

NOTES

1. NO TITLE SEARCH, OF THE SURVEY SITE, WAS PROVIDED TO CUMBERLAND PARTNERS, LLC. PRIOR TO THE COMPLETION OF THIS SURVEY MAP. THEREFORE, THIS MAP IS SUBJECT TO ANY CONFLICTING STATEMENT OF FACTS THAT MAY ARISE FROM A TITLE SEARCH OF THE SURVEYED PREMISES
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS WRITTEN OR UNWRITTEN.
3. ALL RECORDS INDICATED HEREON ARE REFERENCED TO THE OFFICES OF THE CIRCUIT COURT CLERK AND COMMISSIONER OF THE REVENUE IN AND FOR THE COUNTY OF LEE.
4. PROPERTY LINES COMMON WITH CUPP, DONNELLY AND SZUCS WAS VERIFIED WITH DONNELLY AND CUPP AT THE TIME OF THIS SURVEY.

BEARINGS AND DISTANCES FOR SELECT LINES

LINE	BEARING	DISTANCE
L1	N 75°01'20" E	13.77'
L2	N 74°37'45" E	133.18'
L3	S 06°43'52" W	122.05'
L4	N 65°46'45" W	197.00'
L5	N 34°22'02" W	76.63'
L6	N 84°36'55" W	26.72'
L7	N 15°41'57" W	56.33'
L8	S 67°48'21" E	120.87'
L9	S 06°43'52" W	146.00'
L10	S 08°15'44" E	126.13'
L11	S 21°37'46" E	201.40'
L12	S 25°50'33" E	126.74'
L13	S 26°09'01" E	192.68'

**RONALD HESS AND
KAREN HESS**
INSTRUMENT No. 0514352
TAX MAP: 80-(A)-55

NORMAN VIRGIL BEATTY
DEED BOOK 424, PAGE 585
TAX MAP: 80-(A)-56

**DWIGHT T. ENGLAND
AND HEATHER L. ENGLAND**
INSTRUMENT No. 2004912
TAX MAP: 80-(A)-56D

**TIMOTHY R. SZUCS AND
LISA A. SZUCS**
INSTRUMENT No. 150770
TAX MAP: 80-(A)-56E

**JOE MCCOY
AND
ALICE MCCOY**
INSTRUMENT No. 1409430
TAX MAP: 80-(A)-89A,89B

**MARISSA KAMERER AND
KYLE KAMERER**
INSTRUMENT No. 2211550
TAX MAP: 80-(A)-48A

**ROBERT A. HURST, JR
AND SANDRA J. HURST**
INSTRUMENT No. 2103404
A PORTION OF
TAX MAP: 80-(A)-57

NORMAN VIRGIL BEATTY
DEED BOOK 424, PAGE 585
TAX MAP: 80-(A)-56
NORMAN VIRGIL BEATTY
INSTRUMENT No. 1001104
A PORTION OF TAX MAP: 80-(A)-56

NORMAN VIRGIL BEATTY
INSTRUMENT No. 1807334
TAX MAP: 80-(A)-78B1

**CHESTER THOMAS AND
CATHY LOU HOWARD THOMAS**
LIFE ESTATE
INSTRUMENT No. 2108330
TAX MAP: 80-(A)-87,88,89

**KERMIT PEARY SUTTER III
AND MARTHA ANN BROCK**
INSTRUMENT No. 1902383
TAX MAP: 80-(A)-58A

TYLER PARKS
INSTRUMENT No. 2003388
TAX MAP: 80-(A)-58

**MARTIN RODRIGUEZ
AND AMANDA RODRIGUEZ**
INSTRUMENT No. 1700829
TAX MAP: 80-(A)-59A

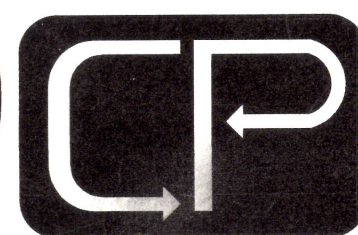
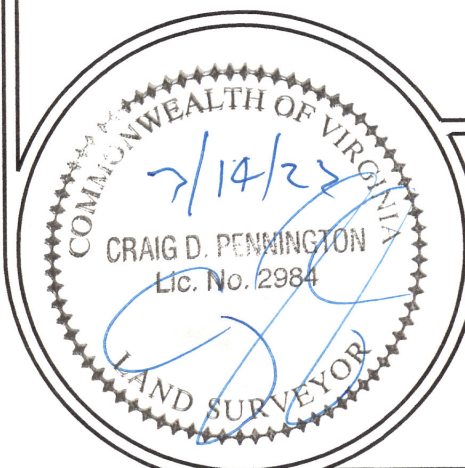
GRETCHEN CAIN
INSTRUMENT No. 2112506
TAX MAP: 80-(A)-78

PLAT SHOWING PROPERTY OF
**CHARLES WARING BEATTY, JR.,
JULIE BEATTY HOUSTON &
CATHY BEATTY HUNT**

INSTRUMENT No. 2100664 &
INSTRUMENT No. 2304795
ROSE HILL MAGISTERIAL DISTRICT
LEE COUNTY, VIRGINIA
TAX MAP: 80-(A)-57,78B

FOR: OWNERS

I HEREBY CERTIFY THAT
THIS PLAT DEPICTS A
CURRENT FIELD SURVEY,
MADE BY MYSELF, OR
OTHERS UNDER MY
DIRECTION.



**CUMBERLAND
PARTNERS, LLC**
SURVEYING/MAPPING

P.O. Box 456, JONESVILLE, VIRGINIA 24263 • PHONE/FAX (276) 346-3025

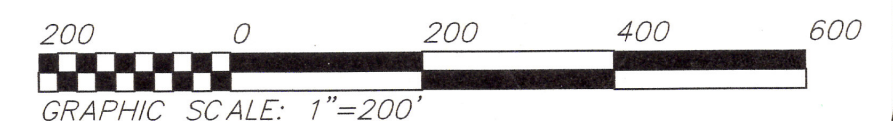
LEGEND

- DENOTES 1/2" REBAR (SET THIS SURVEY)
- DENOTES 1/2" REBAR (FOUND THIS SURVEY)
- DENOTES 3/8" REBAR (FOUND THIS SURVEY)
- X — X — DENOTES FENCE

DRAWN C D P

DATE JULY 14, 2023

FILE 9792.CRD



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