

BOUNDARY SURVEY FOR
JAMES & SUSAN COFFEY
NATURAL BRIDGE MAGISTERIAL DISTRICT
ROCKBRIDGE COUNTY, VIRGINIA
GREEN FOREST JOB # GF01640
REVISION 1, JANUARY 5, 2021
SHEET 1 OF 1

Now or Formerly
**CHARLES WAUGH and
FRANK WAUGH (per GIS)**
DEED BOOK 56 PAGE 374
TM# 108000020000007A

Now or Formerly
**JOHNNIE R. DAVIS and
MELISSA H. DAVIS**
Instrument# 150001938
TM# 1080000A0000002A

THE PROPERTY SUBJECT TO THIS
SURVEY INCLUDES INGRESS AND
EGRESS EASEMENTS FOR
ACCESS OVER ANY PRIVATE
ROADWAYS RUNNING BETWEEN
THE PROPERTY AND LONE JACK
ROAD (RT. 679); FURTHERMORE,
PRESCRIPTIVE EASMENTS FOR
SUCH INGRESS AND EGRESS IS
FOUND IN DEED BOOK 509, PAGE
67. SEE INSTRUMENT# 190003176

Now or Formerly
**JAMES MICHAEL NELSON and
SYBIL LESLIE NELSON**
Instrument# 200002043
TM# 1080000A0000002B

Now or Formerly
**CHARLES WAUGH and
FRANK WAUGH (per GIS)**
DEED BOOK 70 PAGE 165
TM# 1080000200000060

Now or Formerly
JAMES ROBINSON HEIRS (per GIS)
TM# 1080000200000010

Now or Formerly
**JAMES E. COFFEY and
SUSAN E. COFFEY**
Instrument# 190003176
PLAT CAB C, SLIDE 141
TM# 1080000200000080, TM# 1080000200000040 & TM#
1080000200000020

TM# 1080000200000020
5.314 ACRES

TM# 1080000200000040
4.577 ACRES

TM# 1080000200000080
3.113 ACRES

13.004 ACRES TOTAL

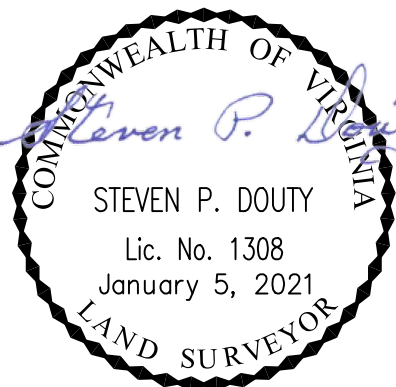
Now or Formerly
**TIMOTHY REED OBATA and
MICHELLE M. OBATA**
Instrument# 050005753
TM# 1070000A0000032D

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND, THEREFORE,
MAY NOT, NECESSARILY, INDICATE ALL
ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREA DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN") AS SHOWN ON THE FLOOD INSURANCE RATE MAP
(FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS.
MAP NUMBER 51163C0389 C; EFFECTIVE DATE: APRIL 6, 2000.



SOURCE OF MERIDIAN
VA GRID



GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM

P.O. BOX 428
BUENA VISTA, VA 24416
(540) 261-1077

GF01640	1	05 JAN 2021	COFFEY	1 OF 1
JOB NO.	REV	REV. DATE	NAME	SHEET