

146 Steeplechase Dr (Lot 204) - \$329,900
Steeplechase Subdivision
4 Bedrms - 2 Baths - 1843 SF Living Area



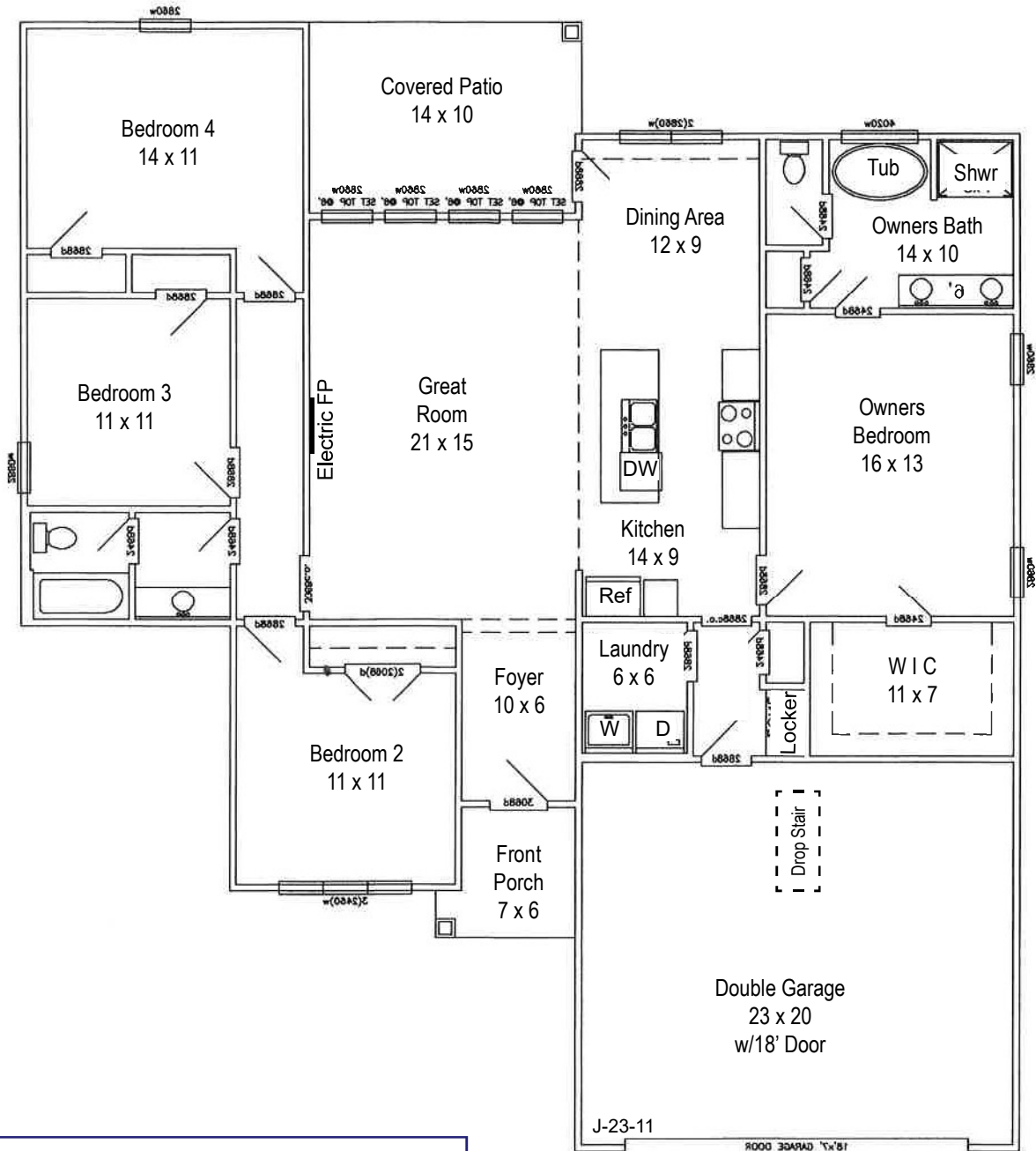
Heated & Cooled Areas	
1843	Total Heated Sq Ft
Unheated Areas	
495	Garage Sq Ft
42	Front Porch Sq Ft
137	Covered Back Porch Sq Ft
674	Total Unheated Sq Ft

Amenities
Stainless Appliances
Natural Gas Self Clean Range/Oven
Dishwasher, Microwave Venthood, Disposal
LVP in Foyer, Dining Rm, Great Rm & Kitchen
Ceramic Tile in Laundry & Baths
Custom Cabinets with Soft Close Doors & Drawers
Granite Kitchen & Bathroom Vanity Counters
Custom Closet Shelving
Modern Freestanding Master Tub
Electric Fireplace in Great Rm
Gas Heat and Water Heater

For More Info Call:
Lee Godfrey, Broker
Coldwell Banker
Real Estate Now
731.343.2900 Cell
731.664.1000 Direct
731.668.1777 Office

Quality Built Homes By:
Jeff Baker &
Brad Presson

Brick Construction One Level Floor Plan



Disclaimer

Please be advised Room Sizes and Square Footage in this brochure are rounded to the nearest foot, are approximate and are not guaranteed by the Builder or Agent. Actual onsite dimensions may vary from this brochure. Builder may elect to make changes to the floor plan or elevations of the house during construction without notice.

STEEPLECHASE SUBDIVISION SECTION 2B

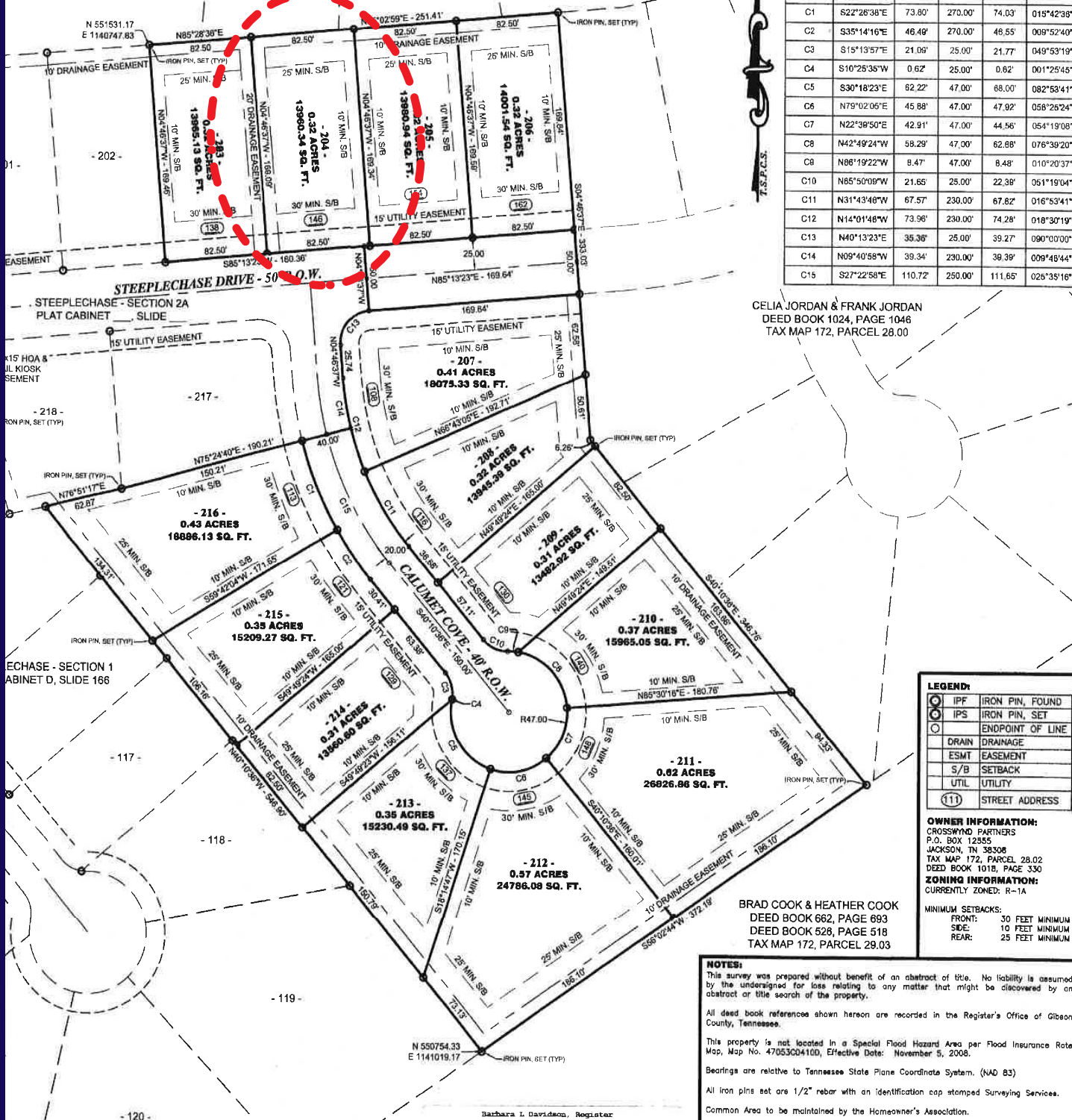
TAX MAP 172, PARCEL 9.33

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
STEEPLECHASE DR.	169.64'	26'	4,411 S.F.	50'	339.28'	N/A
CALUMET CV.	261.65'	26'	10,892 S.F.	40'	674.00'	N/A

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S22°26'38"E	73.80'	270.00'	74.03'	015°42'39"
C2	S35°14'16"E	46.49'	270.00'	46.55'	009°52'40"
C3	S15°13'57"E	21.09'	25.00'	21.77'	049°53'19"
C4	S10°25'35"W	0.62'	25.00'	0.82'	001°25'45"
C5	S30°18'23"E	62.22'	47.00'	88.00'	082°53'41"
C6	N79°02'05"E	45.88'	47.00'	47.92'	058°26'24"
C7	N22°39'50"E	42.91'	47.00'	44.56'	054°19'08"
C8	N42°49'24"W	58.29'	47.00'	62.88'	076°39'20"
C9	N86°19'22"W	8.47'	47.00'	8.48'	010°20'37"
C10	N65°50'09"W	21.65'	25.00'	22.36'	051°19'04"
C11	N31°43'48"W	67.57'	230.00'	67.82'	016°53'41"
C12	N14°01'48"W	73.96'	230.00'	74.28'	018°30'19"
C13	N40°13'23"E	35.36'	25.00'	39.27'	090°00'00"
C14	N09°40'58"W	39.34'	230.00'	38.39'	009°48'44"
C15	S27°22'58"E	110.72'	250.00'	111.65'	025°35'16"



CELIA JORDAN & FRANK JORDAN
DEED BOOK 1024, PAGE 1046
TAX MAP 172, PARCEL 28.00

BRAD COOK & HEATHER COOK
DEED BOOK 662, PAGE 693
DEED BOOK 526, PAGE 518
TAX MAP 172, PARCEL 29.03

LEGEND:

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

OWNER INFORMATION:
CROSSWIND PARTNERS
P.O. BOX 12355
JACKSON, TN 38308
TAX MAP 172, PARCEL 28.02
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

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 Registrar's Office of Gibson County, Tennessee.

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 470530D410D, 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.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Record Book 1029, Page 1935. 1025 23 2025

Barbara L. Davidson, Register
Gibson County

Rec #: 177229 Instrument #: 221060
Rec'd: 15.00
State: 0.00 11/10/2022 at 10:34 AM
Clerk: 0.00 IN PLATE Cabinet E
Other: 2.00
Total: 17.00

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