

**116 Calumet Cove (Lot 208) - \$329,900**  
**Steeplechase Subdivision**  
**4 Bedrms - 2 Baths - 1914 SF Living Area**



Heated & Cooled Areas	
1914	Total Heated Sq Ft
Unheated Areas	
486	Garage Sq Ft
35	Front Porch Sq Ft
149	Covered Back Porch Sq Ft
2584	Total Unheated Sq Ft

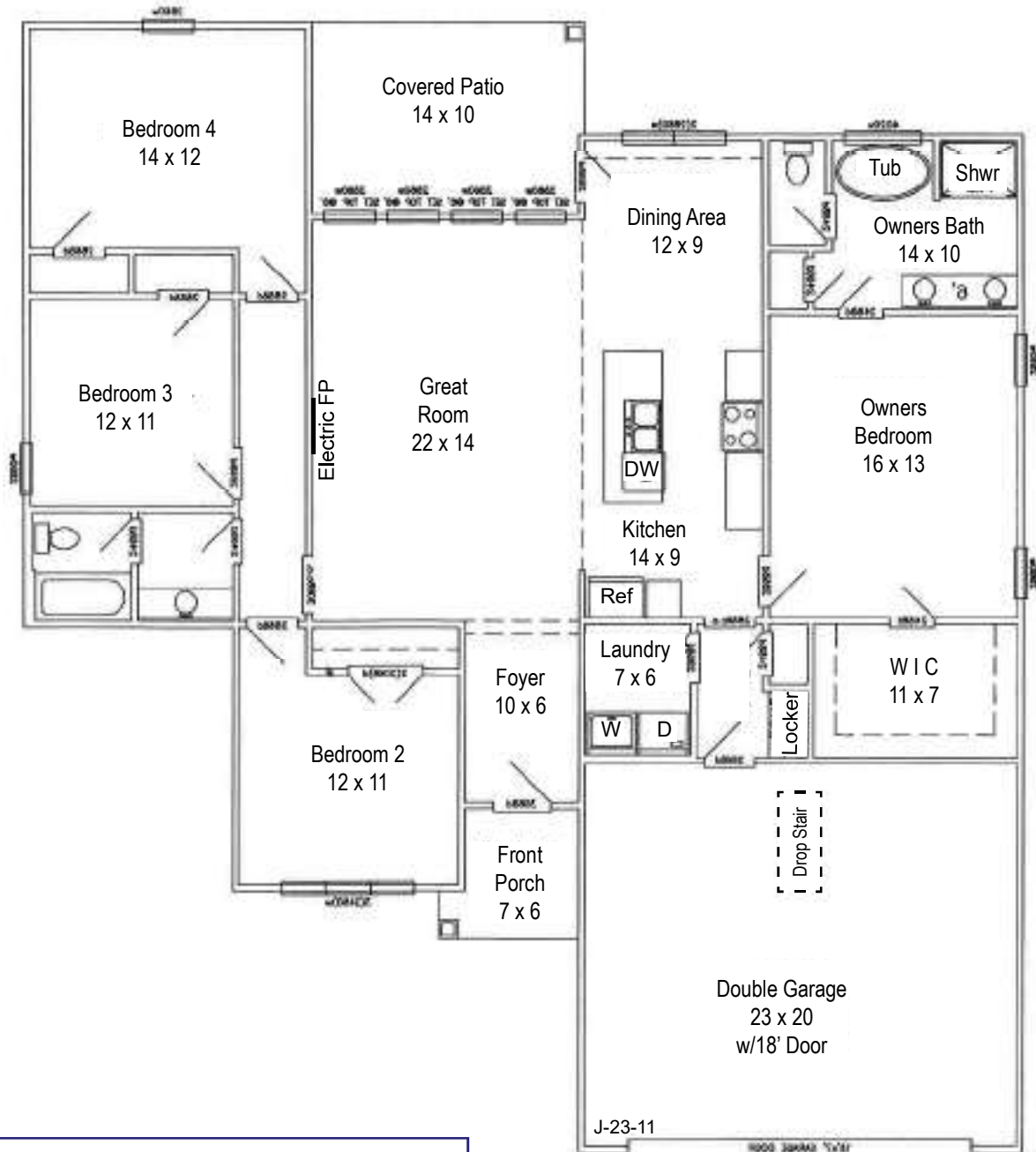
Amenities
Stainless Appliances
Natural Gas Self Clean Range/Oven
Dishwasher, Microwave Venthood, Disposal
Luxury Vinyl Plank flooring in Foyer, Dining Rm, Great Rm, Kitchen, Laundry & Baths
Ceramic Tile in Baths
<b>Custom Cabinets with Soft Close Doors &amp; Drawers</b>
<b>Granite Kitchen &amp; Bathroom Vanity Counters</b>
<b>Custom Closet Shelving</b>
Modern Freestanding Master Tub
Electric Fireplace in Great Rm
Natural Gas Heat
Natural Gas On Demand 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

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-CUTTER ARE	SID ARE
STEEPLECHASE DR.	169.64'	25'	4,411 S.F.	50'	339.28'	N/A
CALUMET CV.	261.65'	25'	10,882 S.F.	40'	674.00'	N/A

## CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	D
C1	S22°26'38"E	73.60'	270.00'	74.03'	015
C2	S35°14'16"E	46.49'	270.00'	46.55'	008
C3	S15°13'57"E	21.09'	25.00'	21.77'	048
C4	S10°25'35"W	0.62'	25.00'	0.62'	000
C5	S30°18'23"E	62.22'	47.00'	68.00'	082
C6	N79°02'05"E	45.88'	47.00'	47.92'	058
C7	N22°39'50"E	42.91'	47.00'	44.55'	054
C8	N42°49'24"W	58.29'	47.00'	62.88'	070
C9	N65°19'22"W	8.47'	47.00'	8.48'	010
C10	N65°50'09"W	21.65'	25.00'	22.39'	051
C11	N31°43'46"W	67.57'	230.00'	67.82'	016
C12	N14°01'46"W	73.96'	230.00'	74.28'	016
C13	N40°13'23"E	35.36'	25.00'	39.27'	090
C14	N09°40'58"W	39.34'	230.00'	39.39'	003
C15	S27°22'58"E	110.72'	250.00'	111.65'	023

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

## LEGEND:

IPF	IRON PIN, FOR
IPS	IRON PIN, SET
ENDPOINT OF	
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 28.02  
DEED BOOK 1018, PAGE 330  
**ZONING INFORMATION:**  
CURRENTLY ZONED: R-1A

**MINIMUM SETBACKS:**  
FRONT: 30 FEET  
SIDE: 10 FEET  
REAR: 25 FEET

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 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 Map, Map No. 470530D+100, Effective Date: November 3, 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 Service Common Area to be maintained by the Homeowner's Association.

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

Hathbara Davidson, Registrar

Rec'd: 177229 Instrument #: 221060  
State: 15.00 11/10/2022 at 10:34 AM  
Clock: 0.00 1st Plat Cabinet E  
Other: 2.00  
Total: 17.00

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