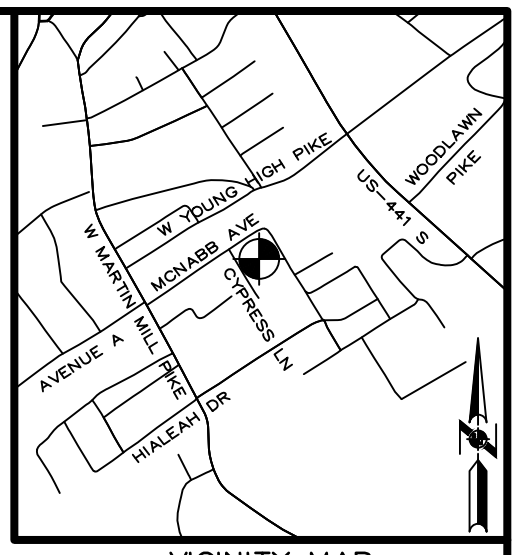
CITY OF KNOXVILLE GRID NORTH
(SEE NOTE 2)

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2402.60'	57.50'	N 30°14'25" W	57.50'
C2	292.40'	17.52'	N 31°16'15" W	17.51'



VICINITY MAP
N.T.S.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°01'49" E	23.47'

(6-R-2) "Resubdivision of Lot 6 Don Scates Subdivision" Plat Cabinet E Slide 332D

(2) "Final Plat Reda Franklin Subdivision" Inst. #20120629007474

(1R1) "Final Plat of Resubdivision of Lot 1 Reda Franklin Property & the Renovate Knoxville, LLC Property" Inst. #202111170040722

(1R) "Final Plat of Resubdivision of Lot 1 Reda Franklin Property & the Renovate Knoxville, LLC Property" Inst. #202111170040722

"UMSTEAD"

L1

N 56°31'51" E 75.56'

S 31°07'54" E 100.13'

(5) "Don Scates Subdivision" Plat Cabinet E Slide 150C

N 56°32'07" E 86.45'

16.2'

Driveway

111.0'

25'

4 SPACES

Sidewalk

2 Story Duplex Townhouse

35.0'

19.5'

Recessed Porch

39.5'

C2

C1

S 69°08'50" W 97.85'

(4) "Don Scates Subdivision" Plat Cabinet E Slide 150C

(1) CLT Map 123, Insert A, Group F, Parcel 19 Nathaniel Thomas Crowder Inst. #202203280074033 "Subdivision of Lot 1 Reda Franklin Property & the Renovate Knoxville, LLC Property

S 58°48'28" W 89.89'

Sidewalk

25'

20.2'

OH OH OH OH

6" RETAINING WALL

25'

N 39°04'36" W 236.81' TO INTERSECTION OF CENTERLINE OF McNABB AVE & CYPRESS LN

CYPRESS LANE

(50' RIGHT-OF-WAY)

DETAIL
N.T.S.

4.44'

4.74'

N 56°18'05" E
4.50'

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN W/ CAP SET
- STRONG SOUND
- S 00°00'00" E — FOUND CALLS
- UTILITY POLE
- OH—OH — OVERHEAD ELECTRIC UTILITY
- CHAINLINK FENCE LINE
- ASPHALT SURFACE
- CONCRETE SURFACE

SETBACKS PER ZONE "RN-1" (SINGLE FAMILY RESIDENTIAL)

FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE; IN NO CASE LESS THAN 25'
SIDE: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED
NONRESIDENTIAL: 20% OF LOT WIDTH
REAR: 25'

NOTES

1. THE PURPOSE OF THIS EXHIBIT DRAWING IS TO SHOW THE LOCATION OF THE HOUSE IN RELATION TO THE FOUND PROPERTY CORNERS AND LINES. ONLY IMPROVEMENTS SHOWN HEREON WERE LOCATED BY THIS SURVEYOR, ADDITIONAL FEATURES MAY EXIST ON THE PROPERTY, BUT WAS OUTSIDE THE SCOPE OF THIS EXHIBIT AND IS NOT SHOWN. THIS IS NOT A GENERAL PROPERTY SURVEY, NOR IS IT INTENDED TO BE UTILIZED AS ONE AS DEFINED UNDER RULE 08.20.03-7.

2. "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF N 64°52'40" E FROM CITY CONTROL MONUMENT 0608, MAINTAINING COORDINATES N: 588,902.979 E: 2,587,490.618 TO CITY CONTROL MONUMENT 0607, MAINTAINING COORDINATES OF N: 589,106.199 E: 2,587,924.009. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.

   GNSS INFORMATION:
   TDOT REFERENCE STATION: TN15 (E: 2,511,086.90' N: 592,902.26')
   RTK GNSS EQUIPMENT: LEICA GS18
   DATE(S) OF OBSERVATION: 8/12/21 & 8/24/21
   NAD83 (2011) (EPOCH: 2010) GEOID MODEL SOUTH03
   COMBINED SCALE FACTOR AT SITE: 0.999911481150
   GNSS POSITIONAL QUALITY: H(0.07') V(0.19')
   DISTANCES SHOWN HEREON: GROUND

3. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

BM-NUMBER: 21178A-EXHIBIT 2 DATE: 16 SEPTEMBER 2026 ADDRESS: 4404 CYPRESS LANE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 019.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 2

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

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Member:
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20 0 20 40 80 160 1 inch = 40 ft. 320 640



NOTES:

1. THE INTENTION IS TO CONSTRUCT THIS UNIT AS A SLAB ON GRADE. BUT SHOULD A CRAWL SPACE STYLE CONSTRUCTION BE UTILIZED, THE MAXIMUM DISTANCE FROM THE ADJACENT GRADE AT THE FRONT OF THE STRUCTURE TO THE FINISHED FLOOR ELEVATION IS 3 FEET.
2. TRANSPARENCY % ON FRONT ELEVATION—SLAB ON GRADE—26%
   TRANSPARENCY % ON FRONT ELEVATION—FINISHED FLOOR ELEVATION AT 3 FEET ABOVE ADJACENT GRADE—23%
3. BUILDING HEIGHT CANNOT EXCEED 35 FEET.

PRELIMINARY DRAFT — FOR REVIEW PURPOSES ONLY!

SHEET 2 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

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FIRST FLOOR

PRELIMINARY DRAFT
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SHEET
3 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

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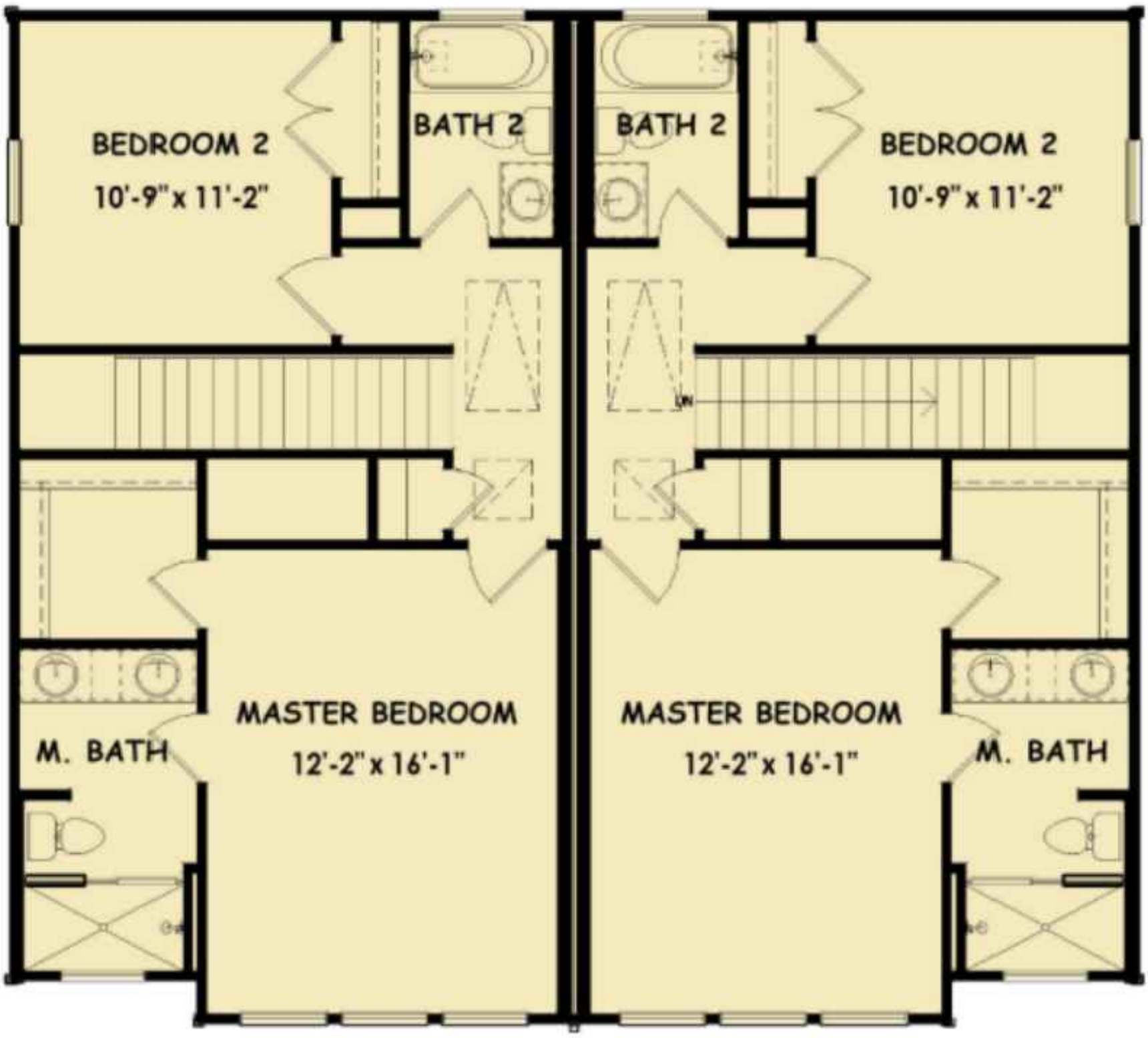
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SECOND FLOOR

PRELIMINARY DRAFT
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SHEET
4 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

BM–NUMBER: 21178A–EXHIBIT 2 DATE: 16 SEPTEMBER 2026 ADDRESS: 4404 CYPRESS LANE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 019.01 DEED: INST. #202105110092884

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