

PLAT OF:

0173) DALTON - BLOCK "K" @ REUNION

AN ADDITION TO THE CITY OF MADISON F-66B

SECTION 27, T-8-N, R-1-E MADISON COUNTY, MISSISSIPPI

FILING CERTIFICATION BY CHANCERY CLERK

I, Ronny Lott, certify that this instrument was filed for record in my office on this the 26 day of Jan, 2016, in plat book F, slide 66B.



STATE OF MISSISSIPPI
COUNTY OF MADISON

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 Dalton - Block "K" @ 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 26 day of Jan, 2016.

[Signature]
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 Dalton - Block "K" @ 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 27 day of July, 2016.

[Signature]
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 27 day of July, 2016.

My commission expires:

June 17, 2020



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 South 1/2 of the NE 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 Southwest corner of Waverly - Block "J" Phase III @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi for the Point of Beginning. From said Point of Beginning run S73°46'42"E along the south boundary of said Waverly - Block "J" Phase III a distance of 207.66 feet to the west Right-of-Way line of Honours Drive and a non-tangent curve to the left having a radius of 2,043.80 feet, an arc length of 90.31 feet, a Delta of 02°31'54", a Tangent of 45.16 feet, a chord bearing of N16°21'12"E, a chord distance of 90.30 feet; thence run S74°54'46"E a distance of 60.00 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 877.96 feet, a Delta of 23°54'39", a Tangent of 445.47 feet, a chord bearing of S27°02'34"W, a chord distance of 871.61 feet; thence leave said east Right-of-Way line and run N51°00'07"W a distance of 60.00 feet to the west Right-of-Way line of Honours Drive; thence leave said Right-of-Way line and run N50°12'55"W a distance of 137.16 feet; thence run S77°42'43"W a distance of 163.63 feet to the boundary line of Reunion Golf & Country Club, LLC parcel; thence run along said golf parcel boundary N41°38'50"W a distance of 74.20 feet; thence continue along said golf parcel boundary N62°28'54"W a distance of 451.05 feet; thence run N06°11'40"E a distance of 250.91 feet; thence run N86°34'22"E a distance of 364.96 feet; thence run N77°57'31"E a distance of 434.20 feet; thence run N51°23'22"E a distance of 75.17 feet back to the Point of Beginning.

The above described parcel of property is located in the South 1/2 of the NE 1/4, Section 27, T-8-N, R-1-E, Madison County, Mississippi, and contains 11.85 acres, more or less.

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 27 day of July, 2016.

[Signature]
Notary Public

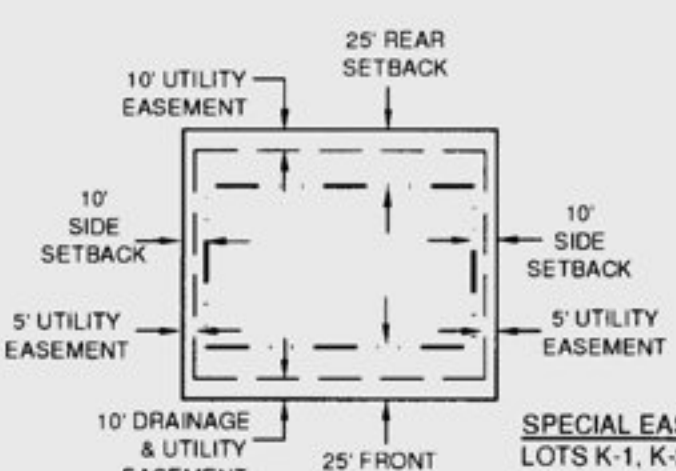
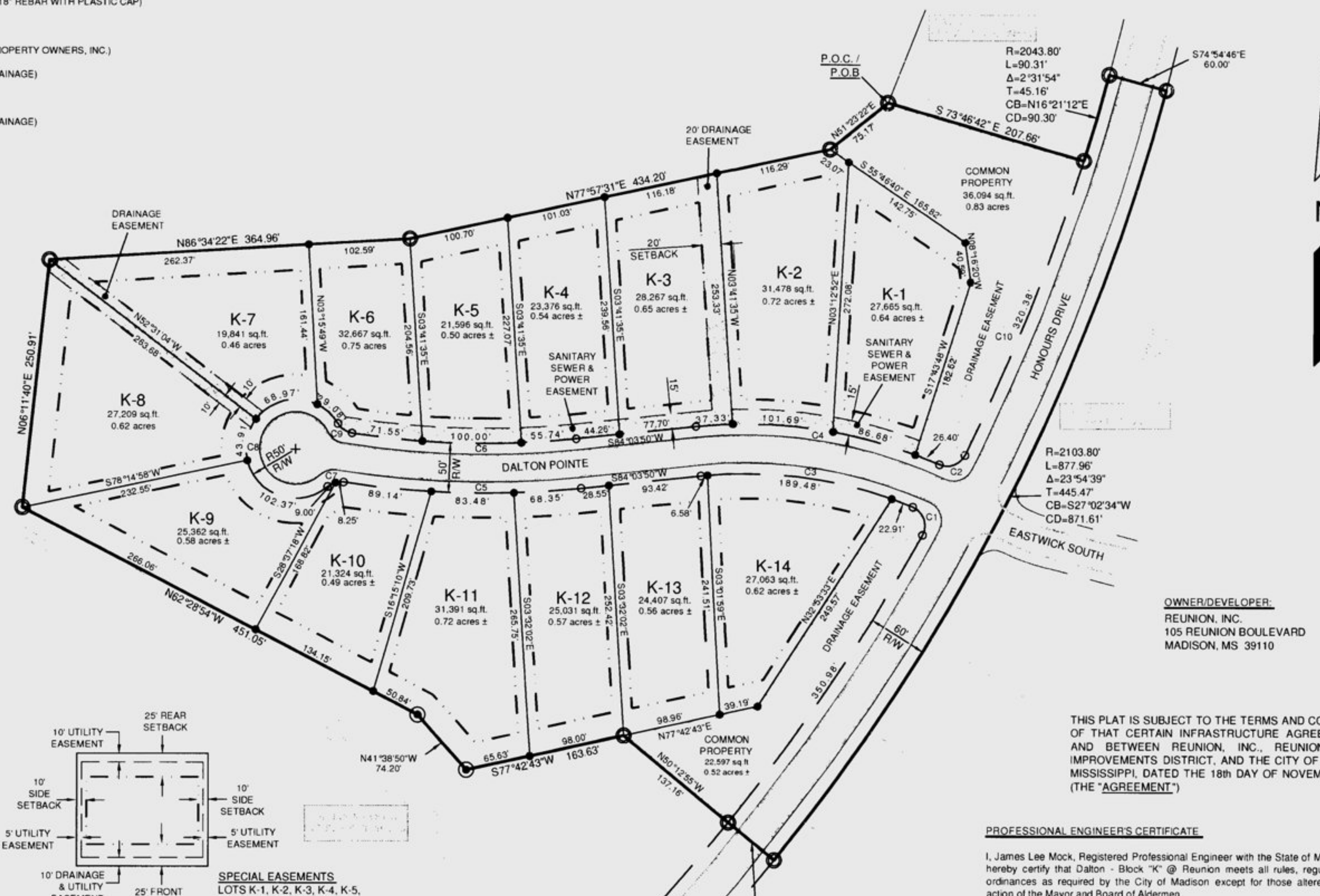
My Commission Expires:
June 17, 2020



- 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 WITH PLASTIC CAP) SUBDIVISION CORNER
 - INTERIOR LOT CORNER SET (1/2" x 18" REBAR WITH PLASTIC CAP)
 - PC / PT OF CURVE
 - COMMON PROPERTY (REUNION PROPERTY OWNERS, INC.)
 - SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)
 - SPECIAL UTILITY EASEMENT (SANITARY SEWER, POWER, OR DRAINAGE)

- NOTES:**
- ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR OBSERVATION.
 - 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: 11.85
 - PROPOSED DENSITY: 1.2 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 SHALL INSTALL IRON FENCING ON ALL REAR LOT LINES AND EXTEND UP ALL SIDE LOT LINES 30 FEET UNLESS OTHERWISE NOTED. ALL LOTS THAT ABUT COMMON PROPERTY SHALL INSTALL IRON FENCING ON THE LOT LINE THAT ABUTS COMMON PROPERTY 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 AND DALTON POINTE SHALL BE 6' WIDE.

- DATE OF FIELD SURVEY:**
07/26/2013
- REFERENCE MATERIAL:**
RECORD GLO FIELD NOTES
- RECORD PLAT OF EASTWICK - BLOCK "T" @ REUNION PLAT CABINET F, SLIDE 18B
- RECORD PLAT OF WAVERLY - BLOCK "J" PHASE II @ REUNION PLAT CABINET F, SLIDE 1A
- RECORD PLAT OF WAVERLY - BLOCK "J" PHASE III @ REUNION PLAT CABINET F, SLIDE 19B
- DESCRIPTION OF GOLF PARCEL 2A IN DEED BOOK 533, PAGES 120-125
- ZONING:** CITY OF MADISON RE-B WITH PUD OVERLAY



SPECIAL EASEMENTS:
LOTS K-1, K-2, K-3, K-4, K-5, K-6, K-7, AND K-8 HAVE SPECIAL WIDTH EASEMENTS.

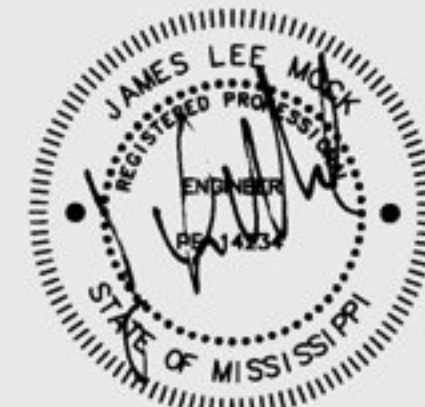
SPECIAL SETBACKS:
LOTS K-3 HAS SPECIAL 20' SETBACK ON EAST SIDE LOT LINE.

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

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")

PROFESSIONAL ENGINEER'S CERTIFICATE

I, James Lee Mock, Registered Professional Engineer with the State of Mississippi do hereby certify that Dalton - Block "K" @ 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 Flood Insurance Rate Map Number 28089C0395F, dated March 17, 2010.

Zone "X" are areas determined to be outside the 0.2 % annual chance floodplain.

CITY APPROVAL AND ACCEPTANCE

STATE OF MISSISSIPPI
COUNTY OF MADISON

This subdivision is hereby approved and accepted and all improvements contained herein to be dedicated to the City of Madison on this the 2nd day of August, 2016.

[Signature]
Mayor

CITY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI
COUNTY OF MADISON

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

ENGINEER AND SURVEYOR'S ACKNOWLEDGMENT

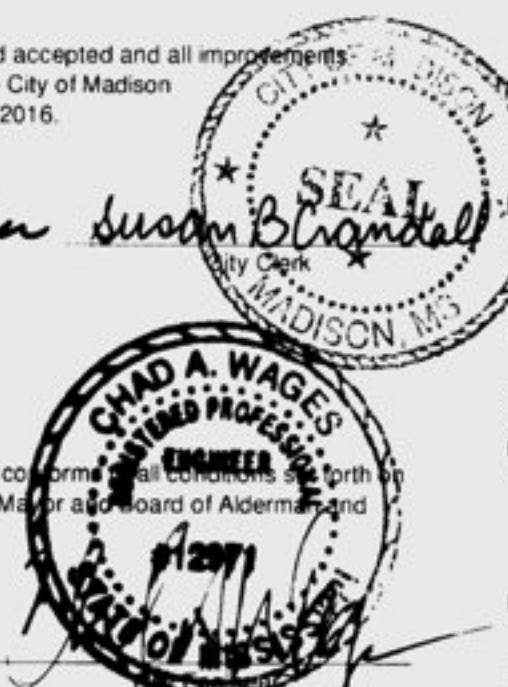
STATE OF MISSISSIPPI
COUNTY OF MADISON

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GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27 day of July, 2016.

[Signature]
Notary Public

My Commission Expires:
June 17, 2020



DUNGAN ENGINEERING, PA
1574 HIGHWAY 98 EAST
COLUMBIA, MS 39429
601-731-2660

GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.