

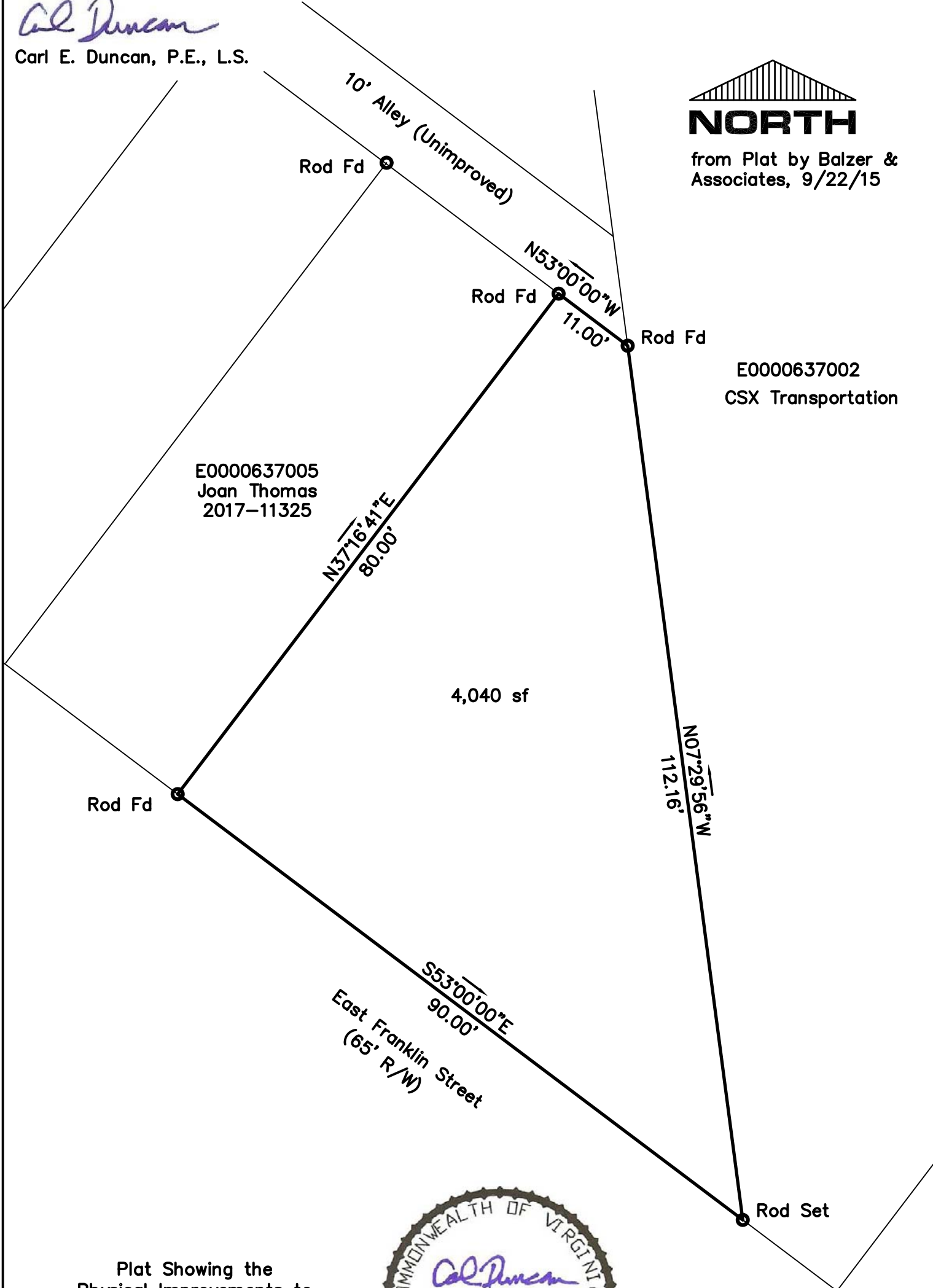
I hereby certify that an accurate survey of the property was made on June 22, 2017 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

*Carl E. Duncan*

Carl E. Duncan, P.E., L.S.



from Plat by Balzer & Associates, 9/22/15



Plat Showing the  
Physical Improvements to  
E0000637003  
3020 East Franklin Street  
Upward Builders

7th District  
City of Richmond



C. E. Duncan & Associates, Inc.	
2609 Rocky Oak Road POWHATAN, VIRGINIA 23139 (804) 598-8240 Fax (804) 598-9240	
DATE: 6/22/17	SCALE: 1"=15'
DRAWN BY: CED	JOB NO.: 17-1096