



MAGNOLIA
HOMES
EST 1997

Oak Hill

The Ellis I

292 KEISIE LANE, HOMESITE 77



OAK HILL PHASE III

HOMESITE 77
292 KEISIE LANE, COLLIERVILLE, TN 38017

APPROX. HEATED SQ. FT. 4866-5066
APPROX. SQ. FT. UNDER ROOF 6055-6255

5 BEDROOMS (2 DOWN)
4.5 BATHS (JACK&JILL UP)
LARGE GAME ROOM UP
SEPARATE MEDIA/EXERCISE ROOM UP
OVERSIZED 3 CAR GARAGE
OFFICE DOWN
COVERED OUTDOOR LIVING WITH
VENTLESS FIREPLACE

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS! NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON FRONT OF HOME & WINDOWS FACING STREET.
- AMANA® EQUIPMENT USED FOR HVAC, LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q.B.W.
- SLEEK SLIM-LINE GLASS IRON FRONT DOORS WITH 8 LITE ARCHED TOP
- 42" VENT-FREE FIREPLACE WITH SWITCH FOR GAS LOGS IN FAMILY ROOM
- BATH 2 DOWN TO INCLUDE SHOWER INSTEAD OF TUB
- DROP SHOWER FLOORS FOR CURBLESS ENTRY IN PRIMARY & 2ND SHOWER DOWN
- SHAMPOO BOXES INCLUDED IN ALL TUB AND SHOWERS
- COMFORT HEIGHT TOILETS IN PRIMARY BATHROOM, BATH 2, AND HALF BATHROOM
- SHADOWBOXING ON WALLS AROUND PRIMARY BATHTUB
- HARDWOOD ALL DOWNSTAIRS EXCEPT LAUNDRY, BATH, & PRIMARY CLOSETS



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First Floor: 10' Ceilings unless noted

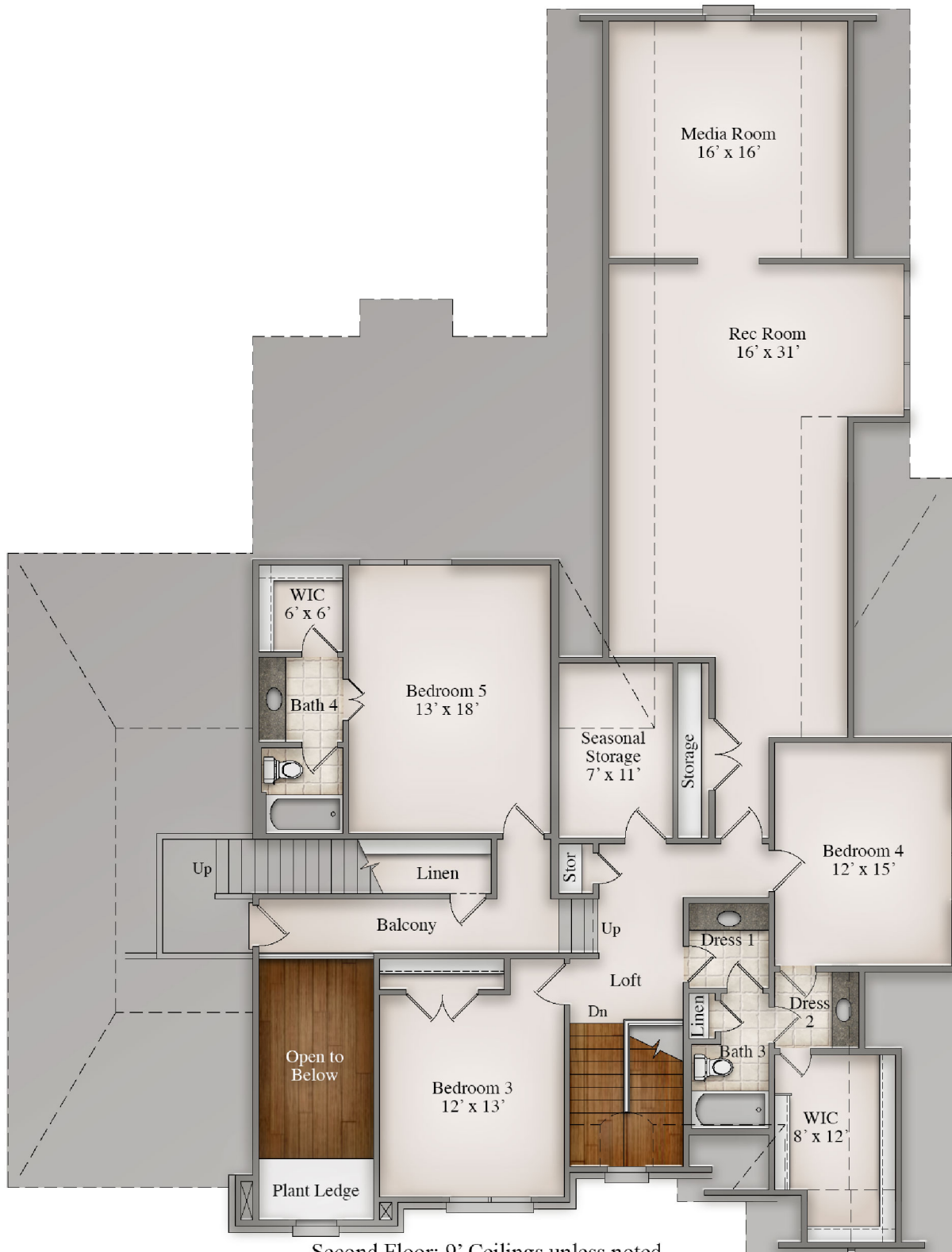


**MAGNOLIA
HOMES**
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Second Floor: 9' Ceilings unless noted

LEGEND:

R. O. W.	RIGHT-OF-WAY
P. B.	PLAT BOOK
PG.	PAGE
UTIL.	UTILITY
ESMT.	EASEMENT
PED.	PEDESTRIAN

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	5940.00	90.09	00°52'09"	90.09	N 88°48'08" W

SHELTON ROAD

6.0' BIKE PATH ESMT

COS H

Cf

5' UTIL.
ESMT.

30' REAR SETBACK

-77-

-76-

N 03°49'01" E 149.21'

N 03°49'01" E 148.50'

-78-

TOP OF FORM=315.1

S 89°15'22" E 90.13'

KEISIE LANE
(31' R.O.W.)

FORM SURVEY OF
LOT 77

OAK HILL SUBDIVISION
PHASE 3

RECORDED IN
P.B. 305, PG. 9
COLLIERVILLE.

SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: JUNE 3, 2025

CERTIFICATION:

I hereby certify that this Form Survey has been prepared in accordance with the provisions of Title 62, Chapter 18, Section 126 of the Tennessee Code. This plot is not a General Property Survey as defined under rule 0820-3-.07. This property does not appear to lie within the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470263 0463 C. Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

By Daryl Menard
Daryl Menard, RLS
President

Tennessee Certificate No. 205

