1688 E-182B

PLAT OF:

COVINGTON - BLOCK "C" - PHASE III @ REUNION

AN ADDITION TO THE CITY OF MADISON
SECTION 22, T-8-N, R-1-E
MADISON COUNTY, MISSISSIPPI
INDEX SHEET

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. ALL LOTS THAT ABUT COMMON PROPERTY, AND/OR, PONDS OR LAKES, MUST INSTALL IRON FENCING ALONG REAR OF LOT PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
7. CLASS "B" SURVEY.
8. TOTAL ACREAGE OF TRACT TO BE SUBDIVIDED: 19.30
9. ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,200 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
10. LOTS C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, AND C-28 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 332.0 MSL.
11. LOTS C-42, C-43, C-44, C-45, C-46, C-47, AND C-48 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 334.0 MSL.
12. DECLARATION OF COVENANTS AND RESTRICTIONS REFERENCED AT BOOK 1748, PAGE 01, AS FILED IN THE MADISON COUNTY CHANCERY CLERK'S OFFICE.
13. CONSTRUCTION WILL ADHERE TO SWPPP ON FILE WITH MDEQ ISSUED UNDER PERMIT No. MSR101963.
14. ALL COMMON PROPERTY MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

FLOOD NOTE:
THIS PARCEL IS SITUATED IN FLOOD ZONE "X". REFERENCE WAS MADE TO HUD FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NO. 28089C0395F, DATED MARCH 17, 2010.

DATE OF FIELD SURVEY:
05/08/2012

REFERENCE MATERIAL:
RECORD GLO FIELD NOTES

PLAT OF COVINGTON - BLOCK "C" - PHASE II @ REUNION
PLAT CABINET E - SLIDE 87A

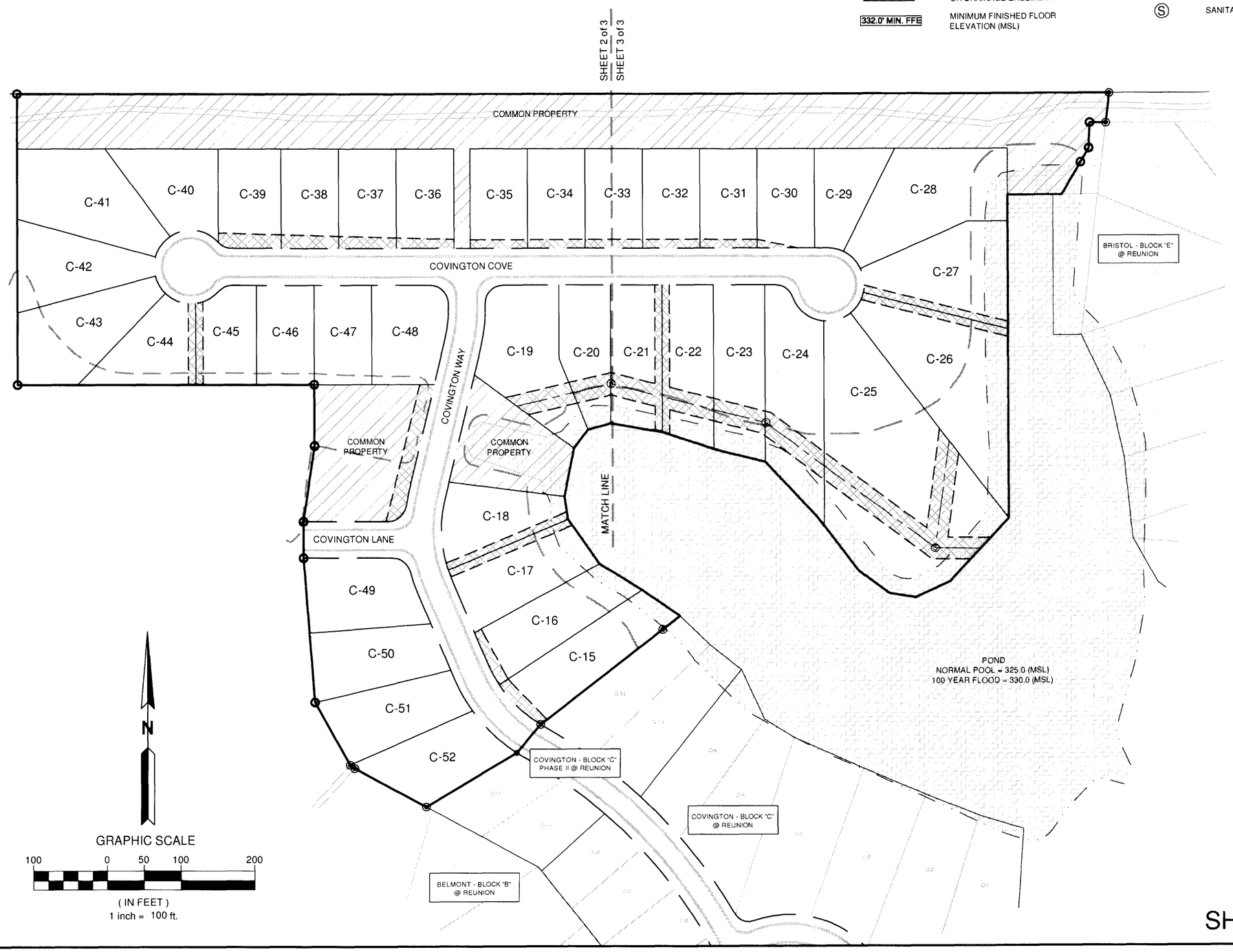
PLAT OF BRISTOL - BLOCK "E" @ REUNION
PLAT CABINET E - SLIDE 60B

PLAT OF BELMONT - BLOCK "B" @ REUNION
PLAT CABINET D - SLIDE 120-122

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY

LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE OR UTILITY EASEMENT
- BUILDING SETBACKS
- CONCRETE CURB & GUTTER
- EDGE OF WATER
- 100 YEAR FLOOD ELEV. (CALCULATED)
- SPECIAL SANITARY SEWER OR DRAINAGE EASEMENT
- 332.0' MIN. FFE — MINIMUM FINISHED FLOOR ELEVATION (MSL)
- COMMON PROPERTY
- POND
- IRON PIN FOUND
- IRON PIN SET (1/2" x 18" REBAR) SET SUBDIVISION CORNER
- INTERIOR LOT CORNER (1/2" x 18" REBAR) SET
- PC / PT OF CURVE
- SANITARY SEWER MANHOLE



N

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

DUNGAN Engineering, PA
Consulting Engineers

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