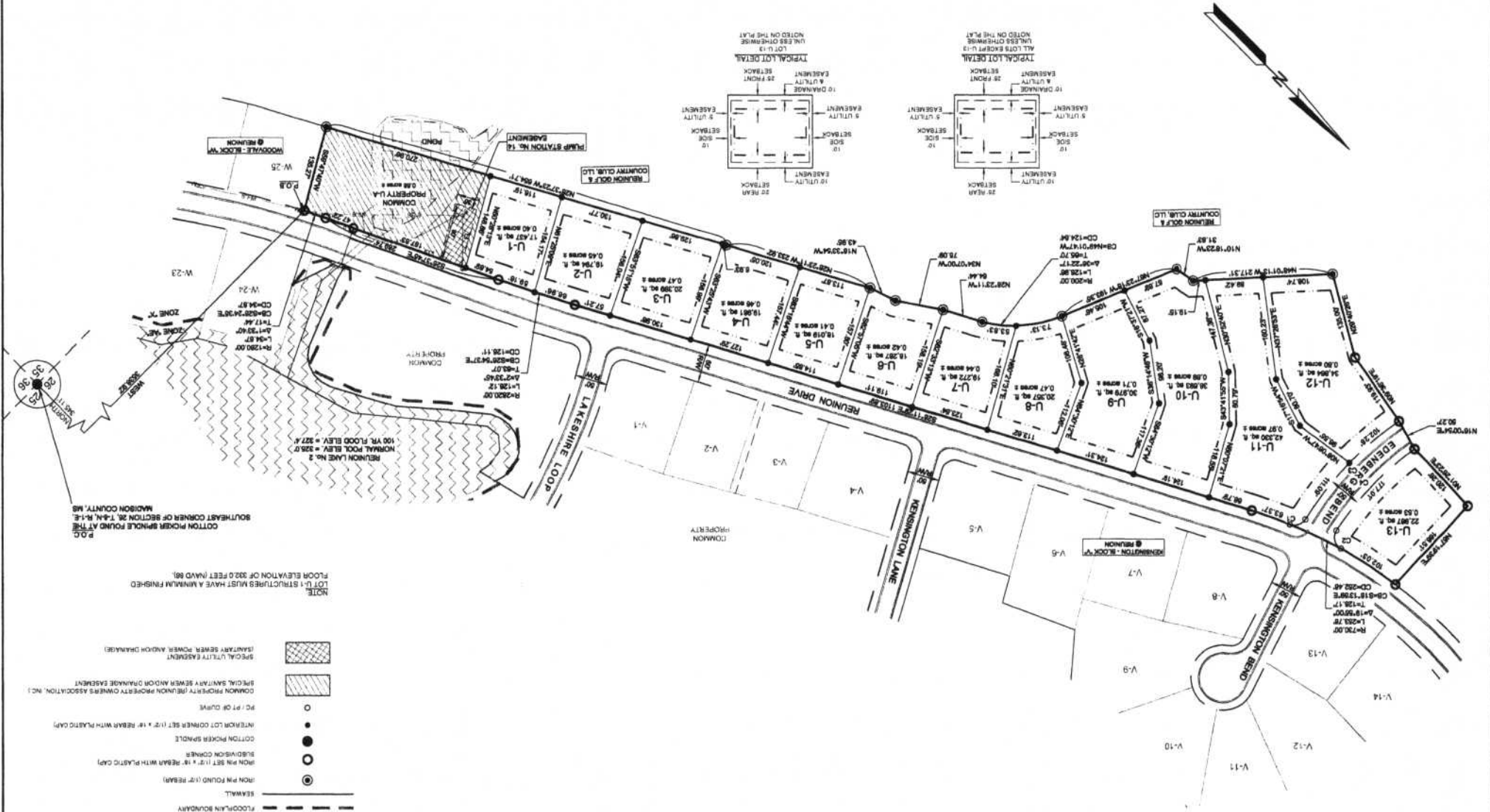




OWNER/DEVELOPER:
REUNION, INC.
105 REUNION BOULEVARD
MADISON, MS 39110

THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS
OF THAT CERTAIN RESTRUCTURING 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).



PLAT OF:
EDENBERG - BLOCK "U" @ REUNION F-704
AN ADDITION TO THE CITY OF MADISON
SECTION 26, 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
 - OLD LINES
 - BUILDING SETBACKS
 - CONCRETE CURB & GUTTER
 - FLOORPLAIN BOUNDARY
 - SEAWALL
 - IRON PIN FOUND (1" OR REBAR)
 - IRON PIN SET (1/2" OR REBAR WITH PLASTIC CAP)
 - REBAR DIVISION CORNER
 - COTTON PICKER SPINDLE
 - INTERIOR LOT CORNER SET (1/2" OR REBAR WITH PLASTIC CAP)
 - PC 1/2" OR CURB
 - COMMON PROPERTY (REUNION PROPERTY OWNERS ASSOCIATION, INC.)
 - ELECT. SANITARY SEWER AND/OR DRAINAGE EASEMENT
 - SPECIAL UTILITY EASEMENT
- NOTE:
LOT 1-1 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 302.0 FEET (NAVD 80).
- P.O.C. COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF SECTION 26, T-8-N, R-1-E, MADISON COUNTY, MS
- REUNION LAKE NO. 2
NORMAL POOL ELEV. = 326.0'
100 YR. FLOOD ELEV. = 327.4'

PLAT OF:
01924 EDENBERG - BLOCK "U" @ REUNION F-708
 AN ADDITION TO THE CITY OF MADISON
 SECTION 26, 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: 8.50
8. PROPOSED DENSITY: 1.52 LOTS PER ACRE.
9. LOT U-1 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION (FFE) OF 332.0 (NAVD 88).
10. ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,700 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
11. DECLARATION OF COVENANTS AND RESTRICTIONS REFERENCED AT BOOK 1748, PAGE D1, AS AMENDED FROM TIME TO TIME IN THE MADISON COUNTY CHANCERY CLERK'S OFFICE.
12. CONSTRUCTION WILL ADHERE TO SWPPP ON FILE WITH MDEQ ISSUED UNDER PERMIT No. MSR101963.
13. ALL COMMON PROPERTY MAINTAINED BY REUNION PROPERTY OWNER'S ASSOCIATION, INC.
14. 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.
15. ALL LOTS THAT ABUT COMMON PROPERTY SHALL INSTALL IRON FENCING ON THE LOT LINE THAT ABUTS COMMON PROPERTY, PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
16. SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AND SHALL MEET REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA).
17. SIDEWALKS ALONG REUNION DRIVE SHALL BE 6 FEET WIDE. SIDEWALKS ALONG EDENBERG BEND SHALL BE 4 FEET WIDE.

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	27.91'	20.00'	79°56'32"	16.78'	N63°11'20"W	25.70'
C2	32.97'	20.00'	84°26'59"	21.62'	N30°56'30"E	29.36'
C3	213.37'	519.76'	23°31'14"	106.21'	N88°36'02"E	211.87'
C4	177.01'	469.76'	21°35'24"	89.57'	N88°57'42"E	175.97'

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 7th day of February 2017.

Mary E. Burk
 Mayor



CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
 COUNTY 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 for approval.



FILING CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, certify that this instrument was filed for record in my office on this the 21 day of Feb, 2017, in plat book F 708B, slide 10.



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 plat of Edenberg - Block "U" @ 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 Feb, 2017.

[Signature]
 Registered Land Surveyor



Ronny Lott
 Chancery Clerk

PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi, do hereby certify that Edenberg - Block "U" @ Reunion meets all rules, regulations, and ordinances as required by the City of Madison except for those stated by official action of the Mayor and Board of Aldermen.



The property shown hereon is located in Zone "X" according to Madison County Flood Insurance Rate Map (FIRM) Numbers 28099C00295F & 28099C00595F, 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 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 3 day of February, 2017.

[Signature]
 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 Edenberg - Block "U" @ Reunion, that 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 forever.

WITNESS MY SIGNATURE, this the 3 day of February, 2017.

[Signature]
 Reunion, Inc.
 By: *[Signature]*
 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 the 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 3 day of February, 2017.



[Signature]
 Notary Public

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 W 1/2 of the SW 1/4, and the SE 1/4 of the SW 1/4, of Section 26, 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 3538.92 feet to the west right-of-way line of Reunion Drive for the Point of Beginning. From said Point of Beginning run S59°47'40"W a distance of 135.27 feet to the east boundary of Reunion Golf & Country Club; thence run along the east boundary of Reunion Golf & Country Club the following calls: run N28°07'23"W a distance of 654.71 feet; thence run N28°23'11"W a distance of 233.92 feet; thence run N18°33'54"W a distance of 43.95 feet; thence run N34°07'00"W a distance of 75.09 feet; thence run N28°23'11"W a distance of 84.44 feet; thence run along a non-tangent curve having a radius of 200.00 feet, an arc length of 126.96 feet, a delta of 38°22'17", a tangent of 65.70 feet, a chord bearing of N48°01'47"W, and a chord distance of 124.84 feet; thence run N67°23'18"W a distance of 193.35 feet; thence run N10°18'23"W a distance of 31.83 feet; thence run N48°01'13"W a distance of 217.31 feet; thence leave said Reunion Golf & Country Club boundary and run N28°40'26"E a distance of 135.00 feet; thence run N09°56'19"E a distance of 119.63 feet; thence run N18°00'34"E a distance of 50.27 feet; thence run N01°26'23"E a distance of 120.26 feet; thence run N67°19'28"E a distance of 166.51 feet to the west right-of-way line of Reunion Drive; thence run along the west right-of-way line of Reunion Drive the remaining calls: run along a non-tangent curve having a radius of 730.00 feet, an arc length of 253.76 feet, a delta of 18°55'00", a tangent of 126.17 feet, a chord bearing of S18°13'59"E, and a chord distance of 252.48 feet; thence run S28°11'29"E a distance of 1103.89 feet; thence run along a curve to the right having a radius of 1,260.00 feet, an arc length of 126.12 feet, a delta of 02°33'45", a tangent of 63.07 feet, a chord bearing of S26°43'37"E, and a chord distance of 126.11 feet; thence run S25°07'45"E a distance of 289.74 feet; thence run along a curve to the left having a radius of 1,260.00 feet, an arc length of 34.67 feet, a delta of 01°33'40", a tangent of 17.44 feet, a chord bearing of S26°04'35"E, and a chord distance of 34.67 feet back to the Point of Beginning. Said parcel contains 8.55 acres, more or less.

