

CAPTION

A Parcel of land lying in Section 22, Township 7 South, Range 21 East, Bradford County, Florida; said Parcel being more particularly described as follows: Commence at the Northwest corner of said Section 22 and run South 01 degrees 43 minutes 44 seconds East, along the Westerly boundary thereof 3935.07 feet to a found 1/2 inch iron rod (No Identification) located at the Southwest corner of the North 1/2 of the Southwest 1/4 thereof; thence North 88 degrees 37 minutes 33 seconds East, along the Southerly boundary of said North 1/2 a distance of 2640.38 feet to a found 1/2 inch iron rod (No Identification) located at the Southeast corner of said North 1/2; thence North 01 degrees 37 minutes 33 seconds West, along the Easterly boundary of said Southwest 1/4 877.75 feet to a set 1/2 inch iron rod (LB 4012) for the Point of Beginning. From Point of Beginning thus described run North 75 degrees 48 minutes 54 seconds West, 1688.90 feet to a found 5/8 inch iron rod (No Identification); thence North 57 degrees 48 minutes 11 seconds East, 434.03 feet to a found 1/2 inch iron rod (LB 4012); thence South 63 degrees 23 minutes 56 seconds East, 463.80 feet to a found 1/2 inch iron rod (LB 4012) at the Southwest corner of Lot 1 of "Hunters Acres" as per Plat Recorded in Plat Book 4, Page 17 of the Public Records of said county; thence South 70 degrees 51 minutes 06 seconds East, along the Southerly boundary thereof 200.18 feet to an iron rod (#4012) at the Southeast corner of said Lot 1; thence South 79 degrees 26 minutes 55 seconds East, along the Southerly boundaries of Lots 2 & 3 a distance of 255.74 feet to a found 1/2 inch iron rod (LB 4012) at the Southeast corner of Lot 3; thence North 01 degrees 37 minutes 11 seconds West along the Easterly boundary of Lot 3 a distance of 375.00 feet to a found 1/2 inch iron rod (LB 4012) on the Southerly boundary of the right of way of County Road 18 (66 foot right of way); thence South 79 degrees 26 minutes 55 seconds East, 61.95 feet to a set 1/2 inch iron rod (LB 4012); thence South 01 degrees 37 minutes 11 seconds East, 375.00 feet to a found 1/2 inch iron rod (LB 4012) at the Southwest corner of Lot 4; thence South 79 degrees 28 minutes 26 seconds East, along the Southerly boundary of said Lot 4 a distance of 127.87 feet to a found 1/2 inch iron rod (LB 4012) located at the Southeast corner thereof; thence North 88 degrees 01 minutes 41 seconds East, along the Southerly boundary of Lot 5 a distance of 126.77 feet to a found 1/2 inch iron rod (LB 4012) at the Southeast corner thereof; thence North 88 degrees 22 minutes 49 seconds East, along the Southerly boundary of Lot 6 a distance of 125.00 feet to the Southeast corner thereof; thence South 01 degrees 37 minutes 28 seconds East, along the Easterly boundary of the South 1/2 of Northwest 1/4 a distance of 321.51 feet to a concrete monument (No Identification) found at the Southeast corner thereof; thence continue South 01 degrees 37 minutes 28 seconds East, along the Easterly boundary of the North 1/2 of Southwest 1/4 439.55 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that Crosley Enterprises, LLC, as the lawful owner of the lands described hereon and made a part hereof having this land to be surveyed and subdivided and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said ALICE ACRES and that no part of this plat is dedicated to Bradford County, Florida.

Signed: [Signature] this 13 day of November 2025.
Witness: [Signature] Print Randal W. Andrews Kirby Quentin Crosley
Owner: [Signature] Print Randal W. Andrews Kirby Quentin Crosley

STATE OF FLORIDA, COUNTY OF BRADFORD

The foregoing was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 19 day of December 2025, by Kirby Q. Crosley, has signed these presents this 19 day of December 2025 who ( ) personally known to me of ( ) who has produced [Signature] as identification.

[Signature] Notary Public State of Florida
RANDAL W. ANDREWS
Commission # H4 464823
Expires December 21, 2027

BRADFORD COUNTY HEALTH DEPARTMENT

Examined and approved this 17 day of November 2025.
Signed: [Signature]

BRADFORD COUNTY TAX COLLECTOR CERTIFICATION

This is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to the described lands hereon have been redeemed.
Signed: [Signature] Tax Collector
Teresa Phillips

COUNTY APPROVAL

Examined and administratively approved pursuant to Sec. 177.071, Fla. Stat. (2025) this 25 day of November A.D. 2025 by Clay County, Florida.

[Signature] Administrative Official
RANDAL W. ANDREWS
Commission # H4 464823
Expires December 21, 2027

COUNTY ATTORNEY'S REVIEW

Examined and Approved this 18th day of November 2025.
Bradford County Attorney.
[Signature] Rob Bradley, County Attorney

SURVEYORS CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a professional surveyor and mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 13 day of November 2025.
[Signature] Roger L. Mullins LS#5554
Keystone Surveying & Mapping, Inc.
(LB#219)

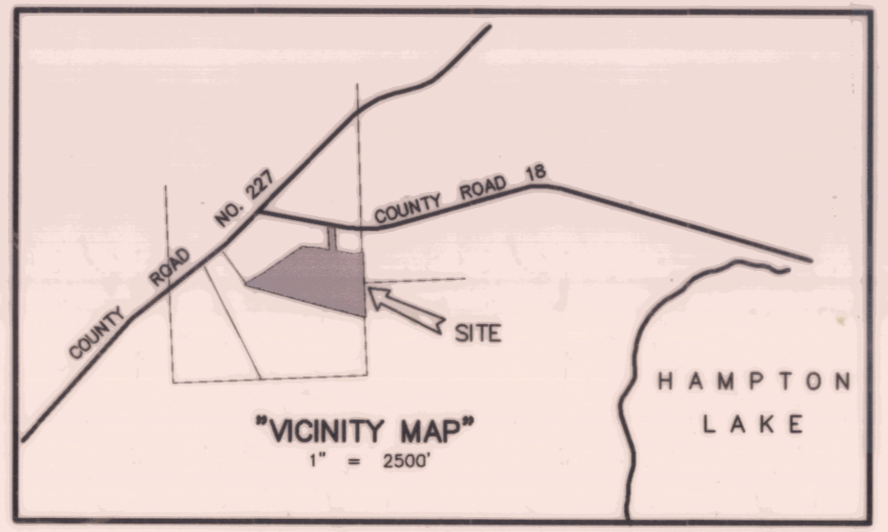
ALICE ACRES

OF LANDS IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

OWNER: Crosley Enterprises, LLC
P.O. Box 562
Waldo, FL 32694

SURVEYOR: Roger L. Mullins LS#5554
Keystone Surveying & Mapping, Inc.
#305 SE Sylvan Way
Keystone Heights, FL 32656
(352)473-9495

Current Zoning: A-2
Future Land Use: Agriculture - 2
Total Area: 20 acres ±
Number of Lots: 6



OWNERSHIP AND ENCUMBRANCE

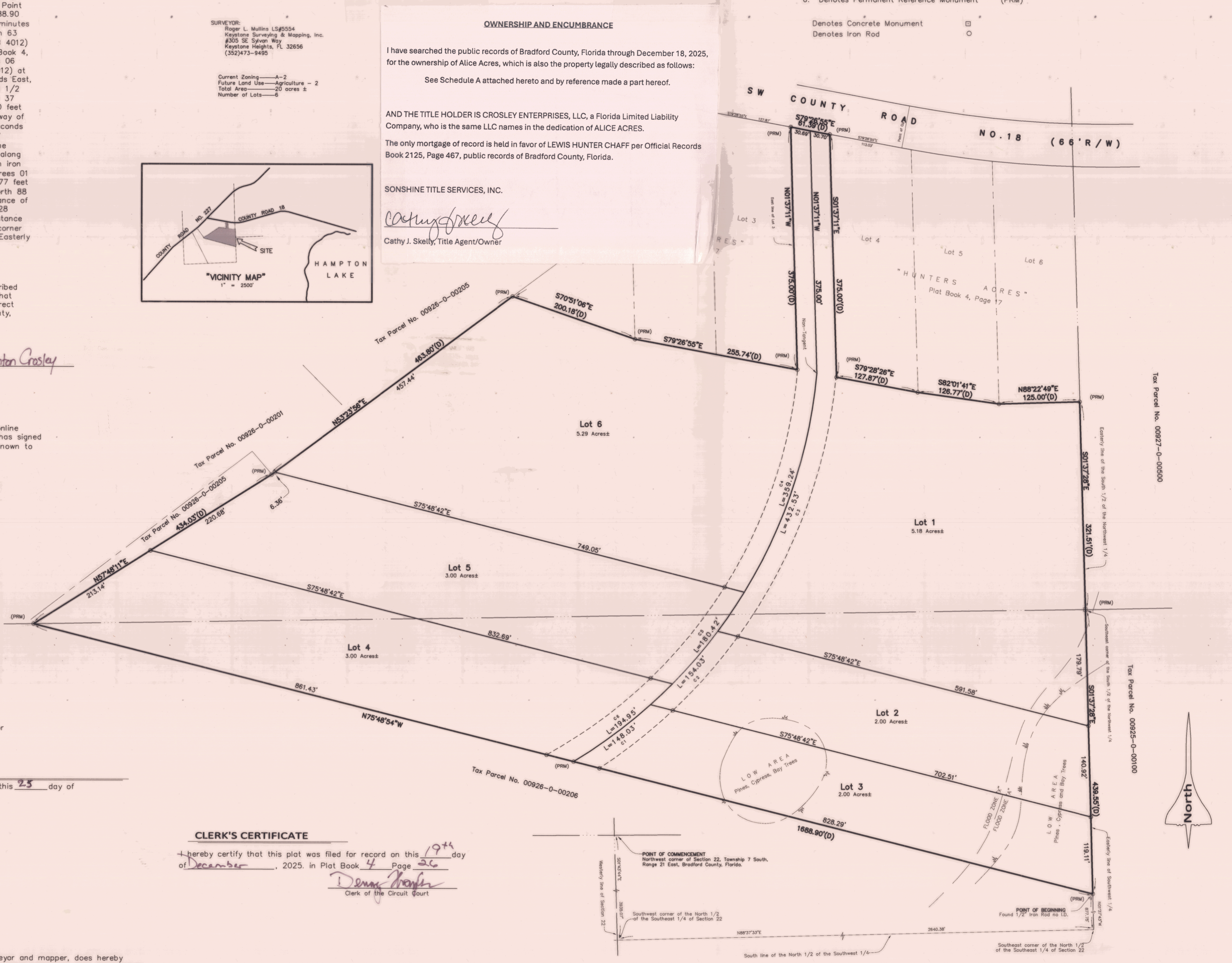
I have searched the public records of Bradford County, Florida through December 18, 2025, for the ownership of Alice Acres, which is also the property legally described as follows: See Schedule A attached hereto and by reference made a part hereof.

AND THE TITLE HOLDER IS CROSLY ENTERPRISES, LLC, a Florida Limited Liability Company, who is the same LLC names in the dedication of ALICE ACRES.

The only mortgage of record is held in favor of LEWIS HUNTER CHAFF per Official Records Book 2125, Page 467, public records of Bradford County, Florida.

SONSHINE TITLE SERVICES, INC.

[Signature] Cathy J. Skelly, Title Agent/Owner



- GENERAL NOTES:
1. Permanent Reference Monument PRM
2. Bearings refer to the East line of the S1/2 of the NW1/4 of Section 22, being S 01°37'28" E, Deeds, Assumed.
3. Lands hereon lie in FEMA Flood Zone "A", "X" as per Community Panel No. 120015-0185-F
4. Electric Service Provided by "Clay Electric Cooperative".
5. Water and Sewer provided by Individual Wells and Septics.
6. Denotes Permanent Reference Monument (PRM)

Table with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD DIR., CHORD DIST. Rows C1 through C5.

Denotes Concrete Monument
Denotes Iron Rod

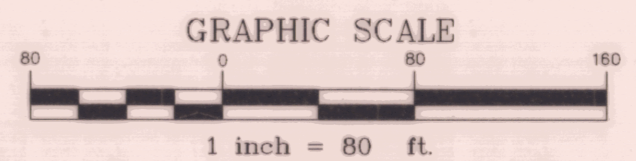


CLERK'S CERTIFICATE

I hereby certify that this plat was filed for record on this 19th day of December 2025, in Plat Book 4 Page 26.
[Signature] Clerk of the Circuit Court

BRADFORD COUNTY SURVEYOR'S REVIEW

I hereby certify that this plat has been reviewed by me and that said plat complies in conformity with Chapter 177, Florida Statutes.
Signed this 13th day of November 2025.
[Signature] Patrick B. Welch, PSM
Bradford County Surveyor.



NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.