

154 Steeplechase Dr. (Lot 205) - \$309,900  
 Steeplechase Subdivision  
 3 Bedrms - 2 Baths - Covered Patio



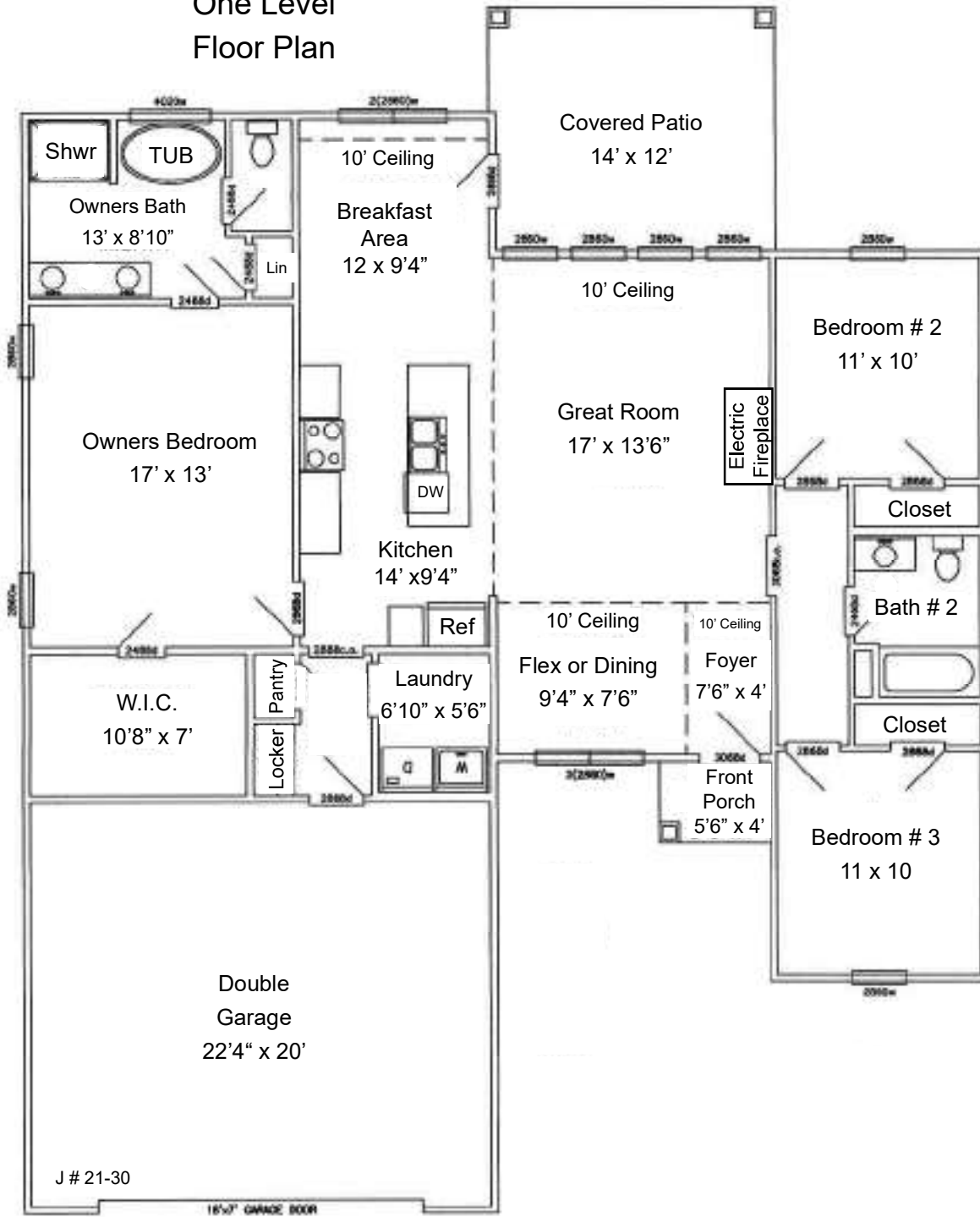
Heated & Cooled Areas	
1691	Main Level
Unheated Areas	
490	Garage Sq Ft
21	Front Porch Sq Ft
148	Covered Back Porch Sq Ft
659	Total Unheated Sq Ft

Amenities
Stainless Appliances
Natural Gas Self Clean Range/Oven
Dishwasher, Microwave Venthood, Disposal
Ceramic Tile in Laundry & Baths
Luxury Vinyl Plank throughout the rest of the house
<b>Custom Cabinets with Soft Close Doors &amp; Drawers</b>
<b>Granite Counters in Kitchen &amp; All Baths</b>
Modern Freestanding Primary Bath Tub
Electric Fireplace in Great Rm
Gas Heat and Water Heater

*For More Info Call:*  
*Lee Godfrey, Broker*  
*Coldwell Banker Barnes*  
**731.343.2900 Cell**  
**731.664.1000 Direct**  
**731.668.1777 Office**

*Quality Built Homes By:*  
**Jeff Baker &**  
**Brad Presson**

# One Level Floor Plan



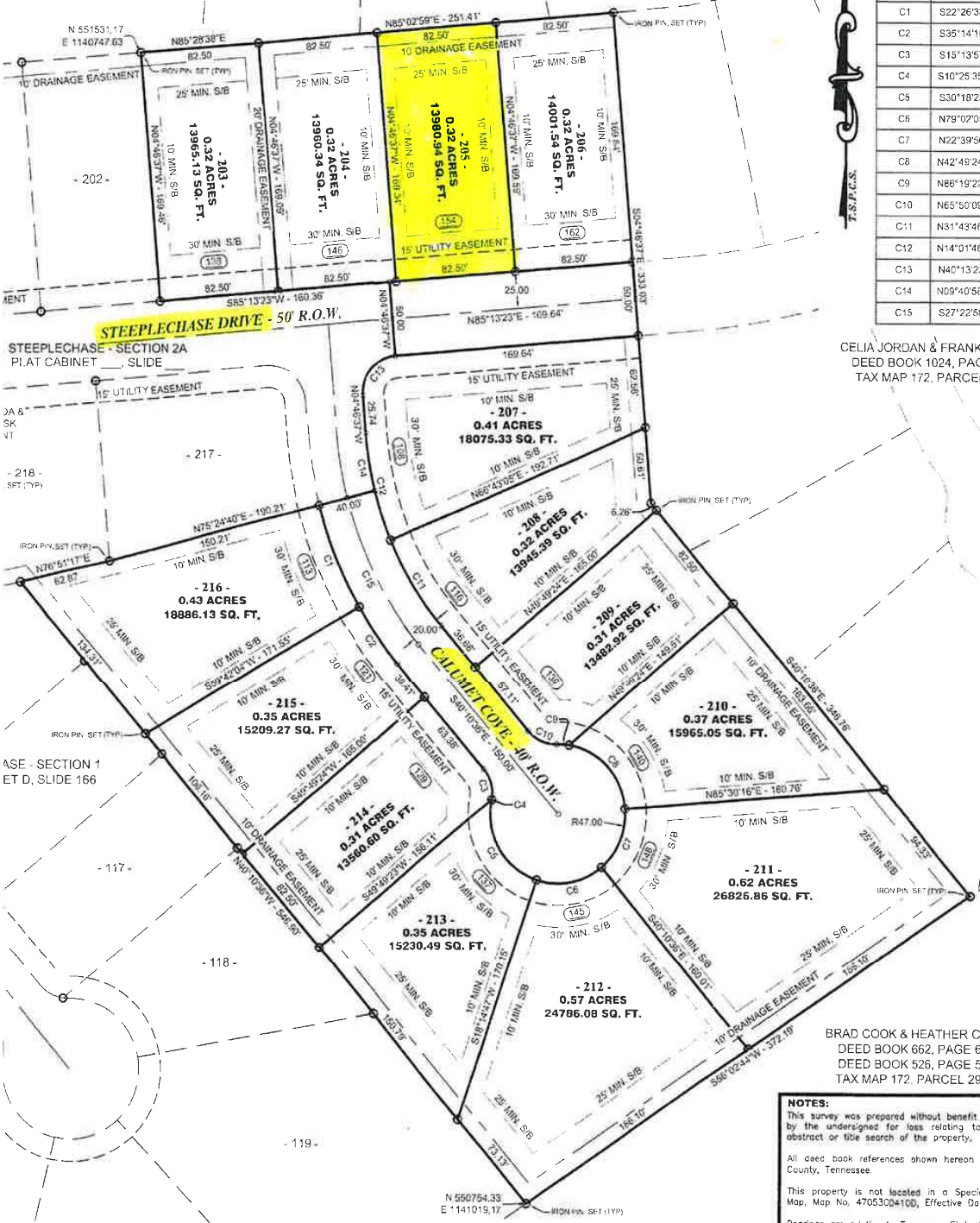
CELIA JORDAN & FRANK JORDAN  
DEED BOOK 1024, PAGE 1046  
TAX MAP 172, PARCEL 9.33

**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.	261.05'	26'	10,882 S.F.	40'	674.00'	N/A

**CURVE TABLE**

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S22°26'38"E	73.60'	270.00'	74.03'	015°42'36"
C2	S35°14'18"E	46.49'	270.00'	46.55'	009°52'40"
C3	S15°13'57"E	21.09'	25.03'	21.77'	049°53'19"
C4	S10°25'35"W	0.62'	25.03'	0.62'	001°25'45"
C5	S30°18'23"E	62.22'	47.00'	68.00'	082°53'41"
C6	N79°02'05"E	45.88'	47.00'	47.92'	058°25'24"
C7	N22°39'50"E	42.91'	47.00'	44.58'	054°19'08"
C8	N42°49'24"W	58.29'	47.00'	62.88'	076°39'20"
C9	N66°19'22"W	8.47'	47.00'	8.48'	010°20'37"
C10	N65°50'09"W	21.65'	25.00'	22.39'	051°19'04"
C11	N31°43'46"W	67.57'	230.00'	67.82'	016°53'41"
C12	N14°0'146"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'	39.39'	009°48'44"
C15	S27°22'58"E	110.72'	250.00'	111.65'	025°35'16"



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DEED BOOK 1024, PAGE 1046  
TAX MAP 172, PARCEL 28.00

ASE - SECTION 1  
ET D, SLIDE 166

**LEGEND:**

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

**OWNER INFORMATION:**  
CROSSWIND PARTNERS  
P.O. BOX 12555  
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

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

**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 herein 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. 470530D4100, 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 herein are recorded in Record Book 1029, Page 1935.

Barbara L Davidson, Registrar  
Gibson County  
Rec #: 177229 Instrument #: 221060  
Rec'd: 15.00  
State: 0.00 11/10/2022 at 10:34 AM  
Clerk: 0.00 in Plat Cabinet  
Other: 2.00  
Total: 17.00

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