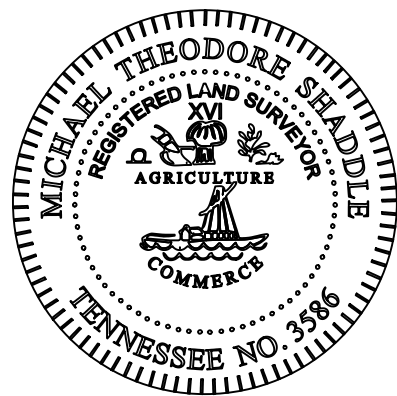


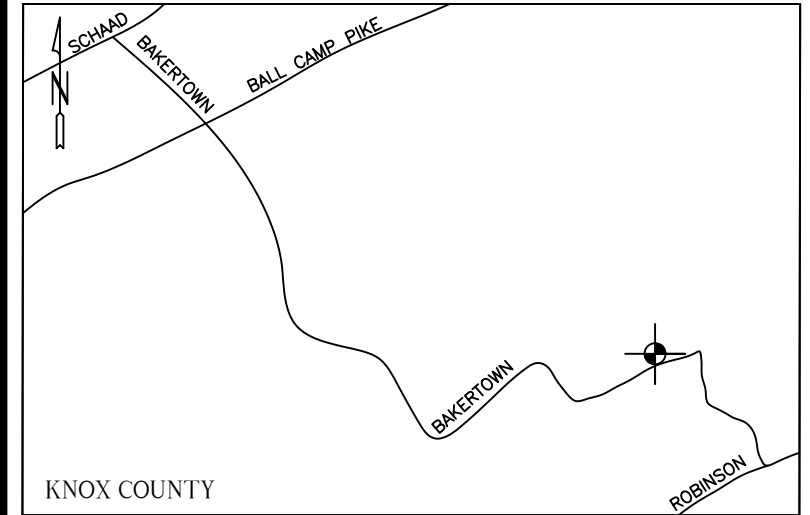
Underground Utility Note:

The information provided regarding utilities is based on available data and visible evidence at the time of the survey. It is recommended that further investigation or consultation with utility companies be conducted for a full and reliable determination of underground utilities in the area prior to any construction. This survey does not imply any liability for the existence or location of underground utilities, nor for any damages or complications resulting from their presence or lack thereof.

FILE #2B-26-UR



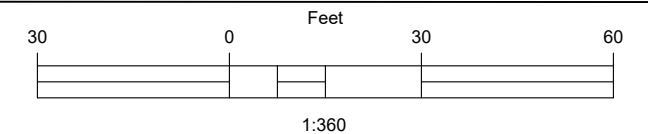
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VICINITY MAP

SITE PLAN
OF TRACT 1 & 2 OF REAL ESTATE ACADEMIC
PROGRAM LLC PROPERTY ON BAKERTOWN
ROAD
DEED INSTRUMENT 20250703-0000766
PARCEL ID. 091 290

FIFTH CIVIL DISTRICT
KNOX COUNTY
29 JANUARY 2026



Notes:

1. Zoned RA(K) - Rezoning is conditional based on No further disturbance of the sloped area as reflected on this plat.
2. The dimensions for the Duplex on Lot 2R are the same as Lot 1R.
3. Setback per required zoning: Front - 35' / Rear - 25' / Sides - for single-story dwellings, located on interior lots, side yards shall be not less than eight (8) feet in width.
4. LOT 1R - 18,483 Sqft
 - 4.1. Building Envelope - 3,166 Sqft
 - 4.2. Garage - Attached
 - 4.3. Driveway - 1,580± Sqft / Material - Concrete
 - 4.4. Impervious Surface Coverage - 5,200 ± Sqft
5. LOT 2R - 18,336 Sqft
 - 5.1. Building Envelope - 3,166 Sqft
 - 5.2. Garage - Attached
 - 5.3. Driveway - 1,580 ± Sqft
 - 5.4. Impervious Surface Coverage - 5,195 ± Sqft
6. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet.
7. Zone "X" per FEMA Map 47093C0258F, effective date: 5/02/2007

OWNER

Real Estate Academic Program LLC
 2514 Bakertown Rd.
 Knoxville, TN 37931
 (865) 414 4162

LAND SURVEYOR

Wild Olive Shoot Land Surveying
 1311 Live Oak Cir
 Knoxville TN, 37932
 (865) 399-0786

FILE NAME: bakertown-siteplan.dwg