A. Aiken
Notary Public



REGISTERED LAND SURVEYOR'S CERTIFICATE

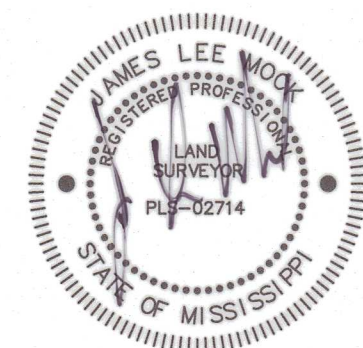
STATE OF MISSISSIPPI
COUNTY OF MADISON

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 situated in the SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4, Section 22, T-8-N, R-1-E, Madison County, Mississippi and being more particularly described as follows:

Commence at 1/2" iron pin at the southeast corner of Lot A-4 of Langdon - Block "A" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi; said point also being the Point of Beginning.

From said Point of Beginning run N00°19'22"W along the east boundary of said Lot A-4 a distance of 200.28 feet to a 1/2" iron pin at the northeast corner of said Lot A-4; thence run N00°14'36"W along the east boundary of Lot A-5 a distance of 272.53 feet to a 1/2" iron pin at the northeast corner of said Lot A-5; thence run N00°28°04"W along the east boundary of Lot A-6 a distance of 303.66 feet to a 1/2" iron pin at the northeast corner of said Langdon - Block "A" @ Reunion; thence run S89°55'05"E a distance of 810.28 feet to a 1/2" iron pin at the northwest corner of Covington - Block "C" - Phase III @ Reunion as recorded in the Chancery Clerk's office of Madison County Mississippi; thence run S00°01'06"E along the west boundary of said Covington - Block "C" - Phase III a distance 395.44 feet to a 1/2" iron pin; thence run S00°00'37"W a distance of 753.98 feet to the north boundary of Belmont - Block "B", Lot B-10 Addition as recorded in deed book 2089, page 0992; thence run N82°38'58"W along the north boundary of said Lot B-10 Addition a distance of 14.56 feet to a 1/2" iron pin at the northwest corner of said Lot B-10 Addition; thence run S04°23'43"W along the west boundary of said Lot B-10 Addition a distance of 8.35 feet to a 1/2" iron pin at the northwest corner of Lot B-10, Belmont - Block "B" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi; thence run N82°43'06"W along the north boundary of said Belmont - Block "B" @ Reunion a distance of 97.98 feet to a 1/2" iron pin at the northeast corner of Lot B-9; thence run N06°02'46"E along the east boundary of Lot B-9 Addition as recorded in deed book 2090, page 0026 a distance of 8.46 feet to a 1/2" iron pin at the northeast corner of said Lot B-9 Addition; thence run N82°38'58"W along the north boundary of said Lot B-9 Addition a distance of 98.00 feet to a 1/2" iron pin at the northwest corner of said Lot B-9 Addition; thence run N81°38'16"W along the north boundary of Lots B-8, B-7, and B-6 Additions as recorded in deed book 2090, pages 0031, 0036, and 0041 respectively, a distance of 320.35 feet to a 1/2" iron pin at the northwest corner of said Lot B-8 Addition; thence run S82°15'34"W along the north boundary of Lot B-8 Addition as recorded deed book 2089, page 0987 a distance of 134.06 feet to a 1/2" iron pin at the northwest corner of said Lot B-8 Addition; thence run S82°14'02"W along the north boundary of Lot B-4 Addition as recorded deed book 2090, page 0046 a distance of 146.77 feet to a 1/2" iron pin at the northwest corner of said Lot B-4 Addition, said point is also located on the east boundary of Lot A-2 of Langdon - Block "A"; thence run N00°20'31"W along said east boundary of Lot A-2 a distance of 162.47 feet to a 1/2" iron pin at the northeast corner of said Lot A-2; thence run N00°14'00"W along the east boundary of Lot A-3 of Langdon - Block "A" a distance of 186.06 feet back to the southeast corner of Lot A-4 of Langdon - Block "A" and the Point of Beginning.

The above described parcel is located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 22, T-8-N, R-1-E, Madison County, Mississippi and contains 20.72 acres, more or less.



The property shown hereon is located in Zone "X" according to FIRM Flood Insurance Rate Map Number 28089C0395F, effective date March 17, 2010.

Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.