

# ALICE ACRES

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

## "Revised"

### 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 a distance of 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

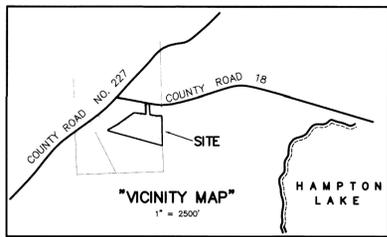
(#4012) at the Southeast corner of said Lot 1; thence South 79 degrees 26 minutes 55 seconds East, along the Southerly boundaries of Lots 2 & 3 a distance of 255.74 feet to a found 1/2 inch iron rod (LB 4012) at the Southeast corner of Lot 3; thence North 01 degrees 37 minutes 11 seconds West along the Easterly boundary of Lot 3 a distance of 375.00 feet to a found 1/2 inch iron rod (LB 4012); 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 of said Lot 4; thence South 86 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.

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-----20.52 Acres ±  
Number of Lots-----6

CURVE	RADIUS	DELTA	LENGTH	CHORD DIR.	CHORD DIST.
C1	785.82	10°47'36"	148.03	N53°20'58"E	147.81
C2	785.82	11°33'50"	154.03	N42°20'15"E	153.78
C3	785.82	51°32'13"	452.53	N20°27'13"E	422.10
C4	785.82	26°11'34"	159.24	N18°15'54"E	158.12
C5	785.82	13°09'16"	180.42	N37°57'18"E	180.02
C6	785.82	11°42'50"	194.95	N51°38'21"E	194.45



### ADOPTION AND DEDICATION

, 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.

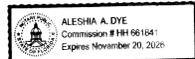
Signed: [Signature] this 19 day of Feb, 2026.

Witnesses: [Signature] Cathy J Skelly, [Signature] Cathy J Skelly  
Print: [Signature] Julie Hicks, [Signature] Julie Hicks  
Owner: [Signature]

### STATE OF FLORIDA, COUNTY OF BRADFORD

The foregoing was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 24 day of Feb, 2026, by who X personally known to me of ( ) who has produced \_\_\_\_\_ as identification.

Notary Public State of Florida



### CLERK'S CERTIFICATE

I hereby certify that this plat was filed for record on this 17th day of February, 2026, in Plat Book 4 Page 29

[Signature]  
Clerk of the Circuit Court

### BRADFORD COUNTY HEALTH DEPARTMENT

Examined and approved this 18 day of February, 2026.

Signed: [Signature]

### OWNERSHIP AND ENCUMBRANCE

"I have searched the public records of Bradford County, Florida through this 18th day of December, 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."

This 18th day of Jan., 2026. Signed: [Signature]  
Title Agent  
Sunshine Title Services, Inc.

### CERTIFICATE OF APPROVAL COUNTY COMMISSIONERS OF BRADFORD COUNTY

This is to certify that on this 19 day of Feb., 2026 the foregoing plat was approved by the County Commissioners of Bradford County, Florida.

Signed: [Signature]  
Chairman of the Board of County Commissioners.

### 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 platted lands hereon have been redeemed.

Signed: [Signature] Tax Collector  
Teresa Phillips

### 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 11 day of February, 2026  
[Signature]  
Roger L. Mullins LS #5554  
Keystone Surveying & Mapping, Inc. (LB#8219)

### COUNTY ATTORNEY'S REVIEW

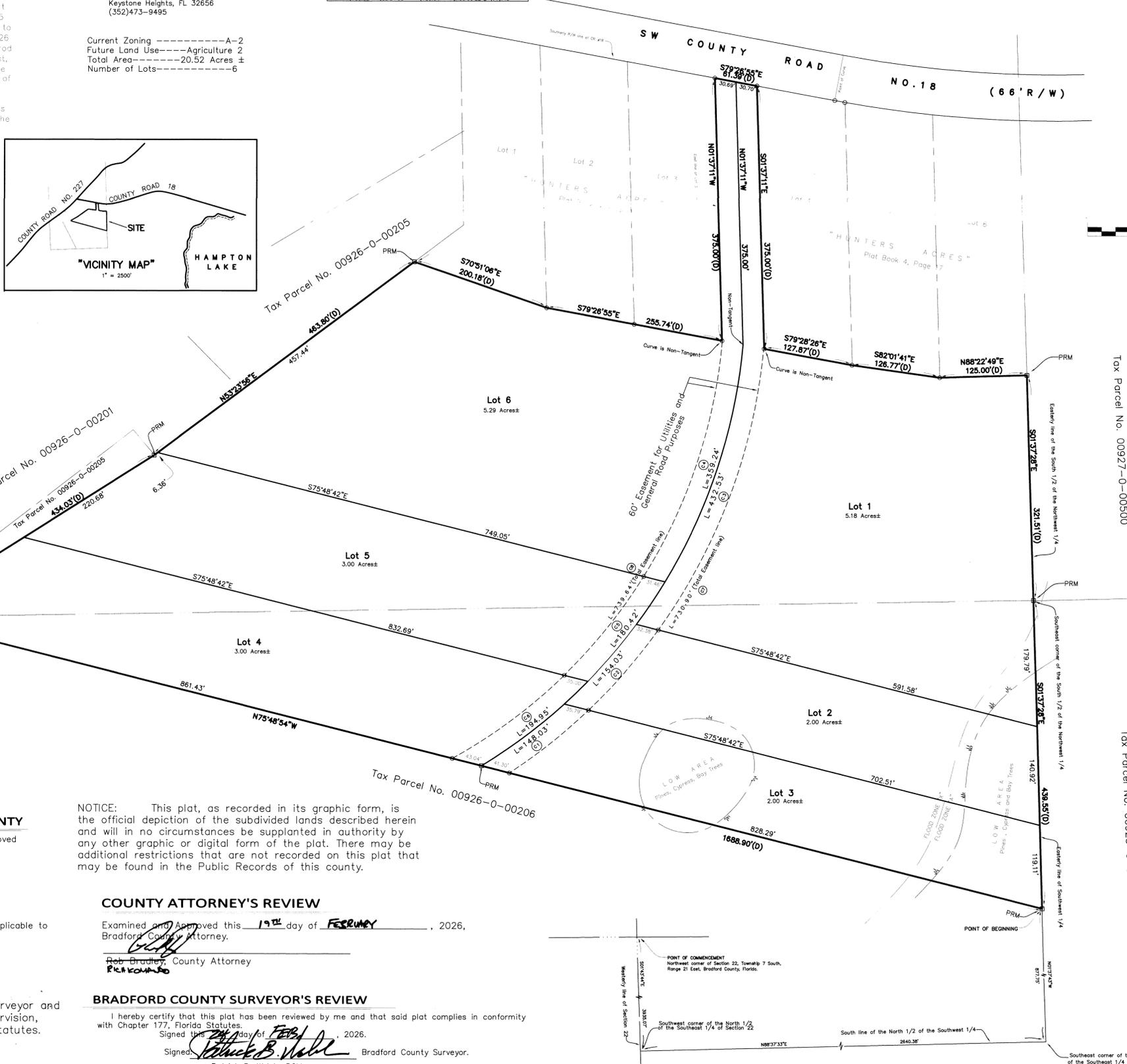
Examined and Approved this 19th day of FEBRUARY, 2026,  
Bradford County Attorney.

[Signature]  
County Attorney

### BRADFORD COUNTY SURVEYOR'S REVIEW

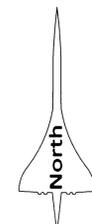
I hereby certify that this plat has been reviewed by me and that said plat complies in conformity with Chapter 177, Florida Statutes.

Signed this 19th day of FEB, 2026.  
[Signature]  
Patrick B. Welch, PSM  
Bradford County Surveyor.



- GENERAL NOTES:
1. Permanent Reference Monument PRM
  2. Bearings refer to the East line of the S1/2 of NW1/4 of Section 12, 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 Septic's

Denotes Concrete Monument   
Denotes Iron Rod



Tax Parcel No. 00927-0-00500

Tax Parcel No. 00925-0-00100

