

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACKS
- CURB & GUTTER
- IRON PIN FOUND
- IRON PIN SET (1/2" x 18" REBAR) SET SUBDIVISION CORNER
- INTERIOR LOT CORNER
- PC / PT OF CURVE
- COMMON PROPERTY (REUNION PROPERTY OWNERS, INC.)
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)

- NOTES:**
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
  - 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: 6.09
  - PROPOSED DENSITY: 2.0 LOTS PER ACRE.
  - ALL RESIDENCES 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.
  - ALL LOTS THAT ABUT COMMON PROPERTY, AND/OR, PONDS OR LAKES, MUST INSTALL IRON FENCING ALONG REAR AND SIDE OF LOT PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
  - SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).
  - SIDEWALKS ALONG WEST SIDE OF HONOURS DRIVE SHALL BE 6' WIDE.

DATE OF FIELD SURVEY: 07/26/2013

REFERENCE MATERIAL: RECORD GLO FIELD NOTES

RECORD PLAT OF CARLYLE - BLOCK "L" @ REUNION PLAT CABINET E, SLIDE 50A

RECORD PLAT OF WAVERLY - BLOCK "J" PHASE II @ REUNION PLAT CABINET F, SLIDE 1A

SURVEY PLAT OF REUNION GOLF AND COUNTRY CLUB, LLC PARCEL No. 2C BY DUNGAN ENGINEERING DATED 08/05/10.

**ZONING:** CITY OF MADISON RE-B WITH PUD OVERLAY

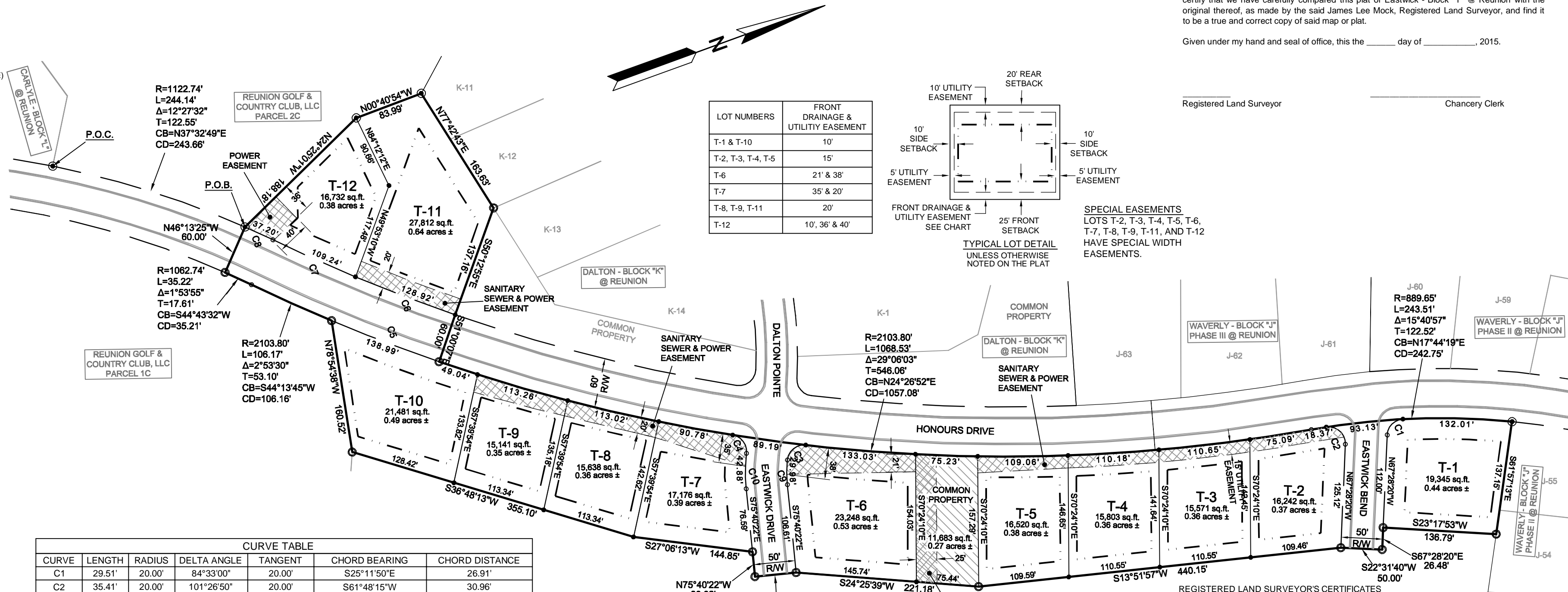
**FLOOD NOTE:** THIS PARCEL IS SITUATED IN FLOOD ZONE "X". REFERENCE WAS MADE TO HUD FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NO. 28089C0395F, DATED MARCH 17, 2010.

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")

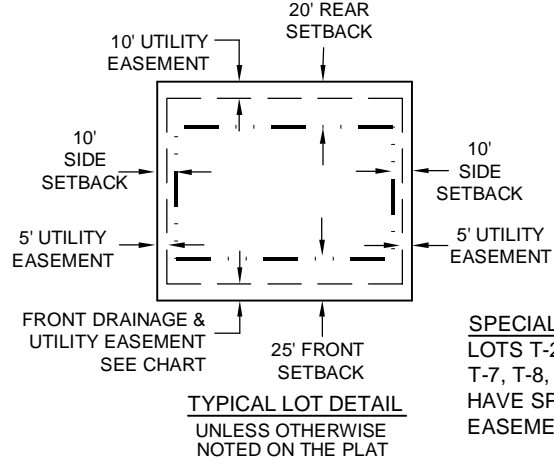
**OWNER/DEVELOPER:**  
REUNION, INC.  
105 REUNION BOULEVARD  
MADISON, MS 39110

# PLAT OF: EASTWICK - BLOCK "T" @ REUNION

## AN ADDITION TO THE CITY OF MADISON SECTION 27, T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI



LOT NUMBERS	FRONT DRAINAGE & UTILITY EASEMENT
T-1 & T-10	10'
T-2, T-3, T-4, T-5	15'
T-6	21' & 38'
T-7	35' & 20'
T-8, T-9, T-11	20'
T-12	10', 36' & 40'



**SPECIAL EASEMENTS**  
LOTS T-2, T-3, T-4, T-5, T-6, T-7, T-8, T-9, T-11, AND T-12 HAVE SPECIAL WIDTH EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	29.51'	20.00'	84°33'00"	20.00'	S25°11'50"E	26.91'
C2	35.41'	20.00'	101°26'50"	20.00'	S61°48'15"W	30.96'
C3	31.70'	20.00'	90°49'10"	20.00'	S18°48'41"E	28.49'
C4	30.57'	20.00'	87°35'02"	20.00'	S72°49'10"W	27.68'
C5	138.99'	2103.80'	3°47'07"	2103.80'	N40°53'27"E	138.96'
C6	128.92'	2043.80'	3°36'51"	2043.80'	N40°48'19"E	128.90'
C7	109.24'	2043.80'	3°03'45"	2043.80'	N44°08'37"E	109.23'
C8	37.20'	1122.74'	1°53'55"	1122.74'	S44°43'32"W	37.20'
C9	29.98'	150.00'	11°27'07"	150.00'	S69°56'49"E	29.93'
C10	42.88'	200.00'	12°17'03"	200.00'	S69°31'51"E	42.80'

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor City Clerk

**CITY ENGINEER'S APPROVAL**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

I have examined this 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.

\_\_\_\_\_  
City Engineer

**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 Eastwick - Block "T" @ Reunion, that we hereby adopt this 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**PROFESSIONAL ENGINEER'S CERTIFICATE**

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Eastwick - Block "T" @ 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 Zone "X" according to FEMA-FIRM Flood Insurance Rate Map Number 28089C0395F, effective date March 17, 2010.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**FILING CERTIFICATION BY CHANCERY CLERK**

I, Ronny Lott, certify that this instrument was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, in plat book \_\_\_\_\_, slide \_\_\_\_\_.

Signed: \_\_\_\_\_  
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 plat of Eastwick - Block "T" @ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Registered Land Surveyor

\_\_\_\_\_  
Chancery Clerk

**REGISTERED LAND SURVEYOR'S CERTIFICATES**

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 NE 1/4, and the NE 1/4 of the SE 1/4, Section 27, T-8-N, R-1-E, Madison County, Mississippi, as follows, to-wit:

Commence at an iron pin found at the northeast corner of Carlyle - Block "L" @ Reunion as shown on record plat filed in the Chancery Clerk's office of Madison County, Mississippi, said point being on the west Right-of-Way line of Honours Drive and the boundary line of Reunion Golf and Country Club, LLC Parcel No. 2C, thence run along said Right-of-Way line and parcel 2C boundary line along a curve to the left having a radius of 1,122.74 feet, an arc length of 244.14 feet, a Delta of 12°27'32", a Tangent of 122.55 feet, a chord bearing of N37°32'49"E, a chord distance of 243.66 feet to the Point of Beginning. From said Point of Beginning leave said Right-of-Way line of Honours Drive and run N24°25'01"W along said boundary of Reunion Golf & Country Club, LLC boundary a distance of 188.18 feet; thence run N00°40'54"W a distance of 83.99 feet; thence run N77°42'43"E a distance of 163.63 feet; thence run S50°12'55"E a distance of 137.16 feet to the west Right-of-Way line of Honours Drive; thence run S51°00'07"E a distance of 60.00 feet to the east Right-of-Way line of Honours Drive and a non tangent curve to the left having a radius of 2,103.80 feet, an arc length of 1068.53 feet, a Delta of 29°06'03", a Tangent of 546.06 feet, a chord bearing of N24°25'52"E, a chord distance of 1057.08 feet; thence continue along said Right-of-Way line along a reverse curve to the right having a radius of 889.65 feet, an arc length of 243.51 feet, a Delta of 15°40'57", a Tangent of 122.52 feet, a chord bearing of N17°44'19"E, a chord distance of 242.75 feet; thence run S61°57'13"E a distance of 137.15 feet; thence run S23°17'53"W a distance of 136.79 feet; thence run S67°28'20"E a distance of 26.48 feet; thence run S22°31'40"W a distance of 50.00 feet; thence run S13°51'57"W a distance of 440.15 feet; thence run S24°25'39"W a distance of 221.18 feet; thence run S14°19'38"W a distance of 50.00 feet; thence run N75°40'22"W a distance of 30.02 feet; thence run S27°06'13"W a distance of 144.85 feet; thence run S36°48'13"W a distance of 355.10 feet; thence run N78°54'38"W a distance of 160.52 feet to the east Right-of-Way line of Honours Drive and a non tangent curve to the right having a radius of 2,103.80 feet, an arc length of 106.17 feet, a Delta of 02°53'30", a Tangent of 53.10 feet, a chord bearing of S44°13'45"W, a chord distance of 106.16 feet; thence continue along said Right-of-Way line along a reverse curve to the left having a radius of 1,062.74 feet, an arc length of 35.22 feet, a Delta of 01°53'55", a Tangent of 17.61 feet, a chord bearing of S44°43'32"W, a chord distance of 35.21 feet; thence run N46°13'25"W a distance of 60.00 feet back to the Point of Beginning.

The above described parcel of property is located in the SE 1/4 of the NE 1/4, and the NE 1/4 of the SE 1/4, Section 27, T-8-N, R-1-E, Madison County, Mississippi, and contains 6.09 acres, more or less.

