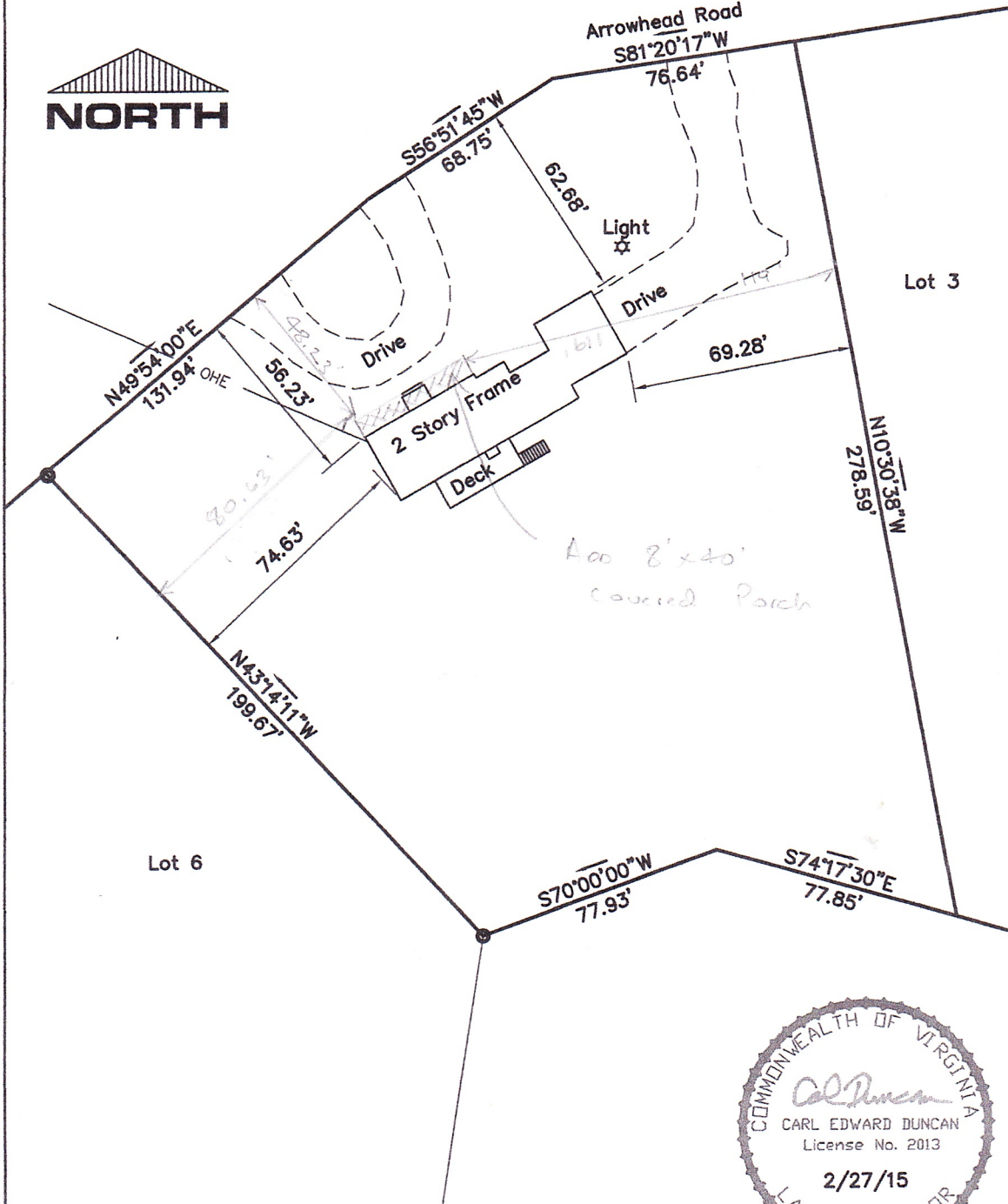


I hereby certify that an accurate survey of the property was made on February 26, 2015 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

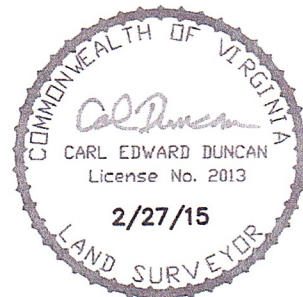
*Carl E. Duncan*

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



*App 8' x 40' covered porch*

Plat Showing the  
Physical Improvements to  
Oxford on the James Lot 4  
4647 Arrowhead Road  
Wayne R. Albrecht & Barbara G. Slatcher  
4th District  
City of Richmond



C. E. Duncan & Associates, Inc.	
2608 Rocky Oak Road	
POWHATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 2/27/15	SCALE: 1"=40'
DRAWN BY: CED	JOB NO.: 15-0125