

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT STANFORD SPITLER IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 5 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF ROANOKE CITY, VIRGINIA AS INSTRUMENT No. 990010610.

THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THE PARCEL OF LAND SHOWN HEREON ENTIRELY WITH HIS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-22.0 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

THE SAID OWNER AS A CONDITION PRECEDENT TO THE APPROVAL AND RECORDATION OF THIS PLAT, HEREBY DEDICATES TO ROANOKE CITY THE AREA SET APART ON THIS PLAT FOR A 10 FEET WIDE SANITARY SEWER EASEMENT.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING
SIGNATURE.

Stanford Spitler
STANFORD SPITLER

STATE OF VIRGINIA
COUNTY OF ROANOKE TO WIT:

I, LORETTA W. KEEFER, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE, CERTIFY THAT STANFORD SPITLER HAS
PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE
OREGON'S INSTRUMENT ON THIS 20 DAY OF JULY, 1999.

Loetta W. Koffer April 30, 2000
NOTARY PUBLIC COMMISSION EXPIRES

NOTES: 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE "A1" AND FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A. (SEE PANEL 51161C0048 D, DATED OCT. 15, 1993)

2) THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

3) -45 SUBJECT PROPERTY IS ZCNE7 'P.M.2"

4) MINIMUM FINISHED FLOOR ELEVATIONS:
 LOT 1 = 974.0
 LOT 2 = 972.0
 LOT 3 = 970.0

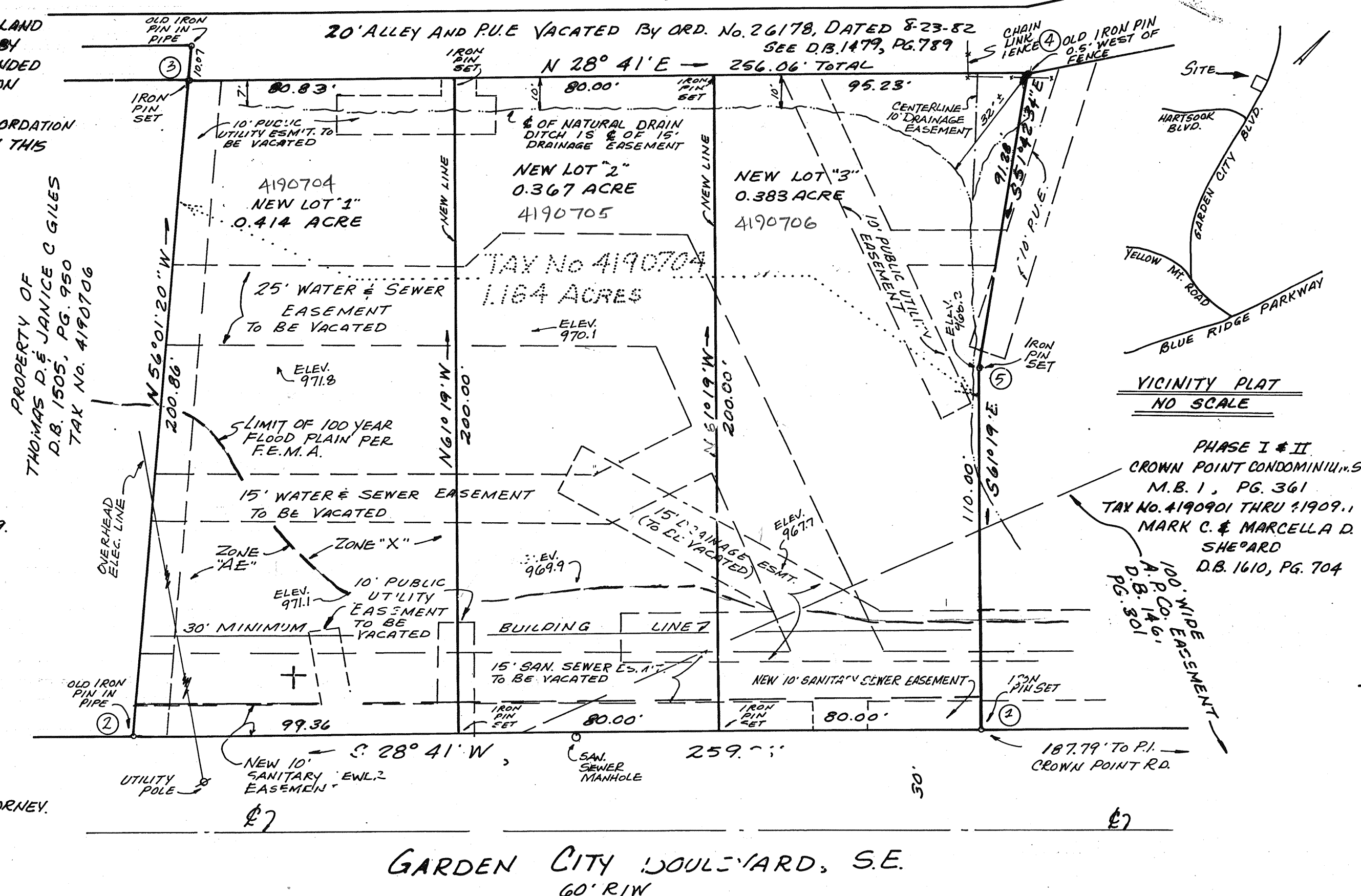
LEGAL REFERENCE:
M.B.1, PG. 436
D.B. 1472, PG. 87, (MAP)
INSTRUMENT NO.
TAX NO. 4190704

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
ROANOKE CITY, VIRGINIA, THIS MAP IS PRESENTED AND WITH
THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ANNEXED
IS ADMITTED TO RECORD AT 4:30 O'CLOCK P. M., ON
7:15 27 DAY OF July, 1999.

TESTE: Matthew B. Crush III
BY: Patty Humphreys
DEPUTY CLERK

SECTION 1, MILL MOUNTAIN ESTATES
M.B. 1, PG. 117

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.



BOUNDARY COORDINATES		
POINT	NORTH	EAST
1	5000.0000	5000.0000
2	4772.4672	4875.5154
3	4884.7220	4708.9514
4	5109.3598	4831.8521
5	5052.7982	4903.4958
1	5000.0017	4999.9972

ORIGIN ASSUMED

APPROVED: Charles M. Huffine 7-27-99
CITY ENGINEER, CITY OF ROANOKE, VA. DATE
John Thomas Russell 7.27.99
AGENT, CITY OF ROANOKE PLANNING COMMISSION. DATE

PLAT OF SUBDIVISION MADE FOR
STANFORD SPITLER

SHOWING THE DIVISION OF A 1.164 ACRE TRACT,
CROWN POINT CONDOMINIUMS (M.B. 1, PG. 436)
CREATING HEREON NEW LOT 1 (0.714 ACRE), NEW
LOT 2 (0.367 ACRE), AND NEW LOT 3 (0.383 ACRE),
AND SHOWING PUBLIC UTILITY, WATER, SANITARY SEWER, AND DRAINAGE
EASEMENTS BEING VACATED HEREON

ROANOKE, VIRGINIA

SCALE 1" = 30' JULY 14, 1999

BY: JACK G. BESS
LAND SURVEYOR
5422 STARKEY ROAD
ROANOKE, VIRGINIA
540-989-8855

N.B. 107