

# PLAT OF: EDGEWOOD - BLOCK "G" @ REUNION

AN ADDITION TO THE CITY OF MADISON  
SECTION 23, 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 AND ON REAR LOT LINE UNLESS OTHERWISE NOTED.
  4. TYPICAL 10' NON-EXCLUSIVE INTERIOR LOT LINE DRAINAGE AND UTILITY EASEMENT (5' EITHER SIDE OF LOT LINE) UNLESS OTHERWISE NOTED.
  5. NO FENCE SHALL BE PLACED / BUILT ON GAS EASEMENT.
  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: 16.0.
  9. ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,700 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
  10. DECLARATION OF COVENANTS AND RESTRICTIONS REFERENCED AT BOOK 1748, PAGE 01, AS FILED IN THE MADISON COUNTY CHANCERY CLERK'S OFFICE.
  11. ALL COMMON PROPERTY MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

*ADOPTION AND RATIFICATION OF PLAT  
SEE BOOK 2815 PAGE 124  
THIS 23RD DAY OF JULY 2012  
Arthur Johnston, c.c.  
by [Signature], D.C.*

### LEGEND

- SUBDIVISION BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- NON-EXCLUSIVE DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACKS
- GAS MAIN
- CURB
- 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
- COMMON PROPERTY
- SPECIAL SANITARY SEWER OR DRAINAGE EASEMENT

**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 VININGS - BLOCK "D" @ REUNION  
PLAT CABINET D - SLIDE 140

PLAT OF NORTHLAKE - BLOCK "F", PHASE II @ REUNION  
PLAT CABINET E - SLIDE 87B

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

SURVEY PLAT OF GLUCKSTADT ROAD RIGHT-OF-WAY  
ADDITION BY DUNGAN ENGINEERING, PA, DATED JUNE 2002

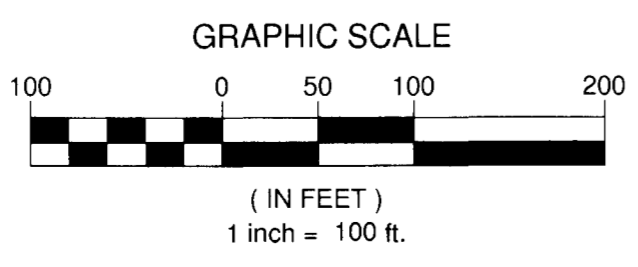
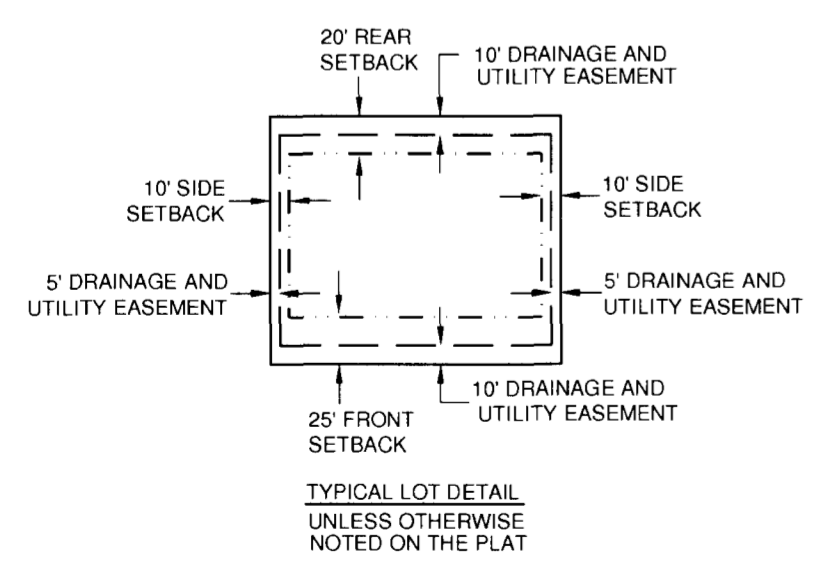
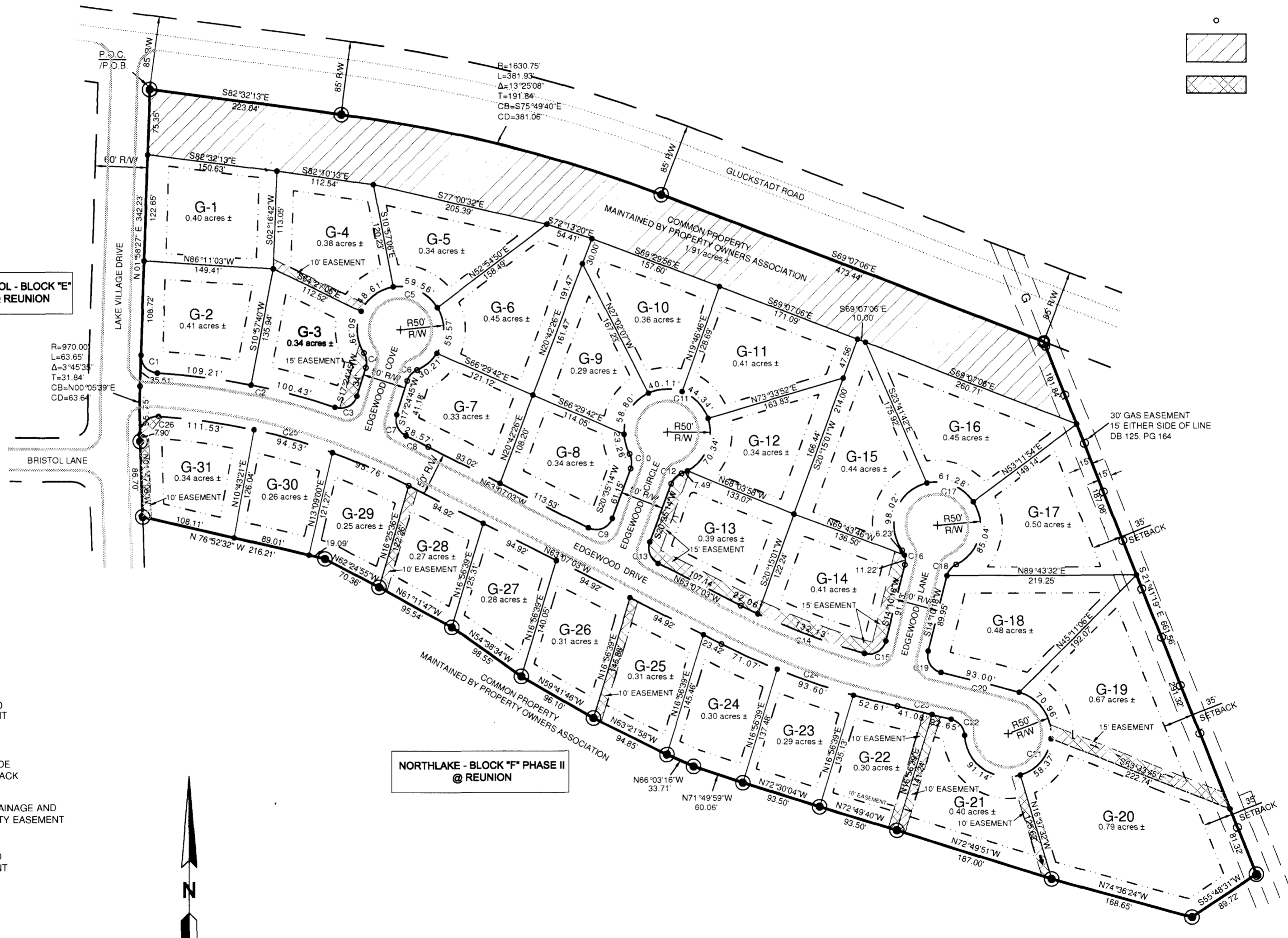
GAS EASEMENT AS RECORDED IN MADISON COUNTY  
CHANCERY CLERK'S OFFICE. DB 125, PG 164.

ENTERGY POWER EASEMENT

ZONING: COUNTY PUD

BRISTOL - BLOCK "E"  
@ REUNION

NORTHLAKE - BLOCK "F" PHASE II  
@ REUNION



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")

**SPECIAL EASEMENTS:**  
LOTS G-3, G-4, G-13, G-14, G-19, G-21, G-22, G-25, G-28, AND G-31 HAVE SPECIAL WIDTH EASEMENTS.



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