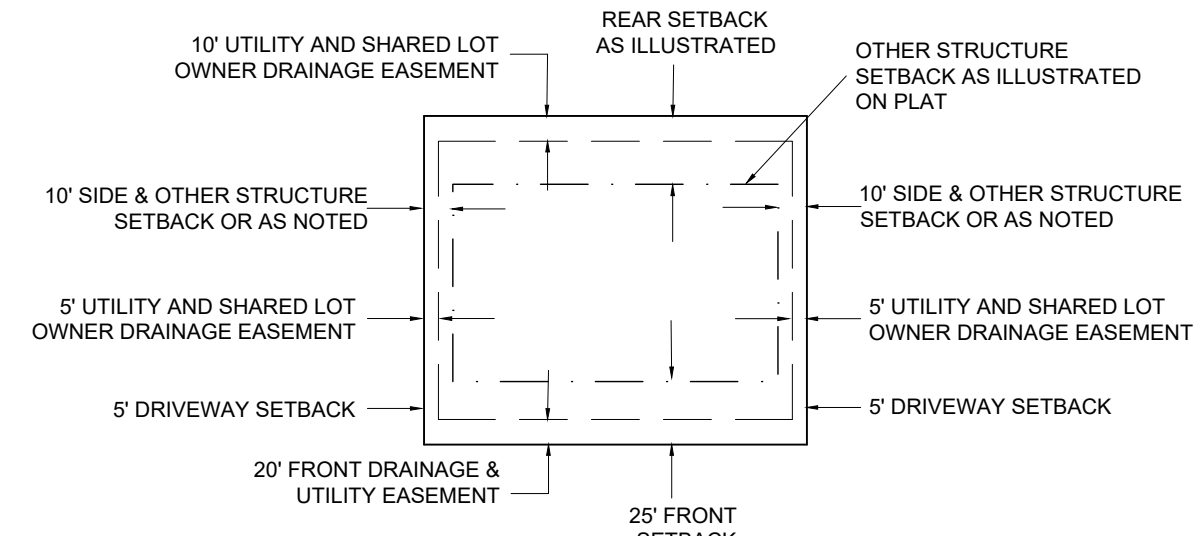


RESERVATION PURCHASE EXHIBIT: WINBOURNE - BLOCK "BB" @ REUNION

AN ADDITION TO THE CITY OF MADISON
SECTION 35 & 36 T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

LEGEND

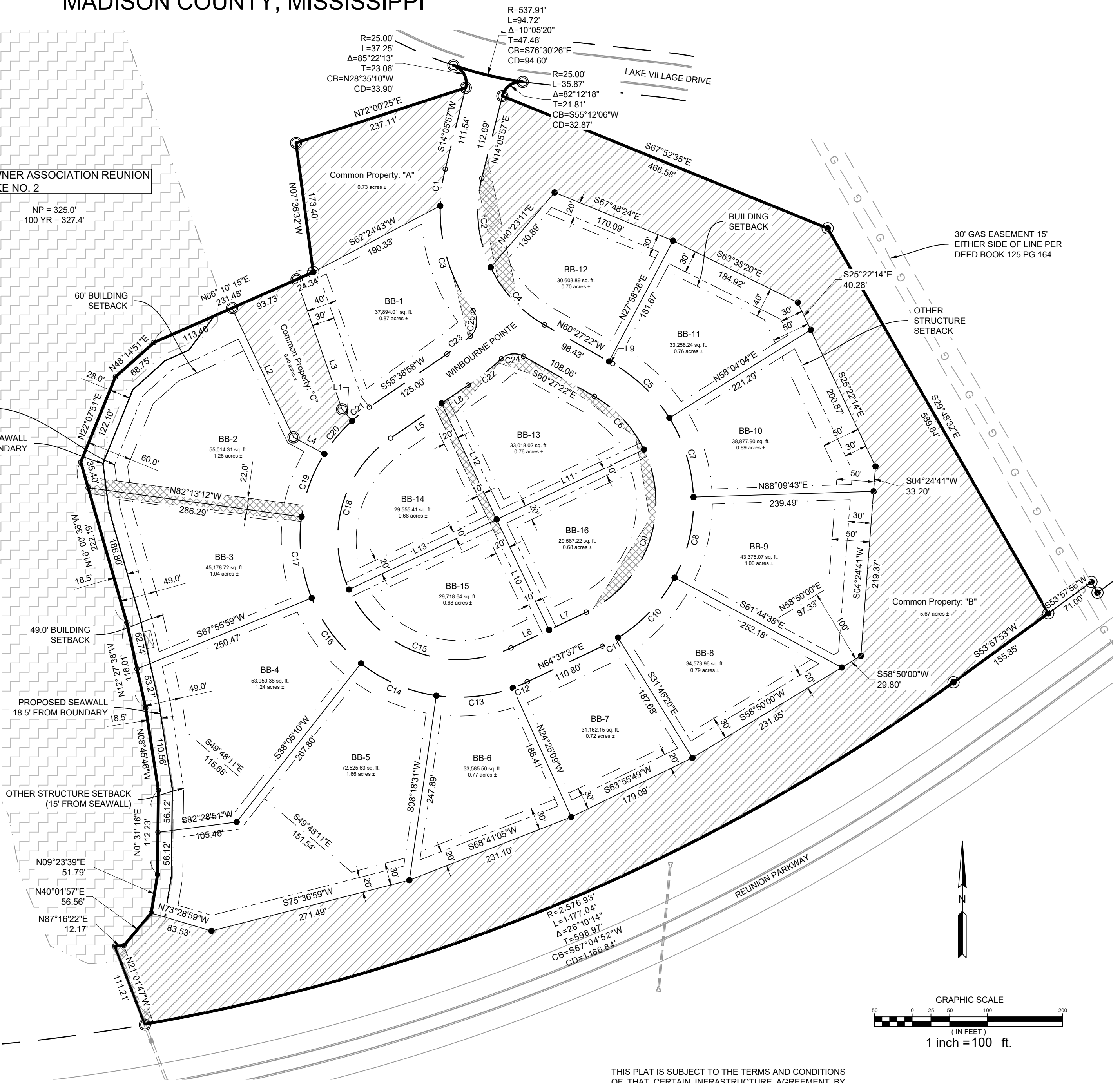
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE SPECIAL EASEMENT
- BUILDING SETBACKS
- OTHER STRUCTURE SETBACKS
- PROPOSED SEAWALL
- GAS PIPELINE EASEMENT
- GAS PIPELINE
- LAKE NORMAL POOL
- LAKE
- COMMON PROPERTY
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, AND/OR DRAINAGE)
- PROPOSED BOAT SLIP AND/OR BOAT HOUSE LOCATION
- 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/PT CURVE (1/2" x 18" REBAR WITH PLASTIC CAP)



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED

LINE #	LENGTH	BEARING
L1	20.21'	N40°56'09"W
L2	190.31'	N25°26'55"W
L3	182.78'	N19°19'12"W
L4	46.48'	N61°43'09"W
L5	82.11'	N55°38'58"E
L6	56.02'	S64°37'37"W
L7	54.78'	S64°37'37"W
L8	42.89'	N55°38'58"E
L9	5.80'	N60°27'22"W
L10	162.50'	S25°23'12"E
L11	216.63'	S64°36'48"W
L12	170.84'	N25°23'12"W
L13	217.23'	S64°36'48"W

CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	225.00	49.35	12°34'00"	24.77	S7°48'57"W	49.25
C2	175.00	121.44	39°45'40"	63.28	N5°46'53"W	119.02
C3	225.00	148.83	37°53'56"	77.25	S17°25'01"E	146.13
C4	175.00	106.27	34°47'39"	54.83	N43°03'33"W	104.65
C5	211.81	105.45	28°31'27"	53.84	N46°11'39"W	104.36
C6	161.81	98.34	34°49'13"	50.74	S43°02'46"E	96.83
C7	211.81	111.25	30°05'39"	56.94	N16°53'06"W	109.98
C8	211.81	111.25	30°05'39"	56.94	N13°12'33"E	109.98
C9	161.81	254.92	90°15'46"	162.56	S19°29'44"W	229.36
C10	211.81	110.84	29°58'57"	56.72	N43°14'50"E	109.58
C11	211.81	23.62	6°23'18"	11.82	N61°25'58"E	23.60
C12	211.25	20.69	5°36'42"	10.35	N67°25'58"E	20.68
C13	211.25	103.12	27°58'04"	52.61	S84°13'21"W	102.10
C14	211.25	110.17	29°52'47"	56.37	S66°51'14"E	108.92
C15	161.25	254.49	90°25'36"	162.46	N70°09'35"W	228.89
C16	211.25	110.05	29°50'49"	56.30	S36°59'26"E	108.81
C17	211.25	110.05	29°50'49"	56.30	S7°08'37"E	108.81
C18	161.25	226.83	80°35'45"	136.74	N15°21'06"E	208.58
C19	211.25	89.61	24°18'18"	45.49	S19°55'56"W	88.94
C20	211.25	57.49	15°35'30"	28.92	S39°52'50"W	57.31
C21	211.25	29.40	7°58'22"	14.72	S51°39'47"W	29.37
C22	397.83	56.52	8°08'23"	28.31	N51°34'46"E	56.47
C23	347.83	39.05	6°26'00"	19.55	S52°25'58"W	39.03
C24	25.00	31.40	71°57'50"	18.15	N83°33'43"E	29.38
C25	25.00	37.34	85°34'57"	23.14	S6°25'30"W	33.97



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

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

THIS PLAN 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")

RESERVATION PURCHASE EXHIBIT:
WINBOURNE - BLOCK "BB" @ REUNION
 AN ADDITION TO THE CITY OF MADISON
 SECTION 35 & 36 T-8-N, R-1-E
 MADISON COUNTY, MISSISSIPPI

LOT	SINGLE-FAMILY RESIDENCE SETBACKS			OTHER SETBACKS		FENCE MATERIAL			
	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 and/or Golf Club Property	On Lot lines abutting water, etc.	On all other Lot lines
BB-1	25'	10-25**	40'	(1)(b)	(2)(a)	(3)(c)	(3)(d)	N/A	3(a)
BB-2	25'	10'	60***	1(d)	(2)(b) and (2)(c)	(3)(c)	(3)(d)	(3)(b)	3(a)
BB-3	25'	10'	49***	1(d)	(2)(b) and (2)(c)	(3)(c)	N/A	(3)(b)	3(a)
BB-4	25'	10'	49***	1(d)	(2)(d)	N/A	N/A	(3)(b)	3(a)
BB-5	25'	10'	** **	1(d)	(2)(d)	N/A	(3)(d)	(3)(b)	3(a)
BB-6	25'	10'	30'	(1)(e)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-7	25'	10'	30'	(1)(e)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-8	25'	10'	30'	(1)(e)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-9	25'	10'	50'-100**	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-10	25'	10'	50**	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-11	25'	10'	40-50*	(1)(b)	(2)(a)	N/A	(3)(d)	N/A	3(a)
BB-12	25'	10'	30'	(1)(e)	(2)(a) and (2)(c)	(3)(c)	(3)(d)	N/A	3(a)
BB-13	25'	20'	20'	(1)(c)	(2)(a) and (2)(c)	(3)(c)	N/A	N/A	3(a)
BB-14	25'	20'	20'	(1)(c)	(2)(a) and (2)(c)	(3)(c)	N/A	N/A	3(a)
BB-15	25'	20'	20'	(1)(c)	(2)(a) and (2)(c)	(3)(c)	N/A	N/A	3(a)
BB-16	25'	20'	20'	(1)(c)	(2)(a) and (2)(c)	(3)(c)	N/A	N/A	3(a)

NOTES:

- All bearings shown on this plat are based on the monuments found along the north right-of-way of Reunion Parkway.
- 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: 23.35
- Proposed density: 0.69 lots per acre.
- All waterfront residences (BB-2, BB-3, BB-4, & BB-5) must contain a minimum of 3,500 square feet (heated & cooled-finished out).
- All other residences (BB-1, BB-6, BB-7, BB-8, BB-9, BB-10, BB-11, BB-12, BB-13, BB-14, BB-15, & BB-16) 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.
- The owner of any Lot that abuts common property (as depicted on the Plat) may construct a fence on such lot if so desired, on condition that such fence must be made of iron. The location and aesthetics of any such fence must be submitted to and approved by the A.R.C. before construction of such fence begins.
- Sidewalks along Winbourne Pointe shall be 6' wide.
- Sidewalks to be constructed by individual lot owners and shall meet requirements of the American Disabilities Act (ADA).
- All common property maintained by Reunion Property Owner's Association, Inc.

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

1. 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 or within 40 feet from such Lot's rear lot line.
- 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 30 feet from such Lot's rear lot line.
- 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 its rear lot line.
- 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 15 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.

2. 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.
- 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 extending past the rear Single-Family Residence setback of such Lot.

3. 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. 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 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.
- Any fence installed on the lot line of such Lot that is bounded by Common Property or Golf Club Property must be made exclusively of iron.

REFERENCE MATERIAL:
 RECORD GLO FIELD NOTES

DATE OF FIELD SURVEY:
 11/29/2021

DEED BOOK 125 PAGE 164 - 30' WIDE GAS EASEMENT

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY

DEED BOOK 2214 PAGE 240 - LAKE NO. 2

DEED BOOK 2128 PAGE 633 - REUNION PARKWAY RIGHT-OF-WAY



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

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