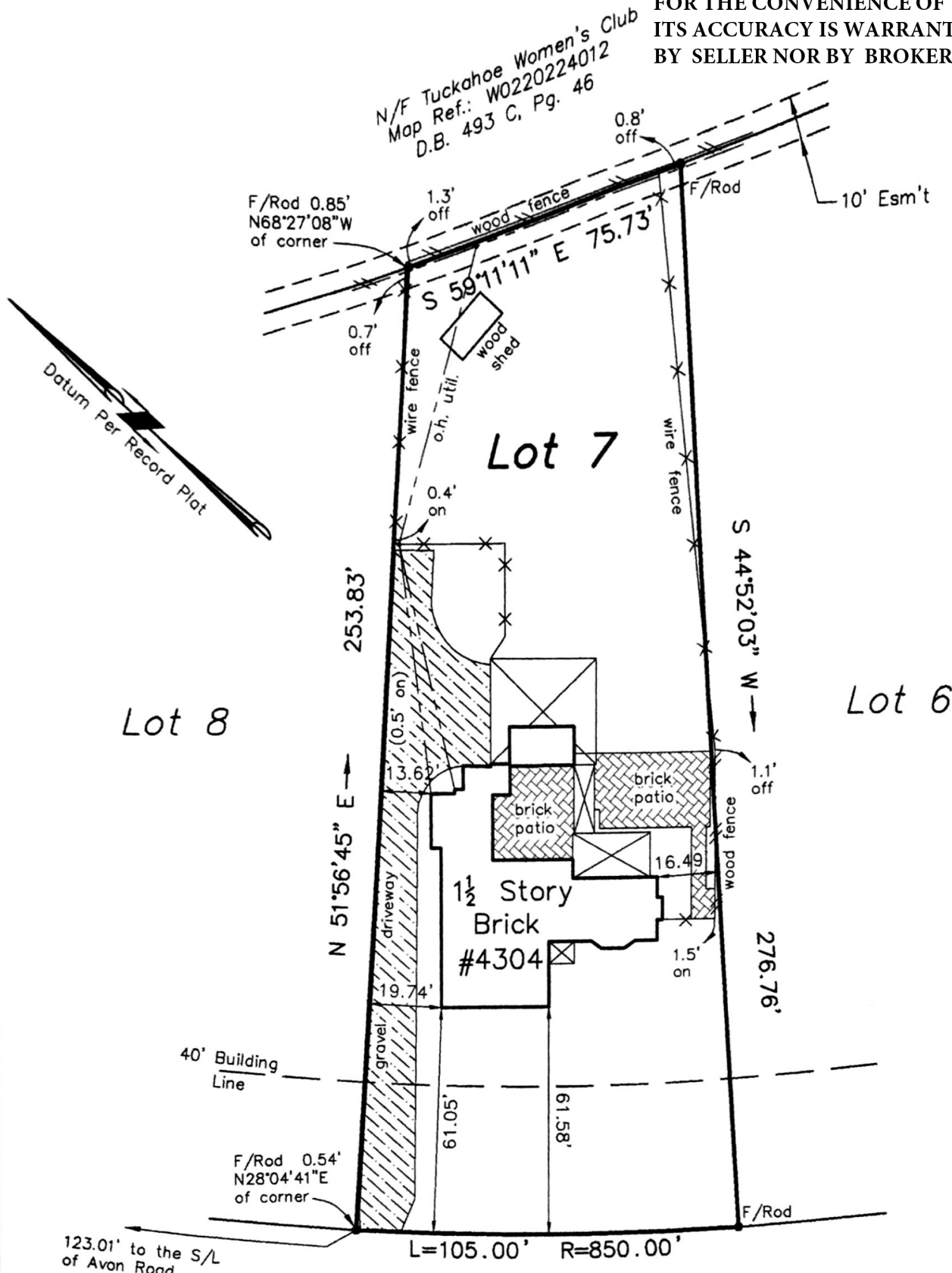


PLEASE NOTE: THIS SURVEY IS PROVIDED FOR THE CONVENIENCE OF PURCHASER. ITS ACCURACY IS WARRANTED NEITHER BY SELLER NOR BY BROKER.



## WEST OXFORD CIRCLE

Lot 7, Block 40,  
Windsor Farms in  
the City of Richmond, VA



This is to certify that on 01/28/13 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290017D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 203  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

Scale: 1"=40'  
Drawn: TCJ  
Job: 1451-05

Date: 01/29/13  
Checked: JAL