

ANNEXATION EXHIBIT A

1/4" RBF

MAIN STREET/STATE ROAD #77 - 100' PUBLIC R/W

3"x4" CMF LAYING DOWN
5/8" RBF/SC GIBSON 5308
REBAR FOUND W/ METAL CAP (FDOT) BENCHMARK
UNDERGROUND FIBER OPTIC BOX

TRACT 1
PARCEL ID #00000000-00-2222-0001
NOW OR FORMERLY
COMMUNITY SOUTH CREDIT UNION
O.R.B. 1025, PAGE 546

ONE STORY BRICK BUILDING
131.45' x 31.95' 50' FT
OVERALL BOUNDARY
3.527 AC.
153,657 SQ. FT.

TEMPORARY EASEMENT FOR INGRESS AND EGRESS AND USE OF POLE BARN SHOWN ON SURVEY FOR TUPELO HOLDINGS, LLC, DATED: MARCH 16, 2015 FOR A PERIOD OF 5 YEARS OR UNTIL GRANTOR SELLS ADJOINING PROPERTY.

PARCEL ID #00000000-00-2223-0002
NOW OR FORMERLY
COGGIN PROPERTIES, INC.
O.R.B. 282, PAGE 469

TRACT 2
PARCEL ID #00000000-00-2222-0001
NOW OR FORMERLY
COMMUNITY SOUTH CREDIT UNION
O.R.B. 1237, PAGE 434

PARCEL ID #00000000-00-2222-0000
NOW OR FORMERLY
RONNIE HARRELL
O.R.B. 900, PAGE 234

SURVEYED LEGAL DESCRIPTION OVERALL BOUNDARY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING 1/2 SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR FOUND CAPPED (GIBSON) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND GO NORTH 00 DEGREES 28 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 345.71 FEET TO A 1/2" REBAR FOUND CAPPED, SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 51 DEGREES 12 MINUTES 12 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH RONNIE HARRELL PROPERTY FOR A DISTANCE OF 499.51 FEET TO A 1/2" REBAR FOUND CAPPED ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 (100' PUBLIC R/W); THENCE GO NORTH 39 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 FOR A DISTANCE OF 615.36 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 GO SOUTH 00 DEGREES 26 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 784.57 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308, AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.527 ACRES (153,657 SQ.FT.)

SURVEYED LEGAL DESCRIPTION TRACT 1

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING 1/2 SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR FOUND CAPPED (GIBSON) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND GO NORTH 00 DEGREES 28 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 460.42 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308, SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 51 DEGREES 12 MINUTES 12 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH RONNIE HARRELL PROPERTY FOR A DISTANCE OF 426.44 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308 ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 (100' PUBLIC R/W); THENCE GO NORTH 39 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 FOR A DISTANCE OF 525.34 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 GO SOUTH 00 DEGREES 26 MINUTES 23 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH COGGIN PROPERTIES, LLC PROPERTY FOR A DISTANCE OF 669.80 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.571 ACRES (111,989 SQ.FT.)

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.

BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 1-800-434-4770 PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.



SURVEYED LEGAL DESCRIPTION TRACT 2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING 1/2 SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR FOUND CAPPED (GIBSON) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND GO NORTH 00 DEGREES 28 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 345.71 FEET TO A 1/2" REBAR FOUND CAPPED, SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 51 DEGREES 12 MINUTES 12 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH RONNIE HARRELL PROPERTY FOR A DISTANCE OF 499.51 FEET TO A 1/2" REBAR FOUND CAPPED ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 (100' PUBLIC R/W); THENCE GO NORTH 39 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 FOR A DISTANCE OF 90.02 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 GO SOUTH 51 DEGREES 12 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 426.44 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308; THENCE GO SOUTH 00 DEGREES 26 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 114.77 FEET TO A 1/2" REBAR FOUND CAPPED AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.957 ACRES (41,668 SQ.FT.)

LEGEND

SYMBOLS

REBAR FOUND CAPPED
REBAR SET WITH PLASTIC CAP STAMPED LB#367
OPEN TOP PIPE FOUND
CONCRETE MARKER FOUND W/ NAIL AND WASHER STAMPED
CONCRETE MONUMENT FOUND
SIGN
GUY WIRE ANCHOR
POWER POLE
CONCRETE TELEPHONE MARKER

5/8" RBF/SC GIBSON 5803
5/8" RBS CAP
2" OIFF
4"x4" CMF NF/ W/ NAIL/LS#1715
4"x4" CMF
STOP
GWA
PP
TLM

ABBREVIATIONS

ACRES
SQUARE FEET
OFFICIAL RECORD BOOK
UNDERGROUND FIBER OPTIC LINE

AC.
SQ.FT.
O.R.B.
UGFO

LINE TYPES

PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
OVERHEAD CABLE TV
OVERHEAD ELECTRICAL
OVERHEAD TELEPHONE
WOVEN WIRE FENCE
FIELD MEASURED BEARING AND DISTANCE
RECORDED BEARING AND DISTANCE

HATCHING

CONCRETE HATCHING
GARVEL HATCHING
ASPHALT HATCHING

SURVEYOR'S CERTIFICATION

THIS PLAT WAS SURVEYED UNDER THE SUPERVISION OF CARY B. "BRITT" WETHERINGTON, FLORIDA LS# 6482. THIS SURVEY AND PLAT WAS CONDUCTED IN CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA, AND IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.

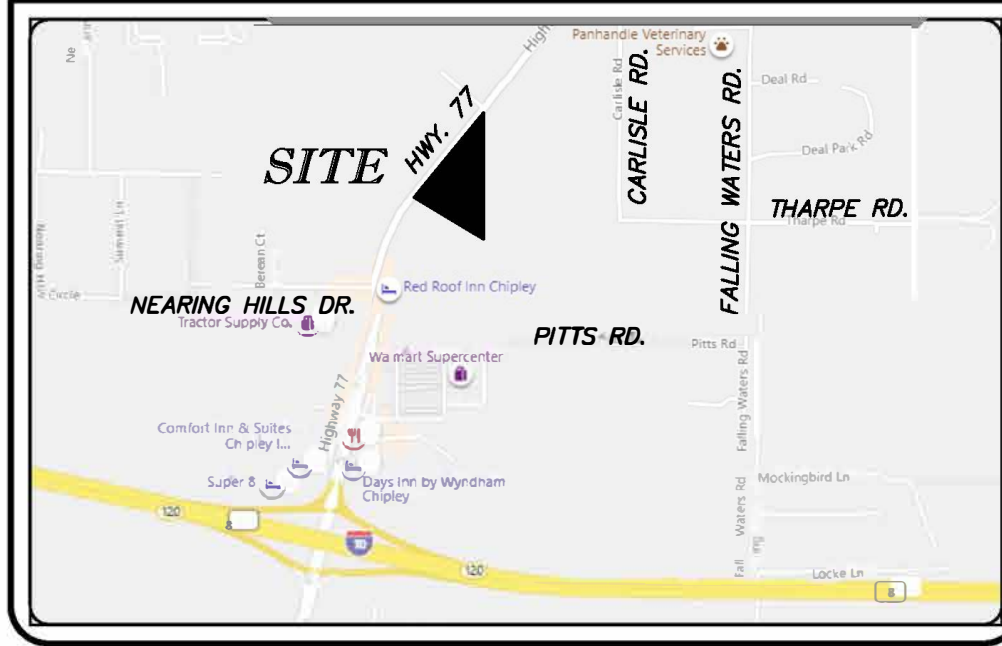
THE FIELD WORK WAS COMPLETED ON MARCH 17, 2022.



CARY B. "BRITT" WETHERINGTON
FLORIDA SURVEYOR AND MAPPER No. LS 6482

8/15/2022
DATE

LOCATION MAP



NOT TO SCALE

REFERENCES

- DEED RECORDED IN OFFICIAL RECORD BOOK 1025, PAGE 546-547, WASHINGTON COUNTY, FLORIDA CLERK OF COURTS OFFICE.

PROJECT NOTES

- TOTAL AREA OVERALL TRACT = 3.527 ACRES (153,657 SQ.FT.)
- THIS PROPERTY IS ZONED: GENERAL COMMERCIAL PROPERTY ADDRESS: 1447 MAIN STREET CHIPLEY, FLORIDA 32428
- SETBACKS ARE AS FOLLOWS:
FRONT ARTERIAL = 50'
FRONT COLLECTOR = 35'
SIDE = 15'
REAR = 15'
- THIS SURVEY WAS MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,636 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 11 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 337,814 FEET.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATED, OR ANY POINT OF REFERENCE THEREON.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL, AND VERTICAL CONTROL. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHAMPION PRO GPS RECEIVER WITH A CARLSON RT3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A MOBILE DATA CONNECTION FROM THE FLORIDA PERMANENT REAL TIME NETWORK. THE TECHNIQUE USED WAS A RTK CORRECTED MEASUREMENTS FROM A TRIMBLE VRS REAL TIME NETWORK.
- THE HORIZONTAL DATUM AS REFERENCED HEREIN IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM (ELEVATIONS) SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BOTH DATUMS REFERENCED ABOVE WERE ESTABLISHED ON-SITE USING SAID THE eGPS REAL TIME GPS NETWORK USING GE10012b.
- THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, FLORIDA, AND INCORPORATED AREAS, PANEL 70 OF 475, AS SHOWN ON MAP NUMBER 1213300070D, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PREPARED FOR: ECLIPSE BRAND BUILDERS

JOB No.: 21-0042
DRAWN BY: MDR
DESIGNED BY: -
SURVEYED BY: JCR
SURVEY DATE: 03/17/2022
CHECKED BY: CFR
SCALE: 1" = 40'
DATE: 08/15/2022

SHEET

1

OF 1



EMC ENGINEERING SERVICES, INC.

1344 US Hwy 19S, Suite A
Leesburg, GA 31763
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Fax: (229) 439-7979
albany@emc-eng.com
www.emc-eng.com

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

JOB NUMBER:	21-0042
DRAWN/CHECKED:	MDR/CFR
SCALE:	1"=40'
FIELD BOOK	FILE

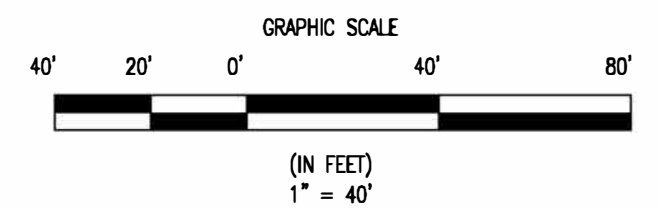
SURVEY DATE:	MARCH 29, 2021
PLAT DATE:	AUGUST 15, 2022
REVISION DATE:	N/A
FILE:	XXXXX

RE-PLAT

COMMUNITY SOUTH CREDIT UNION PROPERTY
SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST
WASHINGTON COUNTY, FLORIDA



106 NORTH MAIN STREET
BOSTON, GEORGIA 31626
229-393-5834
wxtonservices@gmail.com
FLORIDA PSM No. - LS 6482
FLORIDA LB No. - LB 8367



UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL USE ONLY AND IS NOT VALID.

ANNEXATION

EXHIBIT B

SURVEYED LEGAL DESCRIPTION OVERALL BOUNDARY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING I SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR FOUND CAPPED (GIBSON) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND GO NORTH 00 DEGREES 28 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 345.71 FEET TO A 1/2" REBAR FOUND CAPPED, SAID POINT BEING THE POINT OF THE BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 51 DEGREES 12 MINUTES 12 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH RONNIE HARRELL PROPERTY FOR A DISTANCE OF 499.51 FEET TO A 1/2" REBAR FOUND CAPPED ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 (100' PUBLIC R/W); THENCE GO NORTH 39 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 FOR A DISTANCE OF 615.36 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET/STATE ROAD #77 GO SOUTH 00 DEGREES 26 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 784.57 FEET TO A 5/8" REBAR FOUND CAPPED GIBSON 5308, AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.527 ACRES (153,657 SQ. FT.)

ANNEXATION EXHIBIT B

Prepared by and return to:
Panhandle Land Title, LLC.
124 East Virginia Avenue
Bonifay, FL 32425
(850) 547-2025
File No 22-068

Parcel Identification No Property 1:
00000000-00-2222-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of March, 2022 between R. Ronnie Harrell, a married man, conveying separately owned non-homestead property whose post office address is **109 Girard Ave, Dothan, AL 36303**, Grantor, to **Community South Credit Union**, whose post office address is **1447 Main Street, Chipley, FL 32428**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Washington County, Florida, to-wit:

Property 1:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE N 00°27'00" E ALONG THE EAST LINE OF SAD SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 345.57 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, N 51°11'11" W, 499.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (STATE ROAD 77) (100' RIGHT OF WAY); THENCE N 39°58'25" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 90.02 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1025, PAGE 546 OF THE PUBLIC RECORDS FOR WASHINGTON COUNTY, FLORIDA; THENCE S 51°11'11" E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, 426.34 FEET TO THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S 00°27'00" W ALONG SAID EAST LINE, 114.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.96 OF AN ACRE, MORE OR LESS.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.


And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby

Warranty Deed

fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 
Janice J. Sapp

1st Witness Printed Name

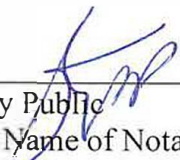

R. Ronnie Harrell

WITNESS 
Joani Carol Rogers

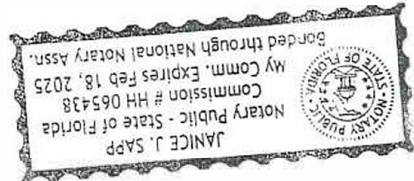
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF HOLMES

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 31st day of March, 2022, by R. Ronnie Harrell.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Janice J. Sapp



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: VF - PL

