

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-GUTTER SIDE
STEEPLECHASE DR.	169.64'	26'	4,411 S.F.	50'	339.26' N/2
CALUMET CV.	261.65'	26'	10,882 S.F.	40'	874.00' N/2

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	
C1	S22°28'38"E	73.80'	270.00'	74.03'	015
C2	S35°14'16"E	46.49'	270.00'	46.55'	009
C3	S15°13'57"E	21.09'	25.00'	21.77'	041
C4	S10°25'35"W	9.82'	25.00'	0.82'	001
C5	S30°18'23"E	62.22'	47.00'	68.00'	082
C6	N79°02'05"E	45.86'	47.00'	47.92'	058
C7	N22°38'50"E	42.91'	47.00'	44.58'	054
C8	N42°49'24"W	58.29'	47.00'	62.88'	070
C9	N88°19'22"W	8.47'	47.00'	8.48'	011
C10	N85°50'09"W	21.65'	25.00'	22.39'	001
C11	N31°43'48"W	67.57'	230.00'	67.62'	016
C12	N14°01'48"W	73.96'	230.00'	74.28'	016
C13	N40°13'23"E	35.36'	25.00'	38.27'	090
C14	N08°40'58"W	39.34'	230.00'	39.39'	009
C15	S27°22'58"E	110.72'	290.00'	111.85'	021

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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:
CROSSING PARTNERS
P.O. BOX 12355
JACKSON, TN 38308
TAX MAP 172, PARCEL 28.00
DEED BOOK 1018, PAGE 330
ZONING INFORMATION:
CURRENTLY ZONED: R-1A

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

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 County, Tennessee.

This property is not located in a Special Flood Hazard Area per Flood Insurance Map, Map No. 4705304100, 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 1025, Page 1935.

Barbara L. Davidson, Registrar
Gibson County

Doc #: 177229 Instrument #: 321060
Rec'd: 15.00
State: 0.00 11/13/2022 at 10:14 AM
Clock: 0.00 in Plat Cabinet E
Other: 0.00
Total: 17.00
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