

For Sale Information Call  
 Lee Godfrey, Broker  
 Coldwell Banker Real Estate Now  
 731.343.2900 Cell  
 731.664.1000 Direct  
 731.668.1777 Office  
 lee@leegodfrey.com

**LOT TABLE:**

101	0.40 AC	17,592.81 S.F.
102	0.35 AC	15,264.34 S.F.
103	0.62 AC	27,204.47 S.F.
104	0.53 AC	23,159.63 S.F.
105	0.47 AC	20,291.48 S.F.
106	0.30 AC	13,155.87 S.F.
107	0.31 AC	13,695.00 S.F.
108	0.30 AC	13,280.00 S.F.
109	0.30 AC	13,280.00 S.F.
110	0.32 AC	14,153.44 S.F.
111	0.38 AC	16,407.04 S.F.
112	0.33 AC	14,555.35 S.F.
113	0.40 AC	17,375.66 S.F.
114	0.29 AC	12,496.72 S.F.
115	0.31 AC	13,517.31 S.F.
116	0.31 AC	13,695.00 S.F.
117	0.31 AC	13,660.65 S.F.
118	0.34 AC	15,014.65 S.F.
119	0.84 AC	36,456.12 S.F.
120	0.73 AC	31,917.94 S.F.
121	0.41 AC	17,939.56 S.F.
122	0.33 AC	14,448.42 S.F.
123	0.34 AC	14,593.83 S.F.
124	0.33 AC	14,568.93 S.F.
125	0.34 AC	14,912.26 S.F.
126	0.34 AC	14,932.30 S.F.
127	0.35 AC	15,039.81 S.F.
128	0.35 AC	15,221.51 S.F.
129	0.34 AC	14,945.22 S.F.
130	0.34 AC	14,800.83 S.F.
131	0.32 AC	14,109.99 S.F.
132	0.32 AC	14,109.99 S.F.
133	0.40 AC	17,241.74 S.F.
C.A.	1.12 AC	48,606.78 S.F.

BRAD COOK & HEATHER COOK  
 DEED BOOK 526, PAGE 518  
 TAX MAP 172, PARCEL 29.02

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N40°01'39"W	37.66'	L12	S04°33'00"W	31.34'
L2	N40°01'39"W	83.00'	L13	S40°10'36"E	32.00'
L3	N40°01'39"W	83.00'	L14	N77°13'14"E	8.12'
L4	N40°01'39"W	72.03'	L15	S04°33'00"W	1.80'
L5	N33°26'57"W	11.05'	L16	N04°33'00"E	28.40'
L6	N33°26'57"W	96.22'	L17	N04°00'46"E	48.61'
L7	N33°26'57"W	20.16'	L18	N04°00'46"E	121.98'
L8	N04°33'00"E	7.64'	L19	N04°00'46"E	140.45'
L9	N04°33'00"E	83.00'	L20	N04°00'46"E	119.36'
L10	N04°33'00"E	83.00'	L21	N77°13'14"E	55.88'
L11	N04°33'00"E	78.00'	L22	N85°13'23"E	52.21'

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	N40°27'00"W	35.36'	25.00'	39.27'	090°00'00"
C2	S49°33'00"W	35.36'	25.00'	39.27'	090°00'00"
C3	S21°06'32"E	21.65'	25.00'	22.39'	051°19'04"
C4	S12°05'47"E	53.47'	47.00'	56.88'	069°20'35"
C5	S50°57'30"W	44.68'	47.00'	46.57'	056°45'58"
C6	N72°18'12"W	44.64'	47.00'	46.52'	056°42'39"
C7	N12°28'38"W	49.07'	47.00'	51.63'	062°56'28"
C8	N37°25'50"E	29.73'	47.00'	30.25'	036°52'28"
C9	N30°12'32"E	21.65'	25.00'	22.39'	051°19'04"
C10	N00°55'30"W	90.64'	475.00'	90.78'	010°57'00"
C11	N54°35'23"W	37.27'	25.00'	42.05'	096°22'46"
C12	S79°53'01"W	72.01'	775.00'	72.04'	005°19'33"
C13	S83°53'05"W	36.20'	775.00'	36.21'	002°40'36"
C14	N81°13'19"E	101.18'	725.00'	101.26'	008°00'09"
C15	N29°03'58"E	37.25'	25.00'	42.02'	096°18'32"
C16	N25°19'08"W	104.19'	480.00'	104.39'	012°27'39"
C17	N35°51'47"W	72.21'	480.00'	72.28'	008°37'39"
C18	N61°19'19"W	18.04'	25.00'	18.45'	042°17'25"
C19	N86°58'51"W	3.93'	25.00'	3.94'	009°01'39"
C20	N50°45'57"W	61.33'	47.00'	66.82'	081°27'28"
C21	N18°15'41"E	44.56'	47.00'	46.43'	056°35'48"
C22	N74°51'19"E	44.56'	47.00'	46.42'	056°35'28"
C23	S39°39'17"E	56.83'	47.00'	61.02'	074°23'20"
C24	S04°20'25"W	11.13'	47.00'	11.16'	013°36'05"
C25	S14°31'04"E	21.65'	25.00'	22.39'	051°19'04"
C26	S37°31'05"E	48.24'	520.00'	48.26'	005°19'02"
C27	S30°35'04"E	77.53'	520.00'	77.60'	008°33'01"
C28	S22°02'03"E	77.53'	520.00'	77.60'	008°33'01"
C29	S13°29'02"E	77.53'	520.00'	77.60'	008°33'01"
C30	S04°58'20"E	77.57'	525.00'	77.64'	008°28'23"
C31	S01°54'25"W	48.42'	525.00'	48.43'	005°17'08"
C32	S40°27'00"E	35.36'	25.00'	39.27'	090°00'00"
C33	N49°33'00"E	35.36'	25.00'	39.27'	090°00'00"
C34	N01°03'35"E	87.66'	720.00'	87.72'	006°58'49"
C35	N06°29'56"W	102.17'	720.00'	102.25'	008°08'13"
C36	N14°39'29"W	102.72'	720.00'	102.81'	008°10'52"
C37	N22°49'41"W	102.44'	720.00'	102.53'	008°09'33"
C38	N30°10'42"W	82.16'	720.00'	82.20'	006°32'29"
C39	N14°26'58"W	472.06'	725.00'	480.83'	037°59'56"
C40	S04°06'53"E	150.65'	500.00'	151.23'	017°19'45"
C41	S26°28'41"E	236.82'	500.00'	239.09'	027°23'51"
C42	N81°13'19"E	104.67'	750.00'	104.75'	008°00'08"

**Legend**  
 UC - Under Construction  
 SP - Sale Pending  
 C - Sale Closed  
 PS - Pre Sold

Revised 1/11/21

**NOTES:**  
 This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.  
 All deed book references shown hereon are recorded in the Register's Office of Gibson County, Tennessee.  
 This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47053C0410D, Effective Date: November 5, 2008.  
 Bearings are relative to Tennessee State Plane Coordinate System. (Nad 83)  
 All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.  
 Common Area to be maintained by the Homeowner's Association.  
 T.D.P. 1029 P. 1935

**FINAL PLAT**  
**STEEPLECHASE SUBDIVISION**  
**SECTION 1**

CITY OF MEDINA, GIBSON COUNTY, TENNESSEE  
 TAX MAP 172, PARCEL 28.01  
 DEED BOOK 1018, PAGE 330 ZONING: R-1A  
 SECTION 1 - 33 LOTS & 1 COMMON AREA - 15.92 ACRES  
 DRAWN BY: RYAN RICHARDSON DATE: 08/23/2018  
 SCALE: 1"=100' DWG. NO: 2007-022-SC-FP1  
 SURVEYING SERVICES INC.  
 JACKSON, TENNESSEE  
 41 HERITAGE SQUARE  
 (731) 664-0807

Barbara I. Davidson, Register  
 Gibson County  
 Rec #: 146169 Instrument #: 181744  
 Rec'd: 15.00  
 State: 0.30 10/17/2018 at 11:36 AM  
 Clerk: 0.00 In Plat Cabinet D  
 Other: 2.00  
 Total: 17.00 Slide 166

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as recorded in Deed Book 1018, Page 330, in the office of the Register of Gibson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public use or to private use as noted.  
 10-9-2018 by Crosswind Partners

**ACKNOWLEDGEMENT OF OWNER'S SIGNATURE**  
 State of Tennessee  
 County of Gibson  
 Personally appeared before me, the undersigned NOTARY PUBLIC in and for the State and County aforesaid, Barbara I. Davidson, within named bargainer with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached instrument for the purpose therein contained. Witness my hand and notarial seal of office in Madison County, Tennessee, this 9 day of October, 2018.  
 NOTARY PUBLIC: Barbara I. Davidson  
 My Commission Expires: 2/18/21

**\*\*\* GPS Address \*\*\***  
 Directly across the street from the entrance to Steeplechase Suvdivision is:  
**487 Blackmon Street**  
**Medina, TN 38355**

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
 I hereby certify that a construction bond in the amount of \$ 70,758.00 has been posted to insure completion and quality of all required improvements.  
 Date: 10/11 2018 Scott J. Jelf City Engineer

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 the subdivision plot shown hereon has been found to comply with the laws for Medina, Tennessee Planning Region with exception of such as noted in the minutes of the Planning Commission and that it has according in the office of the County Register.  
18 Christy L. Mays  
 Secretary, Medina Municipal Regional Planning Commission

**CERTIFICATE OF ACCURACY OF SURVEY**  
 placing my seal and signature on this plat, it was prepared in accordance with the specifications and requirements of the Medina Municipal Regional and that the accuracy of the survey upon which it is based is in accordance with the standards of practice as contained in the Rules and Regulations of the Board of Examiners for Land Surveyors of Tennessee.  
18 Scott J. Jelf  
 Registered Land Surveyor, Tennessee License No. 3053

**CERTIFICATE:**  
 I hereby certify that this is a Category I Survey and the degree of precision of the unadjusted survey is 1:10,000 as shown hereon, and that it is correct to the best of my knowledge and belief.

**LEGEND:**  
 (O) IPF IRON PIN, FOUND  
 (O) IPS IRON PIN, SET  
 (O) ENDPOINT OF LINE  
 (---) DRAINAGE  
 (---) ESMT EASEMENT  
 (---) S/B SETBACK  
 (---) UTIL UTILITY  
 (---) STREET ADDRESS

**OWNER INFORMATION:**  
 CROSSWIND PARTNERS  
 P.O. BOX 12555  
 JACKSON, TN 38308  
 TAX MAP 172, PARCEL 28.01  
 DEED BOOK 1018, PAGE 330  
**ZONING INFORMATION:**  
 CURRENTLY ZONED: R-1A  
 MINIMUM SETBACKS:  
 FRONT: 30 FEET MINIMUM  
 SIDE: 10 FEET MINIMUM  
 REAR: 25 FEET MINIMUM