

NOTES:

1. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
2. NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
3. TYPICAL 10' NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT ADJACENT ROAD RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
4. TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
5. TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON INTERIOR LOT LINES (5' EITHER SIDE OF LOT LINE) UNLESS OTHERWISE NOTED.
6. CLASS "B" SURVEY.
7. TOTAL ACREAGE OF TRACT TO BE SUBDIVIDED: 6.41
8. PROPOSED DENSITY: 2.50 LOTS PER ACRE.
9. ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,700 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
10. 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.
11. CONSTRUCTION WILL ADHERE TO SWPPP ON FILE WITH MDEQ ISSUED UNDER PERMIT NO. MSR101963.
12. ALL LOTS THAT ABUT REUNION GOLF & COUNTRY CLUB PROPERTY, SHALL INSTALL IRON FENCING ON ALL REAR LOT LINES AND EXTEND UP ALL SIDE LOT LINES 30 FEET UNLESS OTHERWISE NOTED PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
13. ALL LOTS THAT ABUT COMMON PROPERTY SHALL INSTALL IRON FENCING ON THE LOT LINE THAT ABUTS COMMON PROPERTY PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
14. SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).
15. SIDEWALKS ALONG HONOURS LANE SHALL BE 4 FEET WIDE.

DATE OF FIELD SURVEY:
12/02/2016

REFERENCE MATERIAL:
RECORD GLO FIELD NOTES

RECORD PLAT OF THORNBERRY - BLOCK "N" @ REUNION PLAT CABINET D, SLIDES 135A & 135B

DEED BOOK 533, PAGE 120

DEED BOOK 2568, PAGE 177

THIS PLAT AMENDS THE ORIGINAL PLAT OF OVERBROOK - BLOCK "X" @ REUNION RECORDED IN PLAT BOOK F, SLIDE 73A.

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 17 day of July, 2019, in plat book F, slide 130B. I have made a Marginal Notation on the original Plat of Overbrook - Block "X" @ Reunion recorded in Plat Book F, Slide 73A that denotes this Amended Plat.

Signed: Ronny Lott
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 amended plat of Overbrook - Block "X" @ 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.

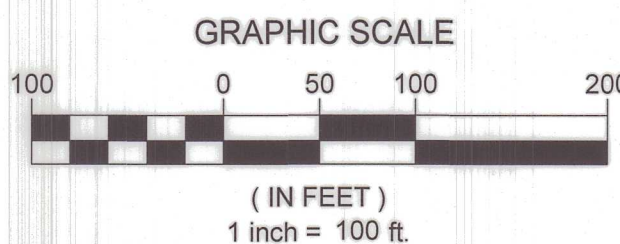
Given under my hand and seal of office, this the 17 day of July, 2019.

Signed: Ronny Lott
Chancery Clerk

Registered Land Surveyor

OWNER/DEVELOPER:

REUNION, INC.
105 REUNION BOULEVARD
MADISON, MS 39110



THIS AMENDED 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")

AMENDED PLAT OF:

OVERBROOK - BLOCK "X" @ REUNION

AN ADDITION TO THE CITY OF MADISON

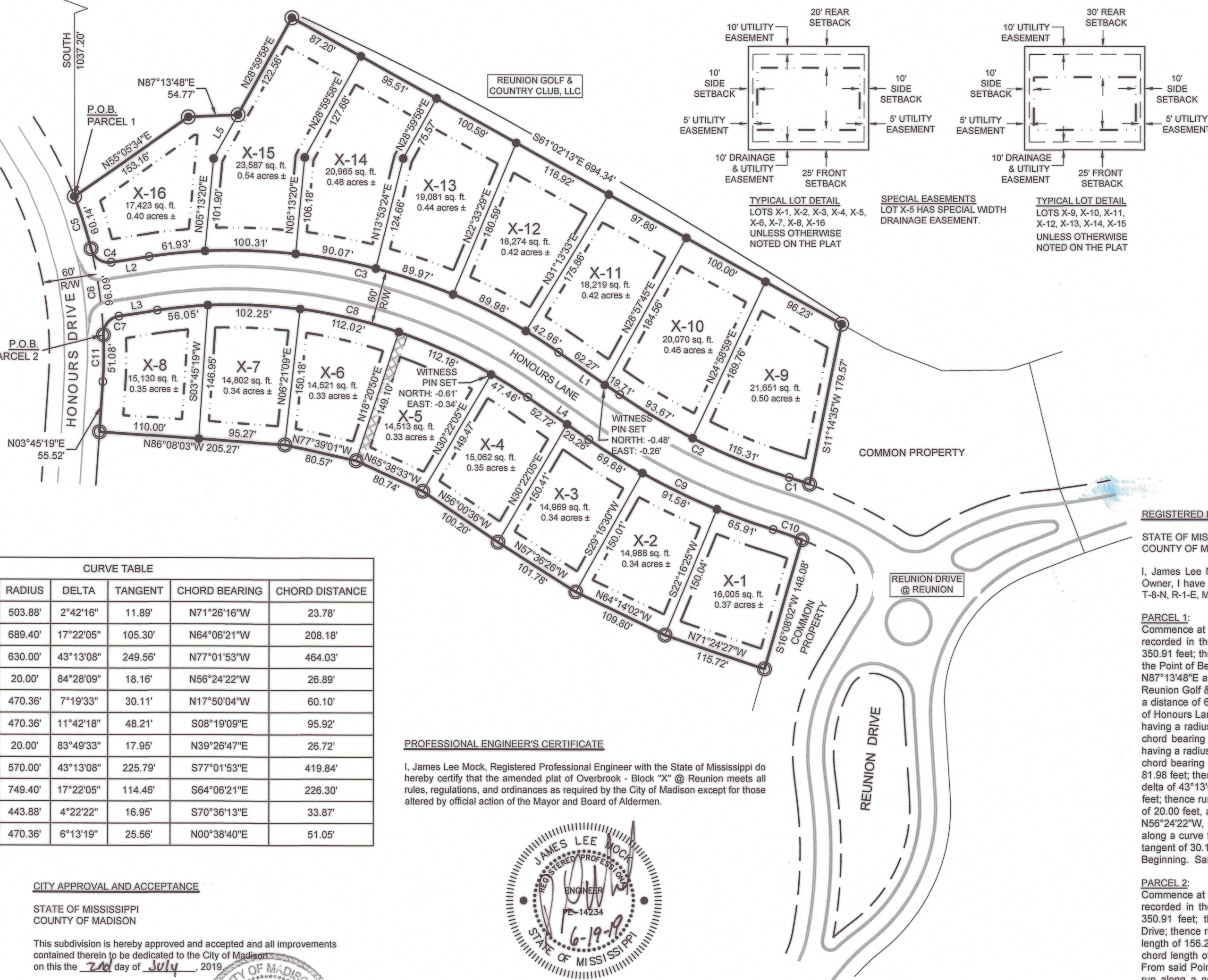
SECTIONS 35, T-8-N, R-1-E

MADISON COUNTY, MISSISSIPPI

F.130B

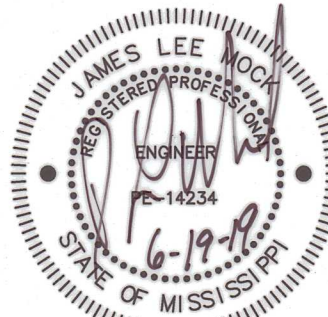
THORNBERRY - BLOCK "N" @ REUNION

P.O.C.
IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT N-33, THORNBERRY - BLOCK "N" @ REUNION AS RECORDED IN THE CHANCERY CLERK'S OFFICE OF MADISON COUNTY, MISSISSIPPI



PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that the amended plat of Overbrook - Block "X" @ 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.



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 20 day of July, 2019.

Signed: Mayor
City Clerk

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this amended 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.

Signed: City Engineer

The property shown hereon is located in Zone "X" according to Madison County Flood Insurance Rate Map Number 28089C056F, dated March 17, 2010.

Zone "X" are areas determined to be outside the 0.2 % annual chance floodplain.

ENGINEER AND SURVEYOR'S ACKNOWLEDGMENT

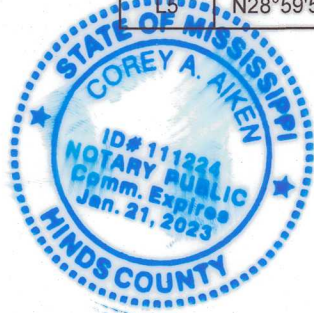
STATE OF MISSISSIPPI
COUNTY OF MADISON

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 amended 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 19 day of June, 2019.

My Commission Expires:

Signed: Notary Public



LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE OR UTILITY EASEMENT
- BUILDING SETBACKS
- CONCRETE CURB & GUTTER
- IRON PIN FOUND (1/2" REBAR)
- 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) OR WITNESS CORNER SET OFFSET CORNER
- PC / PT OF CURVE
- SPECIAL DRAINAGE EASEMENT

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 the amended plat of Overbrook - Block "X" @ Reunion, that we hereby adopt this amended 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 19 day of June, 2019.

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 amended 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 19 day of June, 2019.

My commission expires:

1/31/2023

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 NW 1/4 of Section 35, T-8-N, R-1-E, Madison County, Mississippi and being more particularly described as follows:

PARCEL 1:

Commence at an iron pin found at the southeast corner of Lot N-33, Thornberry - Block "N" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi, thence run East a distance of 350.91 feet; thence run South a distance of 1037.20 feet to the east Right-of-Way line of Honours Drive for the Point of Beginning. From said Point of Beginning run N55°05'34"E a distance of 153.16 feet; thence run N87°13'48"E a distance of 54.77 feet; thence run N28°59'58"E a distance of 122.56 feet to the boundary of Reunion Golf & Country Club; thence run S81°02'13"E along said boundary of Reunion Golf & Country Club a distance of 694.34 feet; thence run S11°14'35"W a distance of 179.57 feet to the north Right-of-Way line of Honours Lane; thence run along said Right-of-Way line the following calls: run along a non-tangent curve having a radius of 503.88 feet, an arc length of 23.78 feet, a delta of 02°42'16"; a tangent of 11.89 feet, a chord bearing of N71°26'16"W, and a chord length of 23.78 feet; thence run along a curve to the right having a radius of 689.40 feet, an arc length of 208.98 feet, a delta of 17°22'05", a tangent of 105.30 feet, a chord bearing of N64°06'21"W, and a chord length of 208.18 feet; thence run N55°25'18"W a distance of 81.98 feet; thence run along a curve to the left having a radius of 630.00 feet, an arc length of 475.22 feet, a delta of 43°13'08", a tangent of 249.56 feet, a chord bearing of N77°01'53"W, and a chord length of 464.03 feet; thence run S81°21'33"W a distance of 42.38 feet; thence run along a curve to the right having a radius of 20.00 feet, an arc length of 29.49 feet, a delta of 84°28'09", a tangent of 18.16 feet, a chord bearing of N56°24'22"W, and a chord length of 26.89 feet to the east Right-of-Way line of Honours Drive; thence run along a curve to the left having a radius of 470.36 feet, an arc length of 60.14 feet, a delta of 07°19'33", a tangent of 30.11 feet, a chord bearing of N17°50'04"W, and a chord length of 60.10 feet back to the Point of Beginning. Said parcel contains 3.66 acres, more or less.

PARCEL 2:

Commence at an iron pin found at the southeast corner of Lot N-33, Thornberry - Block "N" @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi, thence run East a distance of 350.91 feet; thence run South a distance of 1037.20 feet to the east Right-of-Way line of Honours Drive; thence run along said Right-of-Way line and a non-tangent curve having a radius of 470.36 feet, an arc length of 156.23 feet, a delta of 19°01'51", a tangent of 78.84 feet, a chord bearing of S11°58'55"E, and a chord length of 155.51 feet to the south right-of-way line of Honours Lane and for the Point of Beginning. From said Point of Beginning run along the south right-of-way line of Honours Lane for the following calls: run along a non-tangent curve having a radius of 20.00 feet, an arc length of 29.49 feet, a delta of 84°28'09", a tangent of 17.95 feet, a chord bearing of N39°28'47"E, and a chord length of 26.72 feet; thence run N81°21'33"E a distance of 42.94 feet; thence run along a curve to the right having a radius of 570.00 feet, an arc length of 429.96 feet, a delta of 43°13'08", a tangent of 225.79 feet, a chord bearing of S77°01'53"E, and a chord length of 419.84 feet; thence run S55°25'18"E a distance of 81.98 feet; thence run along a curve to the left having a radius of 749.40 feet, an arc length of 227.17 feet, a delta of 17°22'05", a tangent of 114.46 feet, a chord bearing of S64°06'21"E, and a chord length of 225.30 feet; thence run along a curve to the right having a radius of 443.88 feet, an arc length of 33.87 feet, a delta of 04°22'22", a tangent of 16.95 feet, a chord bearing of S70°36'13"E, and a chord length of 33.87 feet; thence leave the right-of-way line of Honours Lane and run S16°08'02"W a distance of 148.08 feet; thence run N71°24'27"W a distance of 115.72 feet; thence run N64°14'02"W a distance of 109.80 feet; thence run N57°36'26"W a distance of 101.78 feet; thence run N56°00'36"W a distance of 100.20 feet; thence run N65°38'33"W a distance of 80.74 feet; thence run N77°39'01"W a distance of 80.57 feet; thence run N86°08'03"W a distance of 205.27 feet to the east Right-of-Way line of Honours Drive; thence run along said Right-of-Way line the remaining calls: run N03°45'19"E a distance of 55.52 feet; thence run along a curve to the left having a radius of 470.36 feet, an arc length of 51.08 feet, a delta of 06°13'19", a tangent of 25.56 feet, a chord bearing of N00°38'40"E, and a chord length of 51.05 feet back to the Point of Beginning. Said parcel contains 2.75 acres, more or less.

