

Steeplechase, Section I

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

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.
 r.p.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

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

CERTIFICATE OF APPROVAL FOR RECORDING
 The subdivision plat 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 been recorded in the office of the County Register.

Christy J. Spivey
 Secretary, Medina Municipal Regional Planning Commission

CERTIFICATE OF ACCURACY OF SURVEY
 I, the undersigned, in placing my seal and signature on this plat, certify that it was prepared in accordance with the specifications and requirements of the Medina Municipal Regional Planning Commission and that the accuracy of the survey is based on the requirements of the Surveying Practices Act, as adopted in the Rules of the State Board of Examiners for Land Surveyors of Tennessee, Category I Survey.

Robert J. Spivey
 Registered Land Surveyor - Tennessee License No. 3053

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

Robert J. Spivey
 Date: 10/11/2018
 City Engineer

LEGEND:

- IPF IRON PIN, FOUND
- IPS IRON PIN, SET
- ENDPOINT OF LINE
- DRAIN DRAINAGE
- ESMT EASEMENT
- S/B SETBACK
- UTIL UTILITY
- ⑪ 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

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
Cooswynn Partners
 Date

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, *Lee Godfrey*, 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 9th day of October, 2018.

NOTARY PUBLIC:
 My Commission Expires 2/28/21
Lee Godfrey

STATE OF TENNESSEE
NOTARY PUBLIC
 COUNTY OF MADISON

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.

10/11/2018
Robert J. Spivey
 Date
 City Engineer