

2484 F-1B

PLAT OF:

GLENWOOD - BLOCK "P" - PHASE II @ REUNION

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
 - BUILDING SETBACKS
 - CONCRETE CURB & GUTTER
 - IRON PIN FOUND (1/2" REBAR)
 - 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 WITH NON-EXCLUSIVE DRAINAGE, POWER, AND SANITARY SEWER EASEMENT
 - SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)

- NOTES:**
1. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
 2. NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
 3. TYPICAL 25' 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: 4.56
 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 AMENDED FROM TIME TO TIME IN THE MADISON COUNTY CHANCERY CLERK'S OFFICE.
 11. CONSTRUCTION WILL ADHERE TO SWPPP ON FILE WITH MDEQ ISSUED UNDER PERMIT No. MSR101963.
 12. 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:
05/21/2014

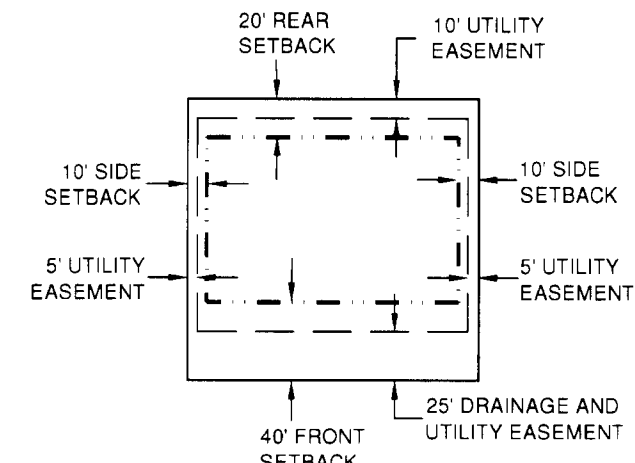
REFERENCE MATERIAL:
RECORD GLO FIELD NOTES

PLAT OF GLENWOOD - BLOCK "P" @ REUNION
PLAT CABINET D - SLIDES 174 & 175

PLAT OF WAVERLY - BLOCK "J" @ REUNION
PLAT CABINET D - SLIDES 132 A & B

ENTERGY POWER EASEMENT

ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY



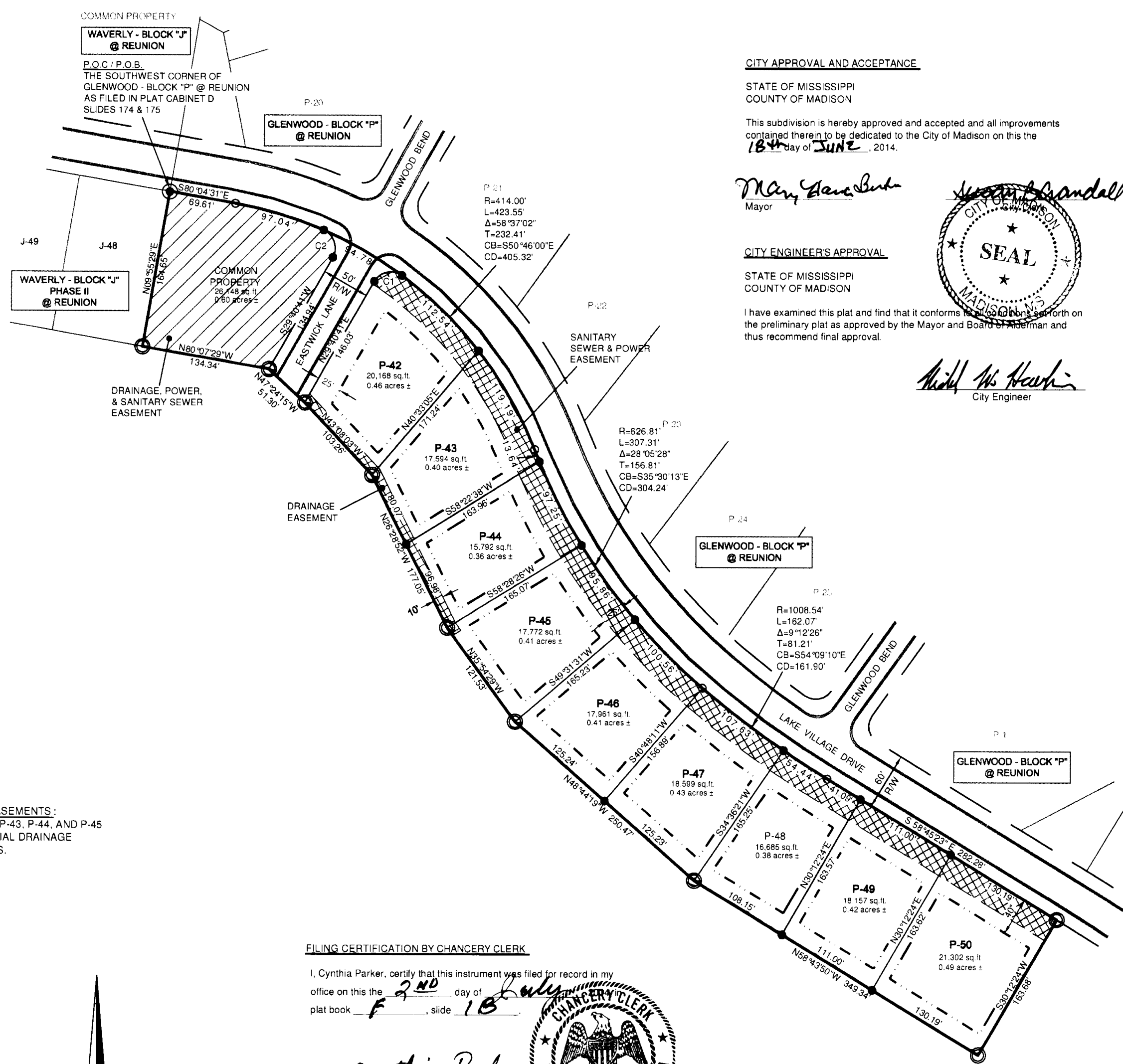
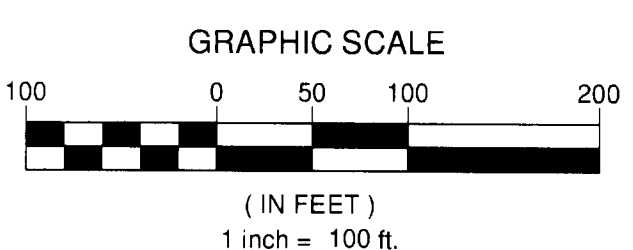
TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED ON THE PLAT

SPECIAL EASEMENTS:
LOTS P-42, P-43, P-44, AND P-45 HAVE SPECIAL DRAINAGE EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	33.79'	20.00'	96°47'36"	20.00'	S78°04'29"W	29.91'
C2	33.62'	20.00'	96°19'24"	20.00'	N18°29'00"W	29.80'

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



FILING CERTIFICATION BY CHANCERY CLERK

I, Cynthia Parker, certify that this instrument was filed for record in my office on this the 2nd day of July, 2014, at 1:15 PM.
plat book F, slide 1B

Signed: Cynthia Parker, Chancery Clerk
My Commission Expires June 15, 2015

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 12th day of June, 2014.

My Commission Expires 12/07/14
Relissa Broom
Notary Public

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 18th day of JUNE, 2014.

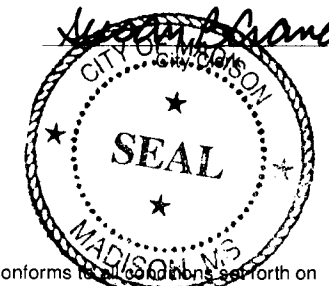
Mary Lane Burt
Mayor

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find that it conforms to the laws of the State of Mississippi and thus recommend final approval.

Willie McHarris
City Engineer



CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Cynthia Parker, Chancery Clerk, and James Lee Mock, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of Glenwood - Block "P" - Phase II @ 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 on this the 2 day of July, 2014.

J. Parker
Chancery Clerk
Cynthia Parker, c.c.
Registered Land Surveyor

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 Glenwood - Block "P" - Phase II @ 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 12 day of June, 2014.

Keith Kent
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 12 day of June, 2014.

W. J. Head
Notary Public
My Commission Expires: June 17, 2015

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 SW 1/4 of the NW 1/4 of Section 26, T-8-N, R-1-E, Madison County, Mississippi, as follows, to-wit:

Commence at an iron pin found at the southwest corner of Glenwood - Block "P" @ Reunion as shown on record plat filed in the Chancery Clerk's office of Madison County, Mississippi, said point being on the south Right-of-Way line of Lake Village Drive for the Point of Beginning. From said Point of Beginning run along said south Right-of-Way line of Lake Village Drive the following calls: S80°04'31"E a distance of 69.61 feet to a curve to the right having a radius of 414.00 feet, an arc length of 423.55 feet, a Delta of 58°37'02"; a Tangent of 232.41 feet, a chord bearing of S50°46'00"E, a chord distance of 405.32 feet to a point of reverse curve to the left having a radius of 626.81 feet, an arc length of 307.31 feet, a Delta of 28°05'28"; a Tangent of 158.81 feet, a chord bearing of S35°30'13"E, a chord distance of 304.24 feet to a point of compound curve to the left having a radius of 1,008.54 feet, an arc length of 162.07 feet, a Delta of 9°12'26", a Tangent of 81.21 feet, a chord bearing of S54°09'10"E, a chord distance of 161.90 feet; thence run S58°45'23"E a distance of 282.28 feet; thence leave said Right-of-Way line and run S30°12'24"W a distance of 163.68 feet; thence run N58°43'50"W a distance of 349.34 feet; thence run N48°44'19"W a distance of 250.47 feet; thence run N35°54'29"W a distance of 121.53 feet; thence run N26°28'52"W a distance of 177.05 feet; thence run N43°08'03"W a distance of 103.26 feet; thence run N47°24'15"W a distance of 51.30 feet; thence run N80°07'29"W a distance of 134.34 feet; thence run N09°55'29"E a distance of 164.65 feet back to the Point of Beginning.

The above described parcel of property is located in the SW 1/4 of the NW 1/4 of Section 26, T-8-N, R-1-E, Madison County, Mississippi, and contains 4.56 acres, more or less.

PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Glenwood - Block "P" - Phase II @ 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.

James Lee Mock
Registered Professional Engineer
State of Mississippi

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Registered Professional Engineer
State of Mississippi

