

Exhibit A



SECTION 6-4. - SETBACK REGULATIONS.

6-4-1. STRUCTURES SHALL BE LOCATED 20 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH, OR 35 FEET OR MORE FROM THE CENTER LINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH. THIS SHALL BE KNOWN AS THE "SETBACK LINE".

6-4-2. STRUCTURES SHALL BE LOCATED 15 FEET OR MORE FROM THE PROPERTY LINE ALONG ANY EXISTING ALLEY.

(ORD. OF 12-3-07)

SECTION 6-5. - FRONTAGE REGULATIONS.

6-5-1. THE MINIMUM LOT WIDTH AT THE SETBACK LINE SHALL BE 70 FEET FOR SINGLE-FAMILY DWELLINGS AND 90 FEET FOR OTHER PERMITTED USES ON LOTS SERVED BY PUBLIC WATER AND SEWER.

6-5-2. THE MINIMUM LOT WIDTH AT THE SETBACK LINE SHALL BE 100 FEET FOR LOTS SERVED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

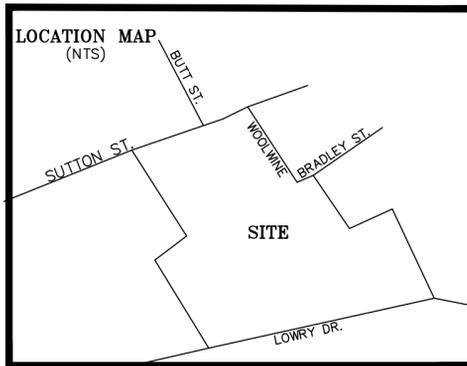
SECTION 6-6. - YARD REGULATIONS.

6-6-1. *SIDE*. THE MINIMUM SIDE YARD FOR EACH MAIN STRUCTURE SHALL BE TEN FEET, AND THE MINIMUM TOTAL WIDTH OF THE TWO REQUIRED SIDE YARDS SHALL BE 25 FEET. NOTE: SEE, FOR CORNER LOT PROVISIONS.

6-6-2. *REAR*. EACH MAIN STRUCTURE SHALL HAVE A MINIMUM REAR YARD OF 15 FEET.

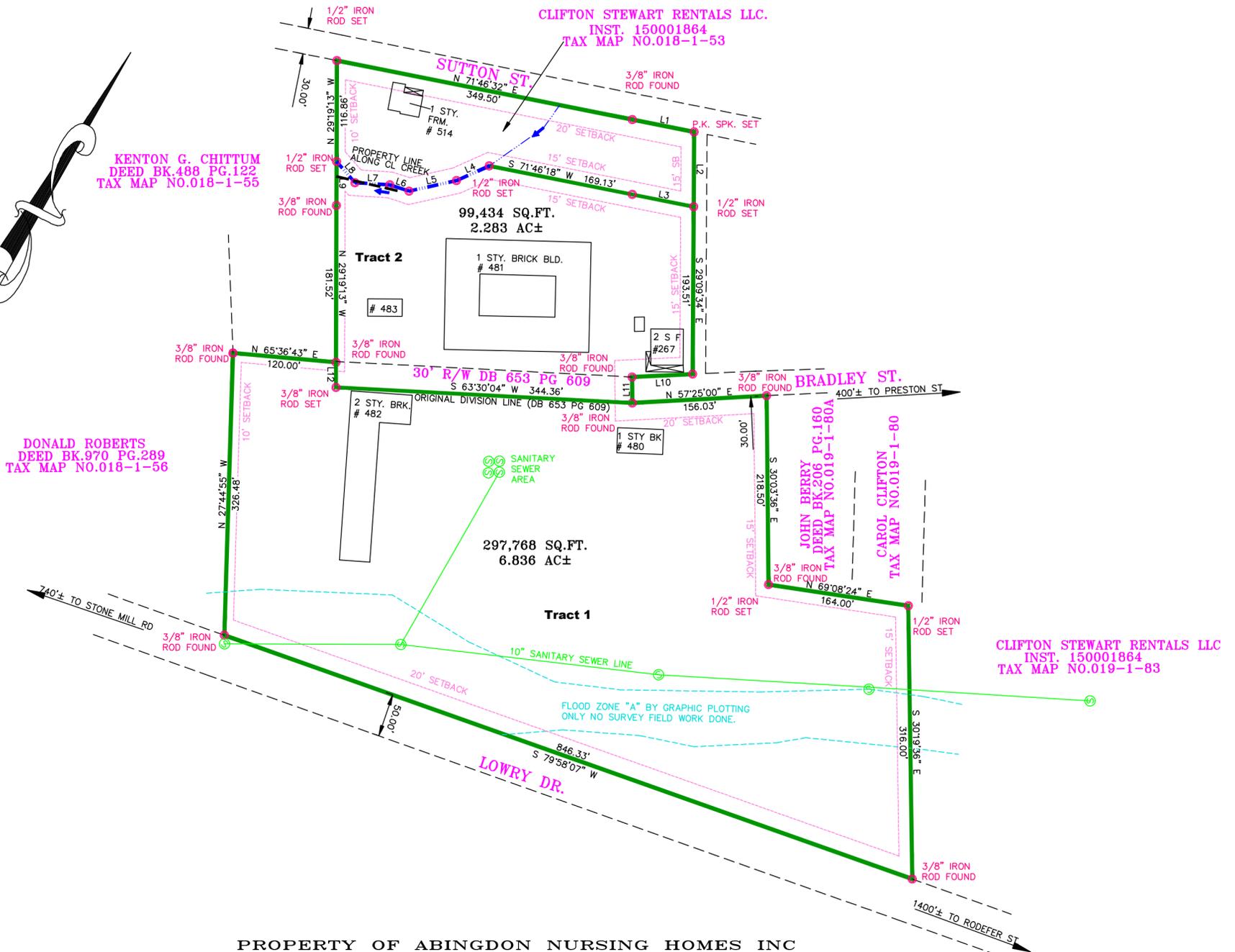
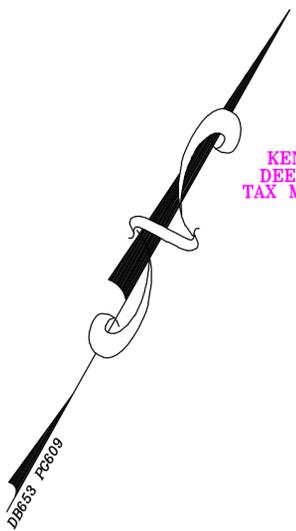
6-6-3. [ACCESSORY BUILDING] NO ACCESSORY BUILDING SHALL BE CLOSER THAN FIVE FEET TO ANY PROPERTY LINE.

(ORD. OF 12-3-07)



LINE TABLE		
LINE	LENGTH	BEARING
L1	73.00	N71°46'32"E
L2	86.57	S29°09'34"E
L3	72.59	S71°46'32"W
L4	41.79	S36°32'01"W
L5	56.25	S48°03'08"W
L6	23.26	S78°26'29"W
L7	40.67	S64°07'46"W
L8	32.41	N70°35'24"W
L9	50.62	N29°19'13"W
L10	70.41	S57°46'04"W
L11	29.98	S30°10'35"E
L12	28.99	N29°19'13"W

THIS PROPERTY LOCATED IN FEMA ZONE "X" AND "A" (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, MAP NO.51191C0280C, EFFECTIVE DATE 09/29/2010)
 CURRENT OWNER: ABINGDON NURSING HOMES INC
 ADDRESS: 481 BRADLEY ST ABINGDON, VA. 24210
 CURRENT OWNER: CAROL T. CLIFTON (TRUSTEE)
 ADDRESS: 15054 ENTERPRISE RD ABINGDON, VA. 24211



PROPERTY OF ABINGDON NURSING HOMES INC
 BEING ALL OF THOSE CERTAIN LOTS OR TRACTS OF LAND LYING IN THE TOWN OF
 ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND
 MORE PARTICULARLY SHOWN ON A PLAT BY L.K. ADDISON RECORDED IN PLAT BOOK
 71 PAGE 27. DEEDS RECORDED IN DEED BOOK 1055 PAGE 765.
 PROPERTY ADDRESS: 481, 482 AND 483 BRADLEY ST. ABINGDON, VA

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES WHICH MAY EXIST ON THE PROPERTY.

I CERTIFY THAT THIS PLAT IS AN ACTUAL ON THE GROUND SURVEY AND THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN SHOWN HEREON.

THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS, AND VISIBLE OR RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

NO CEMETERY FOUND.

CALLS IN PARENTHESIS DENOTE PLAT OR DEED OF RECORD.

ZONED: R-3
 TAX MAP NO.018-1-54
 SCALE 1" = 100'

ADDISON SURVEYORS
 LAND SURVEYING LAND PLANNING
 CONSTRUCTION SURVEYING
 432 EAST MAIN ST. ABINGDON, VA 24210
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(R13)

L.K. ADDISON L.S. 1049

NO.	DATE	REVISION	DRAWN BY:	DATE:	DRAWING NO.:
			RSH	11/16/17	8730
			LKA	11/16/17	MANOR_DIV.DWG
SHEET: 1 OF 1			BOOK NO.:	NONE	FILE NO.: 14A008