

PLAT OF:

WAVERLY - BLOCK "J" - PHASE II @ REUNION

AN ADDITION TO THE CITY OF MADISON SECTIONS 26 & 27, 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" x 18" 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
- MINIMUM FINISHED FLOOR ELEVATION (MSL)
- SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)

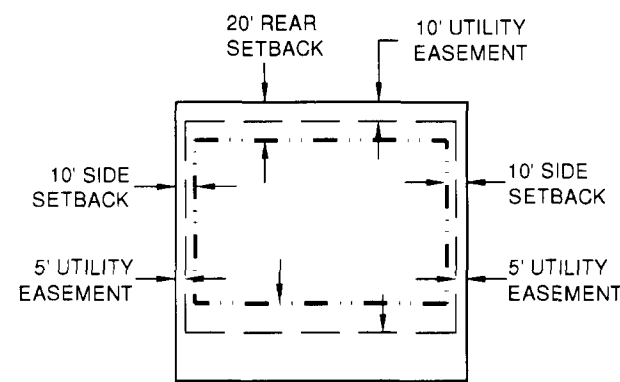
- NOTES:**
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
 - NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
 - TYPICAL 25' NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT ADJACENT ROAD RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 - TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
 - TYPICAL 10' NON-EXCLUSIVE UTILITY EASEMENT ON INTERIOR LOT LINES (5' EITHER SIDE OF LOT LINE) UNLESS OTHERWISE NOTED.
 - ALL LOTS THAT ABUT COMMON PROPERTY, AND/OR PONDS OR LAKES, MUST INSTALL IRON FENCING ALONG REAR OF LOT PER COVENANTS, CONDITIONS, AND RESTRICTIONS.
 - CLASS "B" SURVEY.
 - TOTAL ACREAGE OF TRACT TO BE SUBDIVIDED: 5.59
 - ALL RESIDENCES MUST CONTAIN A MINIMUM OF 2,700 SQUARE FEET (HEATED & COOLED-FINISHED OUT.)
 - LOTS J-57 AND J-58 STRUCTURES MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 347.0 MSL.
 - 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 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 WAVERLY - BLOCK "J" @ REUNION
PLAT CABINET D - SLIDES 132 A & B
PLAT OF GLENWOOD - BLOCK "P" @ REUNION
PLAT CABINET D - SLIDES 174 & 175

ENTREPRENEUR POWER EASEMENT
ZONING: CITY OF MADISON RE-B WITH PUD OVERLAY



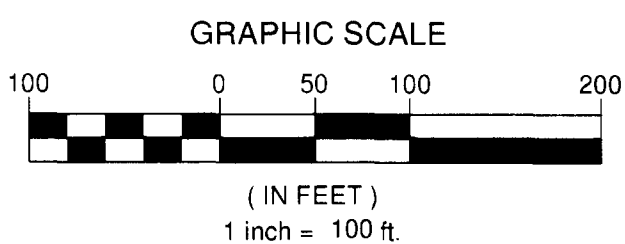
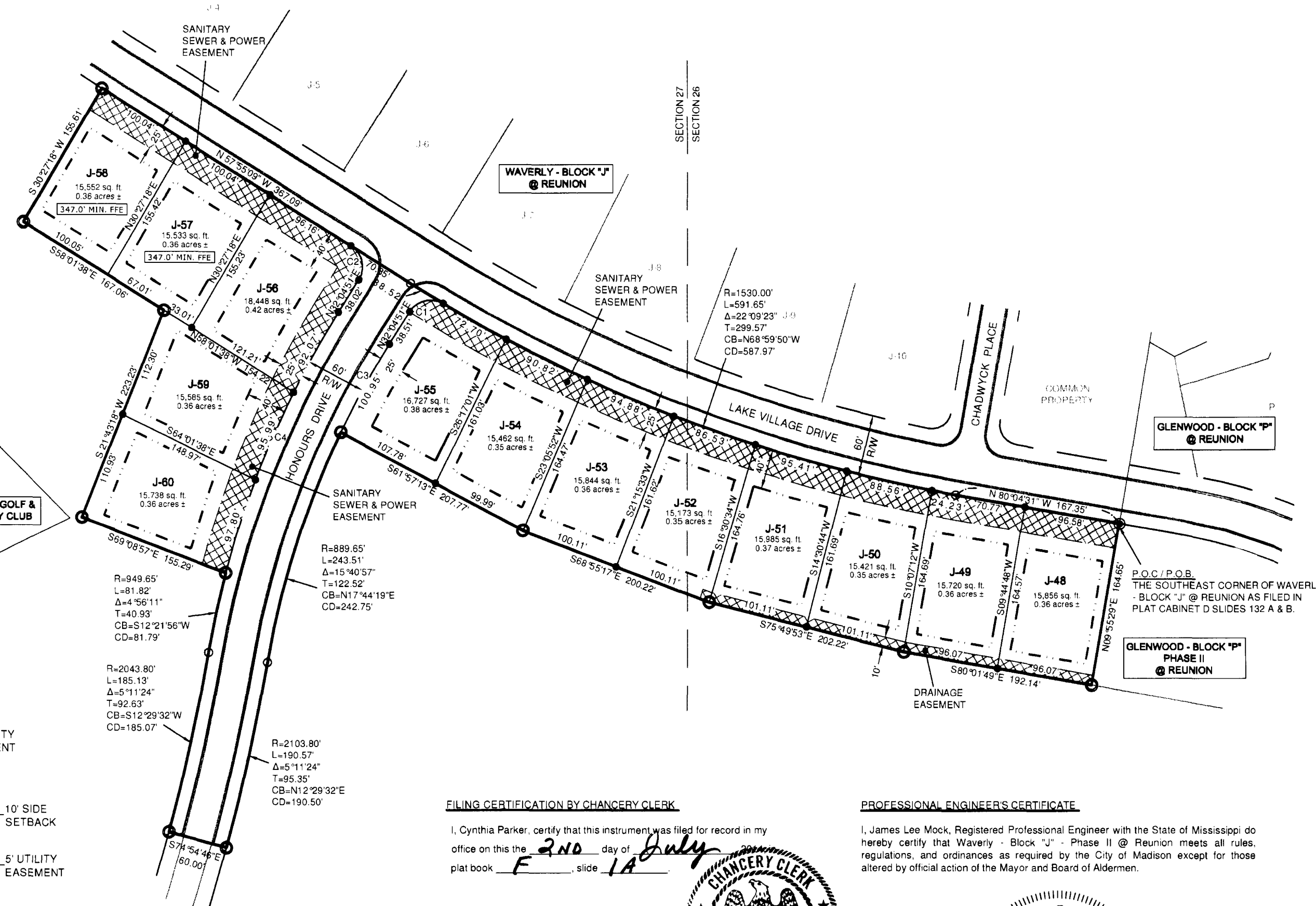
SPECIAL EASEMENTS:
LOTS J-48, J-49, J-50, J-51, AND J-52 HAVE SPECIAL DRAINAGE EASEMENTS.

TYPICAL LOT DETAIL UNLESS OTHERWISE NOTED ON THE PLAT

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-------------|---------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C1 | 38.64' | 25.00' | 88°33'26" | 25.00' | S76°21'34"W | 34.91' |
| C2 | 39.27' | 25.00' | 90°00'00" | 25.00' | N12°55'09"W | 35.36' |
| C3 | 100.95' | 889.65' | 6°30'04" | 889.65' | S28°49'49"W | 100.89' |
| C4 | 285.86' | 949.65' | 17°14'50" | 949.65' | S23°27'27"W | 284.79' |

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 11:00 o'clock A.M. of said day, in plat book F, slide 1A.

Signed: *Cynthia Parker, c.c.*
by Debraharris, D.C.
CHANCERY CLERK
MADISON COUNTY, MISSISSIPPI

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.

Mark Stausman
Susan Brandal
Mayor

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find that it conforms to all requirements set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

Michelle Hancock
City Engineer

PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Waverly - Block "J" - 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
PE-4224

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 12th day of June, 2014.

Melissa Broom
Notary Public

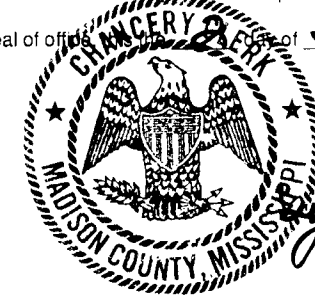
CERTIFICATE OF COMPARISON

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 Waverly - Block "J" - 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 12th day of July, 2014.

James Lee Mock
Registered Land Surveyor



Cynthia Parker, c.c.
Chancery Clerk

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 Waverly - Block "J" - 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 12th 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 12th day of June, 2014.

Victoria Gosa Heard
NOTARY PUBLIC
STATE OF MISSISSIPPI
My Commission No. 74123
Expires June 17, 2016

Victoria Gosa Heard
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 situated in the SW 1/4 of the NW 1/4 of Section 26, and the E 1/2 of the NE 1/4 of Section 27, T-8-N, R-1-E, Madison County, Mississippi, as follows, to-wit:

Commence at an iron pin found at the southeast corner of Waverly - Block "J" @ 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 N80°04'31"W along the south Right-of-Way line a distance of 167.35 feet to a curve to the right having a radius of 1,530.00 feet, an arc length of 591.65 feet, a Delta of 22°09'23", a Tangent of 299.57 feet, a chord bearing of N68°59'50"W, a chord distance of 587.97 feet; then continue along said south Right-of-Way line of Lake Village Drive N57°55'09"W a distance of 367.09 feet; then run S30°27'18"W a distance of 155.81 feet; then run S58°01'38"E a distance of 167.08 feet; then run S21°43'18"W a distance of 223.23 feet; then run S69°08'57"E a distance of 155.29 feet to a non tangent curve to the left having a radius of 949.65 feet, an arc length of 81.82 feet, a Delta of 4°56'11", a Tangent of 40.93 feet, a chord bearing of S12°21'56"W, a chord distance of 81.79 feet; to a point of reverse curve to the right having a radius of 2,043.80 feet, an arc length of 185.13 feet, a Delta of 5°11'24", a Tangent of 92.63 feet, a chord bearing of S12°29'32"W, a chord distance of 185.07 feet; then run S74°54'46"E a distance of 60.00 feet to a non tangent curve to the left having a radius of 2,103.80 feet, an arc length of 190.57 feet, a Delta of 5°11'24", a Tangent of 95.35 feet, a chord bearing of S12°29'32"W, a chord distance of 190.50 feet; to a point of 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; then run S61°57'13"E a distance of 207.77 feet; then run S68°55'17"E a distance of 200.22 feet; then run S75°49'53"E a distance of 202.22 feet; then run S80°01'49"E a distance of 192.14 feet; then 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 Section 27, T-8-N, R-1-E, Madison County, Mississippi, and contains 5.59 acres, more or less.

James Lee Mock
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF MISSISSIPPI
PE-4224

