

D9303 WOODVALE - BLOCK "W" @ REUNION

PLAT OF:

F-22A

AN ADDITION TO THE CITY OF MADISON
 SECTIONS 26 & 35, T-8-N, R-1-E
 MADISON COUNTY, MISSISSIPPI

LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE OR UTILITY EASEMENT
- GLO LINES
- BUILDING SETBACKS
- CONCRETE CURB & OUTER
- FLOODPLAIN BOUNDARY
- SEAWALL
- IRON PIN FOUND (1/2" REBAR)
- IRON PIN SET (1 1/2" x 18" REBAR WITH PLASTIC CAP)
- SUBDIVISION CORNER
- COTTON PICKER SPINDLE
- INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP) OR WITNESS CORNER SET AT TOP BANK ALONG LAKE, OR OFFSET CORNER PC / PT OF CURVE
- COMMON PROPERTY (REUNION PROPERTY OWNER'S ASSOCIATION, INC.) (SPECIAL DRAINAGE EASEMENT)
- SPECIAL UTILITY EASEMENT (SANITARY SEWER ANCHOR DRAINAGE)

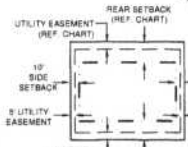
NOTE
 LOTS W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-9, W-10, W-11, W-12, W-13, W-14, W-15, W-16, W-17, W-18, W-19, W-20, W-21, W-22, W-23, W-24, W-25, W-26, W-27, W-28, W-29, W-30, W-31, W-32, W-33, W-34, W-35, W-36, W-37, W-38, AND W-39 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 351.0 FEET (NAVD 88).

P.O.C.
 COTTON PICKER SPINDLE FOUND AT THE
 SOUTHEAST CORNER OF SECTION 26, T-8-N, R-1-E,
 MADISON COUNTY, MS

NORTH
 346.11'



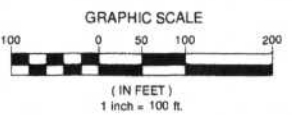
LOT NUMBERS	REAR UTILITY EASEMENT	REAR SETBACK
W-29, W-28, W-27, W-28, W-29	10'	25'
W-30, W-31, W-32, W-33, W-34		
W-35, W-36, W-37, W-38, W-39		
W-40, W-41		
W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-9, W-10, W-11, W-12, W-13, W-14, W-15, W-16, W-17, W-18, W-19, W-20, W-21, W-22, W-23, W-24	40'	55'
W-12, W-13, W-14	10'	20'



SPECIAL UTILITY EASEMENTS
 LOTS W-4, W-9, W-15, W-18, W-19,
 W-20, W-32, W-33, W-34, W-35,
 W-36, W-37, AND W-38 HAVE
 SPECIAL WIDTH EASEMENTS.

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 IMPROVEMENTS DISTRICT, AND THE CITY OF MADISON, MISSISSIPPI, DATED THE 18th DAY OF NOVEMBER, 2008 (THE AGREEMENT).



09303 WOODVALE - BLOCK "W" @ REUNION F-72 B

PLAT OF:
AN ADDITION TO THE CITY OF MADISON
SECTIONS 26 & 35, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI

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: 27.73

8. PROPOSED DENSITY: 1.48 LOTS PER ACRE

9. LOTS W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-9, W-10, W-11, W-16, W-17, W-18, W-19, W-20, W-21, W-22, W-23, W-24, W-25, W-26, W-29, W-30, W-36, W-37, W-38, AND W-39 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 331.0 FEET (NAVD 88).

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 MDOC ISSUED UNDER PERMIT No. MSR101963.

12. ALL COMMON PROPERTY MAINTAINED BY REUNION PROPERTY OWNER'S ASSOCIATION, INC.

13. ALL LOTS THAT ABUT PONDS, LAKES, AND/OR 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.

14. ALL LOTS THAT ABUT COMMON PROPERTY, PONDS, AND/OR LAKES SHALL INSTALL IRON FENCING ON THE LOT LINE THAT ABUTS COMMON PROPERTY, PONDS, AND/OR LAKES PER COVENANTS, CONDITIONS, AND RESTRICTIONS.

15. SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).

16. SIDEWALKS ALONG REUNION DRIVE SHALL BE 6 FEET WIDE. SIDEWALKS ALONG WOODVALE POINTE AND WOODVALE COVE SHALL BE 4 FEET WIDE.

17. ALL RESIDENCES MUST CONTAIN A MINIMUM SQUARE FOOTAGE AS INDICATED IN THE TABLE BELOW.

LOT NUMBERS	MINIMUM SQUARE FEET (HEATED & COOLED - FINISHED OUT)
W-25, W-26, W-27, W-28, W-29, W-30, W-31, W-32, W-33, W-34, W-35, W-36, W-37, W-38, W-39, W-40, W-41	2700
W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-12, W-13, W-14, W-18, W-19, W-20, W-21, W-22, W-23, W-24	3000
W-9, W-10, W-11, W-15, W-16, W-17	3500

DATE OF FIELD SURVEY:
12/02/2016

REFERENCE MATERIAL:
RECORD GLO FIELD NOTES
DEED BOOK 3303, PAGE 810

SURVEY PLAT OF REUNION LAKE No. 2 BY DUNGAN ENGINEERING DATED APRIL 2006 - (REVISED 06/15/07).

DEED BOOK 533, PAGE 120
DEED BOOK 268, PAGE 177

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	748.79'	829.00'	51°49'08"	402.70'	N27°44'33"E	724.45'
C2	1363.21'	769.00'	103°03'31"	987.78'	N17°08'14"E	1204.14'
C3	28.50'	20.00'	81°37'56"	17.27'	S43°38'59"W	26.10'
C4	14.14'	20.00'	40°31'18"	7.38'	N78°18'24"W	13.89'
C5	243.31'	90.00'	278°46'56"	42.84'	N15°28'14"W	85.07'
C6	20.30'	20.00'	98°17'41"	11.15'	N64°19'07"E	19.48'
C7	32.21'	20.00'	92°18'52"	20.81'	S60°34'09"E	28.84'
C8	219.71'	829.00'	15°11'08"	110.50'	N11°51'43"W	219.07'
C9	30.78'	20.00'	88°08'04"	19.39'	S24°39'49"W	27.82'
C10	12.90'	20.00'	39°57'08"	6.66'	S87°06'21"W	12.88'
C11	242.48'	90.00'	277°30'10"	43.89'	N33°17'11"W	86.71'
C12	21.28'	20.00'	60°53'04"	11.79'	N38°14'18"E	30.27'
C13	29.90'	20.00'	80°47'15"	18.58'	S68°29'34"E	27.23'
C14	126.67'	829.00'	8°53'35"	84.47'	N29°58'44"W	126.54'
C15	167.30'	1220.00'	8°47'47"	83.84'	S30°01'38"E	167.12'
C16	191.64'	1280.00'	7°14'07"	80.93'	S30°48'28"E	191.53'
C17	147.64'	877.19'	12°28'29"	74.11'	N78°44'28"E	147.34'

CITY APPROVAL AND ACCEPTANCE

STATE OF MISSISSIPPI
CITY OF MADISON

This subdivision is hereby approved and accepted and all improvements contained herein to be dedicated to the City of Madison on this the 14th day of February, 2017.

Mayor
City Engineer

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
CITY OF MADISON

I have examined this plat and find it to conform to all conditions set forth on the preliminary plat as approved by the Board of Aldermen and thus recommend final approval.

City Engineer

FILED CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, Chancery Clerk, certify that this instrument was filed for record in my office on the 21 day of Feb, 2017, in plat book 212 A-83.



Chancery Clerk

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
CITY 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 Woodvale - Block "W" @ 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 21 day of February, 2017.

Chancery Clerk



Registered Land Surveyor

PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Woodvale - Block "W" @ 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 Zones "X" and "AE" according to Madison County Flood Insurance Rate Map (FIRM) Numbers 2809C0205F & 2809C0205F, dated March 17, 2010.

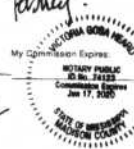
Zone "X" are areas determined to be outside the 0.2% annual chance floodplain.

STATE AND SURVEYOR'S ACKNOWLEDGMENT

STATE OF MISSISSIPPI
CITY 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 hereon 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 3 day of February, 2017.



Notary Public

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 Woodvale - Block "W" @ Reunion. We hereby adopt this plat of subdivision as its true act and deed and dedicate all streets, utilities, utility easements and rights-of-way to the City of Madison for public use hereon.

WITNESS MY SIGNATURE, this the 3 day of February, 2017.
Reunion, Inc.
By: *Keith O. Kerr*, 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 Kerr, 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 County of Madison, Mississippi, to be on the day and year herein mentioned.

Given UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of February, 2017.



REGISTERED LAND SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF MADISON

I, James Lee Mock, Registered Land Surveyor, do hereby certify that as the request of Reunion, Inc., the Owner, I have subdivided and platted the following described land being located in the SE 1/4 of the SW 1/4 of Section 26, and the E 1/2 of NW 1/4 and the NW 1/4 of the NE 1/4 of Section 35, T-8-N, R-1-E, Madison County, Mississippi, and being more particularly described as follows:

Commence at Cotton Picker Spindle found at the Southeast corner of Section 26, T-8-N, R-1-E, Madison County, Mississippi and run North a distance of 345.11 feet; thence run West a distance of 3538.52 feet to the Point of Beginning. From said Point of Beginning run along a non-tangent curve having a radius of 1,280.00 feet, an arc length of 34.87 feet, a delta of 01°33'40"; a tangent of 17.44 feet, a chord bearing of N29°53'30"W, and a chord distance of 34.87 feet; thence run N25°37'45"W a distance of 47.22 feet; thence run N64°22'15"E a distance of 50.00 feet; thence run S84°37'28"E a distance of 40.10 feet; thence run N64°22'15"E a distance of 160.84 feet to the west boundary of Reunion Lake No. 2; thence run along said west boundary of Reunion Lake No. 2 the following calls: run S18°54'33"E a distance of 100.20 feet; thence run S29°53'05"E a distance of 54.86 feet; thence run S54°11'41"E a distance of 58.43 feet; thence run S29°25'04"E a distance of 140.33 feet; thence run S49°09'27"E a distance of 210.27 feet; thence run S21°00'18"E a distance of 89.95 feet; thence run S59°47'53"E a distance of 72.62 feet; thence run S81°40'14"E a distance of 75.10 feet; thence run S78°07'59"E a distance of 66.47 feet; thence run S67°59'45"E a distance of 96.17 feet; thence run S28°13'47"E a distance of 146.74 feet; thence run S38°38'40"E a distance of 55.82 feet; thence run S51°22'05"E a distance of 135.21 feet; thence run S31°46'45"E a distance of 72.70 feet; thence run S10°25'07"W a distance of 95.26 feet; thence run S18°37'07"W a distance of 189.38 feet; thence run S57°57'02"W a distance of 100.90 feet; thence run S82°52'27"W a distance of 189.79 feet; thence run S44°44'23"W a distance of 88.85 feet; thence run S16°48'07"W a distance of 50.02 feet; thence run S04°53'31"E a distance of 78.84 feet; thence run S14°42'56"W a distance of 61.86 feet; thence run S29°01'25"W a distance of 60.68 feet; thence run S49°07'32"W a distance of 150.46 feet; thence run S39°37'07"W a distance of 100.39 feet; thence run S29°21'16"W a distance of 217.97 feet; thence leave said lake boundary and run N48°00'00"W a distance of 248.74 feet; thence run along a non-tangent curve having a radius of 825.00 feet, an arc length of 217.03 feet, a delta of 14°59'38", a tangent of 109.14 feet, a chord bearing of S81°00'06"W, and a chord distance of 214.41 feet; thence run S68°09'09"W a bearing of 581°00'06"W, and a chord distance of 142.84 feet to the boundary of Reunion Golf & Country Club; thence run along said boundary of Reunion Golf & Country Club the following calls: run N71°59'55"E a distance of 52.40 feet; thence run N36°10'20"E a distance of 107.42 feet; thence run N68°09'07"E a distance of 57.43 feet; thence run N15°22'31"E a distance of 52.03 feet; thence run N10°58'08"W a distance of 289.89 feet; thence run N23°11'59"W a distance of 100.39 feet; thence run N29°13'36"W a distance of 181.48 feet; thence run N41°58'09"W a distance of 117.17 feet; thence run N31°40'44"W a distance of 374.57 feet; thence run N28°37'22"W a distance of 119.50 feet; thence leave said boundary of Reunion Golf & Country Club and run N58°47'42"E a distance of 135.27 feet back to the Point of Beginning. Said parcel contains 27.73 acres, more or less.



Registered Land Surveyor

