

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING
AREA
No. LOTS
TYP. LOT SIZE

BF-PUD
SF-APC
15.47 AC. ±
133
6000 SQ. FT.

PLAT BOOK 61 PAGE 26

SHEET 2 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

OWNER
DFC Wilford, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

ENGINEER
Taylor and White, Inc.
4556 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Eland + Associates
615 Blending Blvd.
Orange Park, FL 32073

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT JOINDER

Wilford Preserve Community Development District hereby consents to the acceptance of the Tracts shown in the dedication herein.

Wilford Preserve Community Development District

[Signature]
Jeff Sweet, witness

[Signature]
McGraw, witness

By: *[Signature]*
Batey McGraw, Chairman

BOARD OF COUNTY COMMISSIONERS' APPROVAL

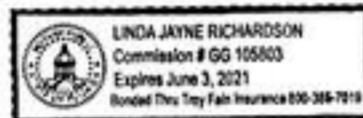
Examined and approved this 12th day of March, 2019, by the Board of County Commissioners, Clay County, Florida.

Attest: *[Signature]*
Clerk of the Board

[Signature]
Chairman of the Board

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 4th day of March, 2019, by Batey McGraw, as Chairman of the Wilford Preserve Community Development District, who is personally known to me or has presented his as identification and did (did not) take an oath.



[Signature]
Print Name: Linda Jayne Richardson
Notary Public, State of Florida
My Commission Expires: June 3, 2021

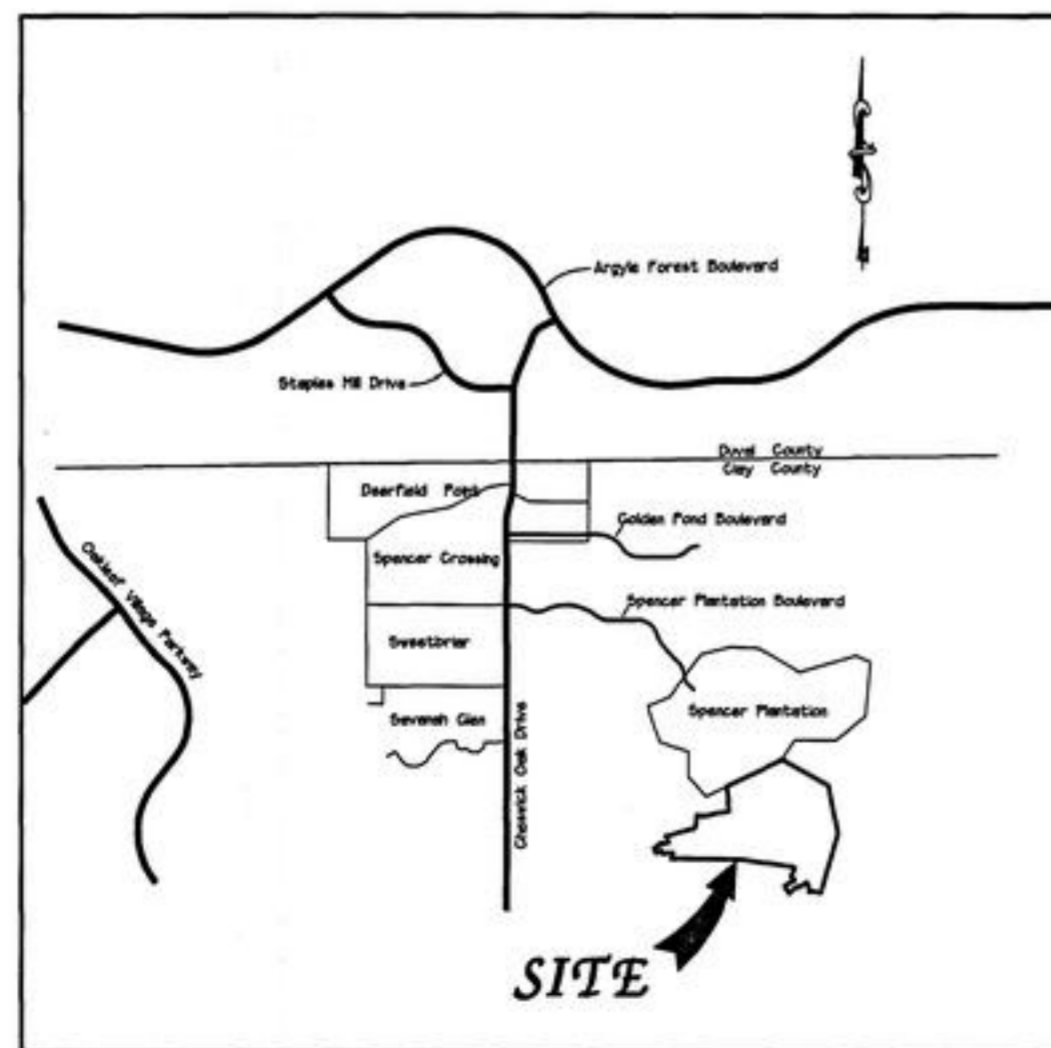
DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 20th day of March, 2019.

[Signature]
Director

LEGEND

- Denotes PRM. 1/2' Iron Pipe. LB 1381
- Denotes PCP. 1/2' Iron Pipe. LB 1381
- Denotes 4'x4' Concrete Monument. no I.D. number
- C1 Denotes Curve Number
- PC Denotes Point of Curvature
- PT Denotes Point of Tangency
- POC Denotes Point on Curve
- PRC Denotes Point of Reverse Curve
- PCC Denotes Point of Compound Curve



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat.

This certificate is made as of the 4th day of March, 2019.

[Signature]
John M. McClaren
Florida Registration No 5979
6431 Connie Jean Road
Jacksonville, Florida

COUNTY ENGINEER APPROVAL

Approved this 18th day of March, 2019.

[Signature]
County Engineer

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
No. LOTS
Min. Lot Size

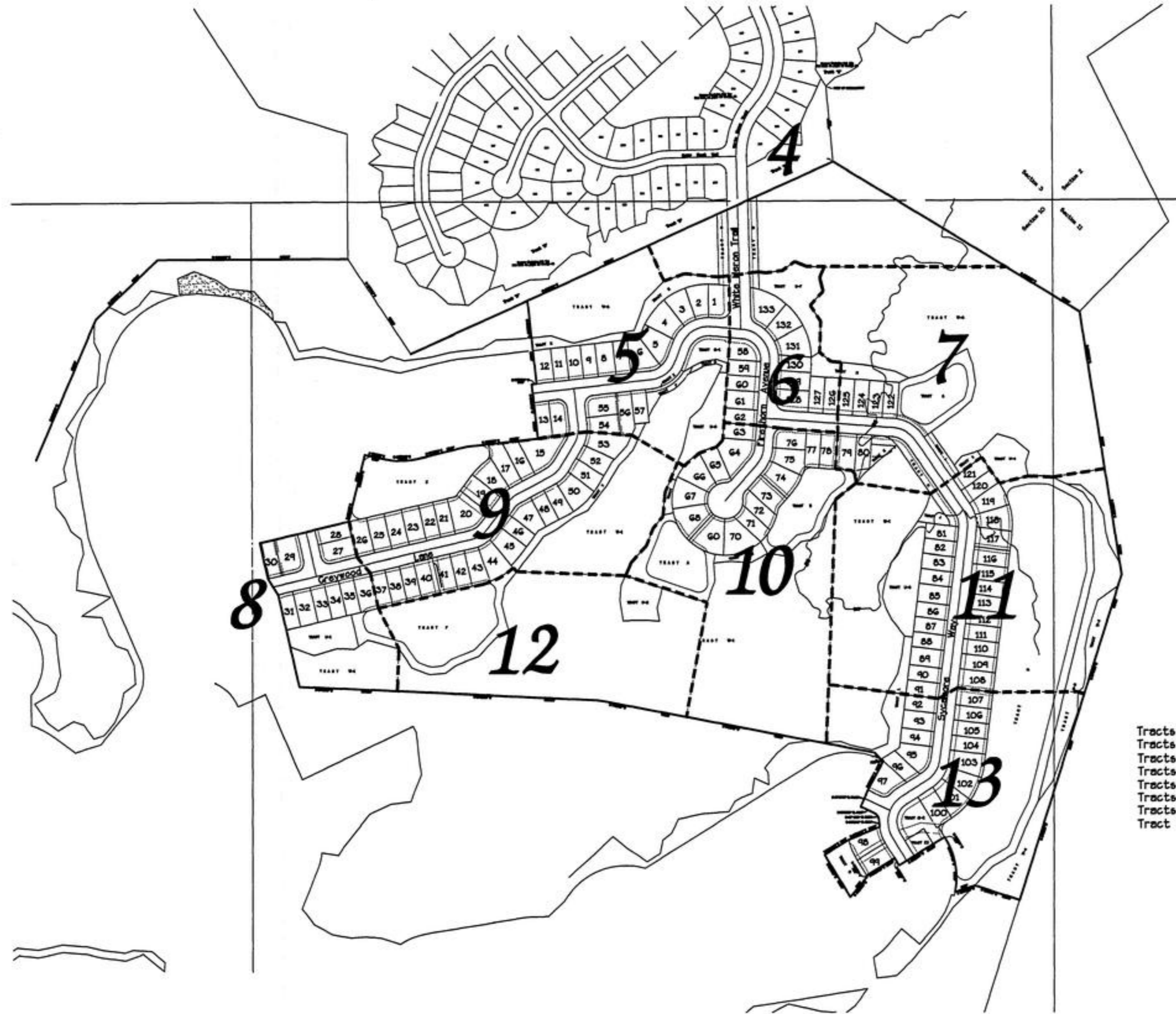
BF-PUD
BF-PUC
4547 AC. ±
133
6000 Sq. Ft.

TYPE I SUBDIVISION "BF-PUD" ZONE

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14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

ENGINEER
Taylor and White, Inc.
4556 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Elland + Associates
615 Blanding Blvd.
Orange Park, FL 32073



GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: o
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 20 feet
minimum rear setback = 10 feet
minimum side setback = 5 feet
- 6) Bearings shown hereon are based on S 00°15'31" E for the west line of Section 10.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, the property shown herein is situated in ZONES "X" and "AE".
- 9) All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 10) CCUA Denotes Clay County Utility Authority
- 11) CEC Denotes Clay Electric Cooperative
- 12) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights of way.
- 13) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 14) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
- 15) All easements for water and sewer systems marked CCUA and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.
- 16) All easements for the underground electrical distribution system marked CCEC and shown on plat are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC).
- 17) PC Denotes Point of Curvature
PT Denotes Point of Tangency
PRC Denotes Point of Reverse Curvature
RP Denotes Radius Point

Tracts A through G Retention
Tracts H through P Upland Buffers
Tracts Q-1 and Q-2 Recreation
Tracts R and T Upland Buffers
Tracts U-1 through U-7 Upland Preservation
Tracts V, W, X and Y Upland Buffers
Tracts W-1 through W-4 Wetland Preservation
Tract Z and ZZ Utility

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 this plat.
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

KEY MAP
Not to Scale

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING
AREA
No LOTS
PER LOT SIZE

BF-PUD
SF-MPC
14.7 AC. ±
133
6000 Sq. Ft.

PLAT BOOK 61 PAGE 28

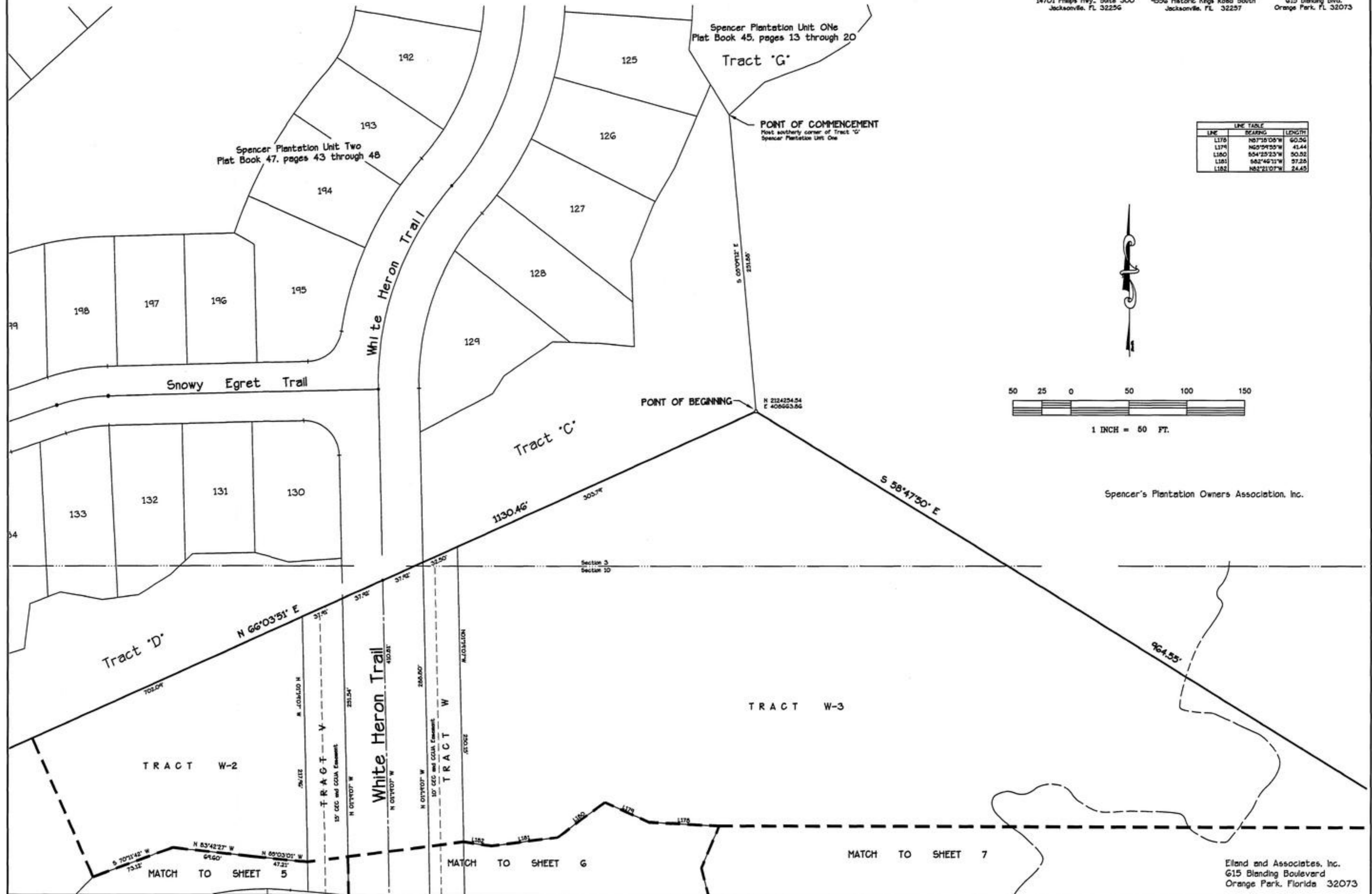
SHEET 4 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

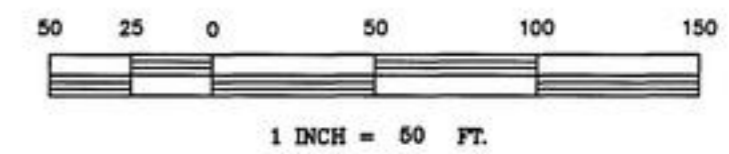
OWNER
DFC Wilford, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

ENGINEER
Taylor and White, Inc.
4556 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Elland + Associates
615 Blending Blvd.
Orange Park, FL 32073



LINE	BEARING	LENGTH
L170	N87°35'08"W	60.56
L171	N82°09'55"W	43.44
L180	S54°25'23"W	50.52
L181	S62°46'11"W	57.28
L182	N82°21'07"W	24.45



Spencer's Plantation Owners Association, Inc.

Elland and Associates, Inc.
615 Blending Boulevard
Orange Park, Florida 32073

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
No. LOTS
H/L LOT SIZE

BF-PUD
BF-PUD
15.47 AC. ±
133
6000 Sq. Ft.

PLAT BOOK 61 PAGE 29

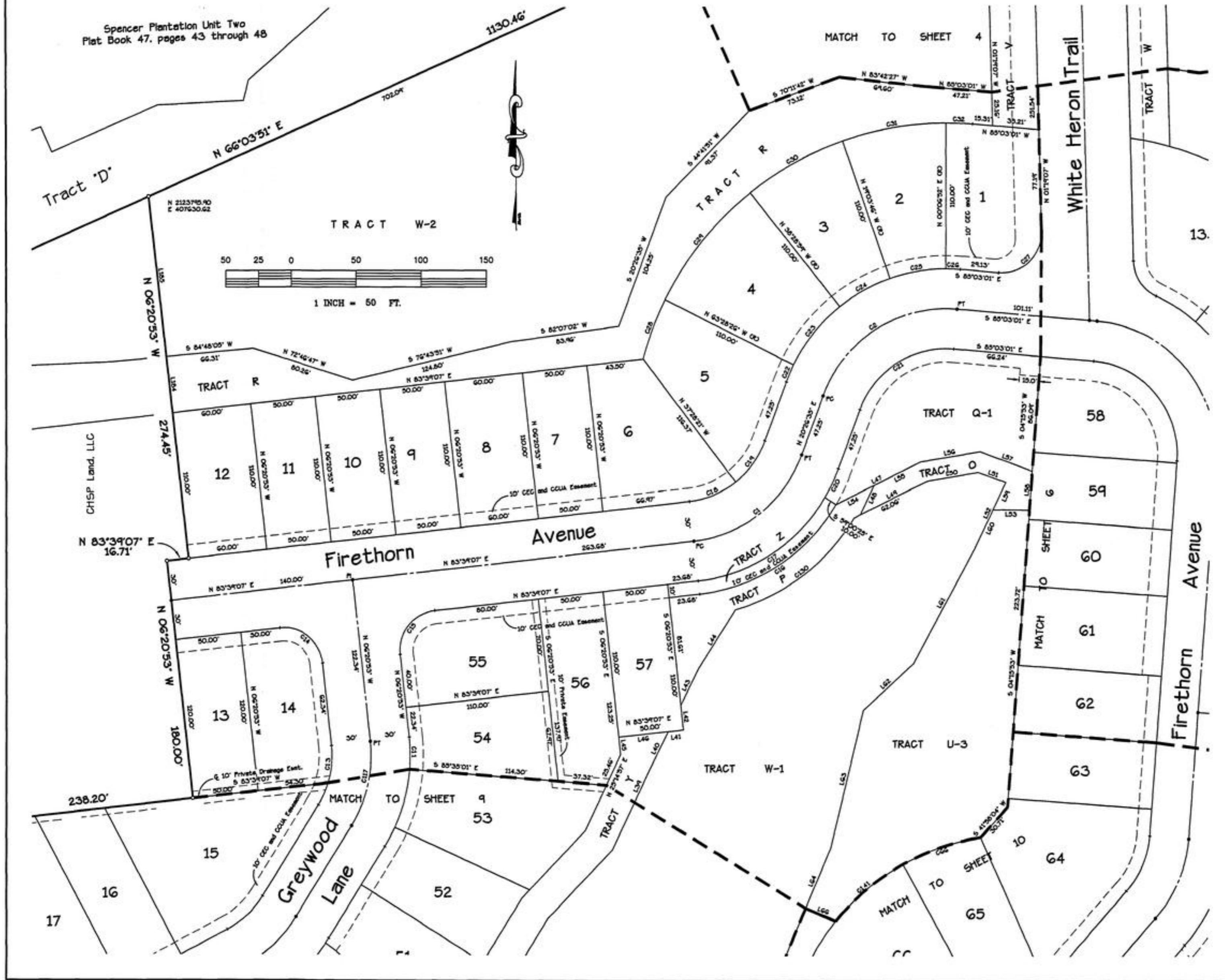
SHEET 5 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

OWNER
DFC Wilford, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

ENGINEER
Taylor and White, Inc.
9556 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Eiland + Associates
G15 Blanding Blvd.
Orange Park, FL 32073



Spencer Plantation Unit Two
Plat Book 47, pages 43 through 48

LINE	BEARING	LENGTH
L34	N25°14'46"E	67.02
L40	N26°19'40"E	31.00
L41	N25°39'07"E	11.74
L42	N06°20'53"W	18.54
L43	N25°19'51"E	30.71
L44	N25°19'51"E	32.64
L45	N06°20'53"W	13.25
L46	N25°39'07"E	38.26
L47	S63°54'50"W	72.28
L48	N25°30'20"E	24.26
L49	S63°54'50"W	56.57
L50	S60°35'07"W	34.48
L51	N70°17'02"W	22.22
L52	N25°25'24"E	52.98
L53	S65°44'01"E	27.62
L54	N63°54'50"E	32.44
L55	N63°54'50"E	34.74
L56	N60°35'07"E	45.57
L57	S67°30'28"E	42.24
L58	S04°15'53"W	29.02
L59	N25°25'24"E	22.50
L60	N25°25'24"E	30.47
L61	N28°21'15"E	91.71
L62	N47°28'56"E	52.10
L63	N53°38'32"E	106.85
L64	N25°30'20"E	49.00
L66	S67°06'12"E	24.84
L184	N06°20'53"W	42.53
L185	N06°20'53"W	121.92

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	150.32	100.00	N 52°02'51" E	104.81	63°12'32"
C2	150.04	100.00	S 57°45'47" W	121.07	74°50'24"
C15	24.42	150.00	N 00°57'57" E	24.34	10°45'52"
C13	28.44	70.00	N 09°17'23" E	28.24	23°16'31"
C14	47.12	300.00	N 81°20'53" W	42.43	90°00'00"
C15	47.12	300.00	S 36°39'07" W	42.43	90°00'00"
C16	128.67	140.00	N 57°49'21" E	124.14	52°39'32"
C17	114.48	150.00	N 57°49'21" E	115.32	52°39'32"
C18	38.61	70.00	N 67°50'54" E	38.12	31°36'16"
C19	38.61	70.00	N 36°14'43" E	38.12	31°36'16"
C20	23.94	150.00	N 25°43'08" E	23.90	10°33'00"
C21	41.03	70.00	S 57°45'47" W	64.75	74°50'24"
C22	13.80	150.00	S 23°29'04" W	13.80	6°04'58"
C23	56.70	150.00	S 39°01'17" W	56.25	24°59'27"
C24	44.06	150.00	S 61°13'37" W	43.85	14°25'13"
C25	43.51	150.00	S 80°51'33" W	43.31	14°10'38"
C26	10.47	150.00	N 87°28'55" W	10.47	4°50'07"
C27	50.41	30.00	N 46°48'56" E	44.68	46°16'06"
C28	47.63	240.00	S 20°50'26" W	47.55	11°22'16"
C29	104.68	240.00	S 39°01'17" W	103.85	24°59'27"
C30	81.35	240.00	S 61°13'37" W	80.46	14°25'13"
C31	80.33	240.00	S 80°51'33" W	79.45	14°10'38"
C32	20.25	240.00	N 87°28'55" W	20.25	4°50'07"
C33	62.74	180.00	S 70°55'28" W	62.43	14°58'14"
C317	66.53	100.00	S 12°42'43" W	65.31	38°07'12"
C330	116.68	157.00	N 52°49'35" E	114.01	42°34'53"
C341	67.31	180.00	N 50°13'30" E	66.92	21°25'37"

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE: BF-PUD
 ZONING AREA: BF-PUD
 No. LOTS: 133
 PER LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 61 PAGE 30

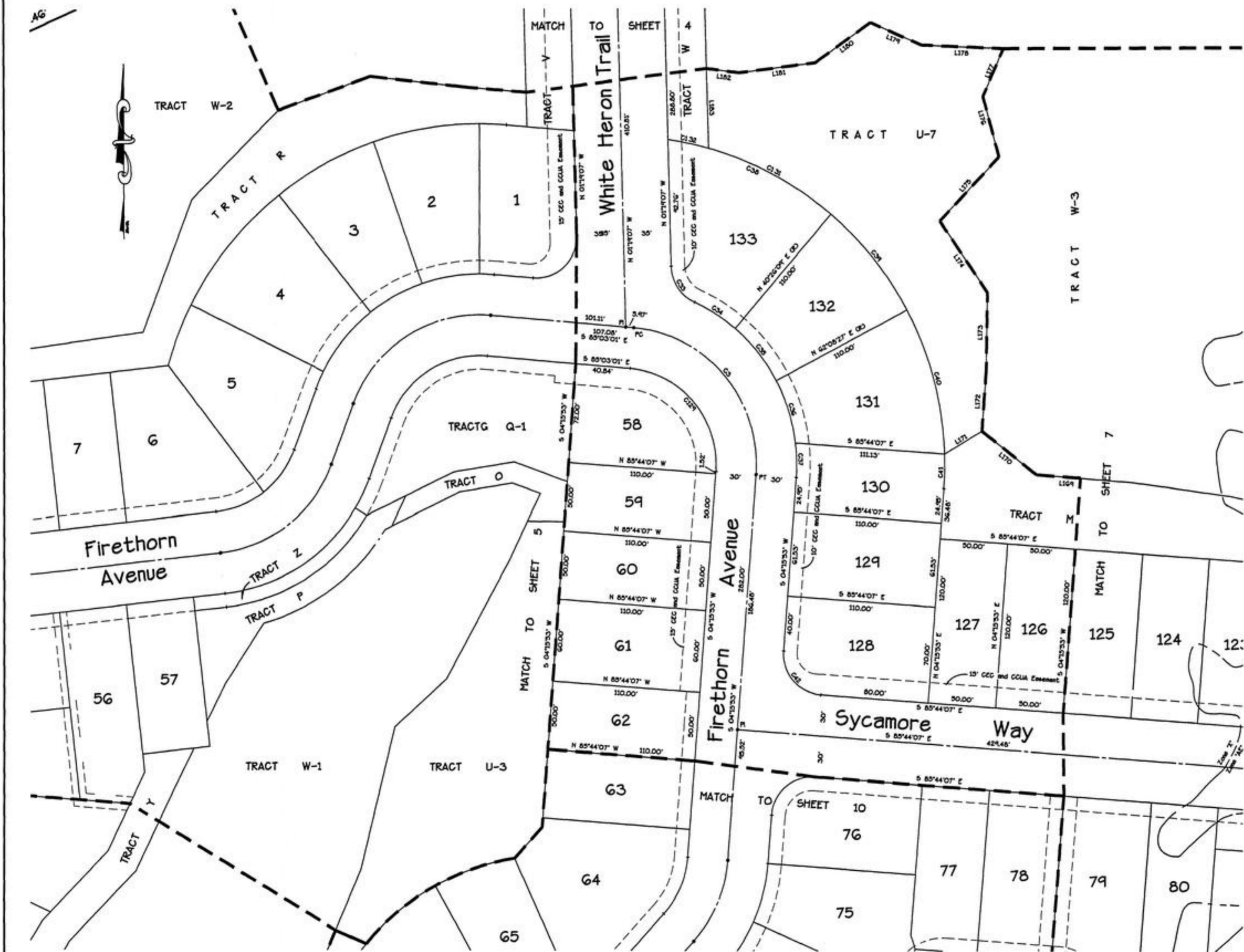
SHEET 6 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

OWNER: DFC Wilford, LLC
 14701 Philips Hwy., Suite 300
 Jacksonville, FL 32256

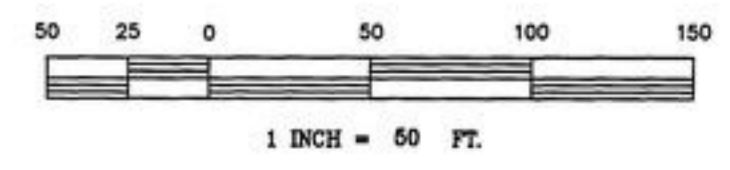
ENGINEER: Taylor and White, Inc.
 1806G Historic Kings Road South
 Jacksonville, FL 32257

SURVEYOR: Eiland + Associates
 615 Blanding Blvd.
 Orange Park, FL 32073



LINE	BEARING	LENGTH
L164	N85°23'30"W	70.87
L170	N85°30'56"W	51.50
L171	S88°48'12"E	32.30
L172	N04°15'53"E	43.07
L173	N01°00'23"E	57.94
L174	N33°43'27"W	63.23
L175	N43°13'43"E	63.88
L176	N4°48'07"W	45.78
L177	N23°32'31"E	37.84
L178	N87°18'08"W	60.96
L179	N65°54'55"W	41.44
L180	S64°25'23"E	50.52
L181	S62°46'11"E	57.28
L182	N82°21'07"E	24.45
L183	S01°29'10"E	58.26

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C3	158.88	100.00	N 40°23'34" W	140.57	89°18'54"
C35	33.54	30.00	S 53°20'58" E	31.82	64°03'42"
C34	35.84	130.00	N 57°28'19" W	35.77	15°48'58"
C39	49.25	130.00	N 38°42'42" W	48.70	21°42'17"
C36	47.66	130.00	N 17°21'06" W	47.42	21°00'59"
C37	23.20	130.00	N 01°17'23" W	23.17	11°04'52"
C38	134.73	240.00	N 58°28'45" W	132.97	32°04'01"
C38	40.92	240.00	N 38°42'42" W	40.37	21°42'17"
C40	104.47	240.00	N 14°47'33" W	108.52	26°08'01"
C41	25.04	240.00	N 01°16'10" E	25.08	2°04'26"
C42	47.32	30.00	S 40°44'07" E	42.45	40°00'00"
C129	104.12	70.00	S 40°23'34" E	98.40	89°18'54"
C131	103.78	240.00	N 61°57'05" W	102.97	24°46'30"
C132	30.95	240.00	N 78°02'01" W	30.43	7°23'21"



Eiland and Associates, Inc.
 615 Blanding Boulevard
 Orange Park, Florida 32073

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
No LOTS
REL LOT SIZE

BF-PUD
BF-PUC
1.47 AC. ±
133
6000 Sq. Ft.

PLAT BOOK 61 PAGE 31
SHEET 7 OF 13 SHEETS

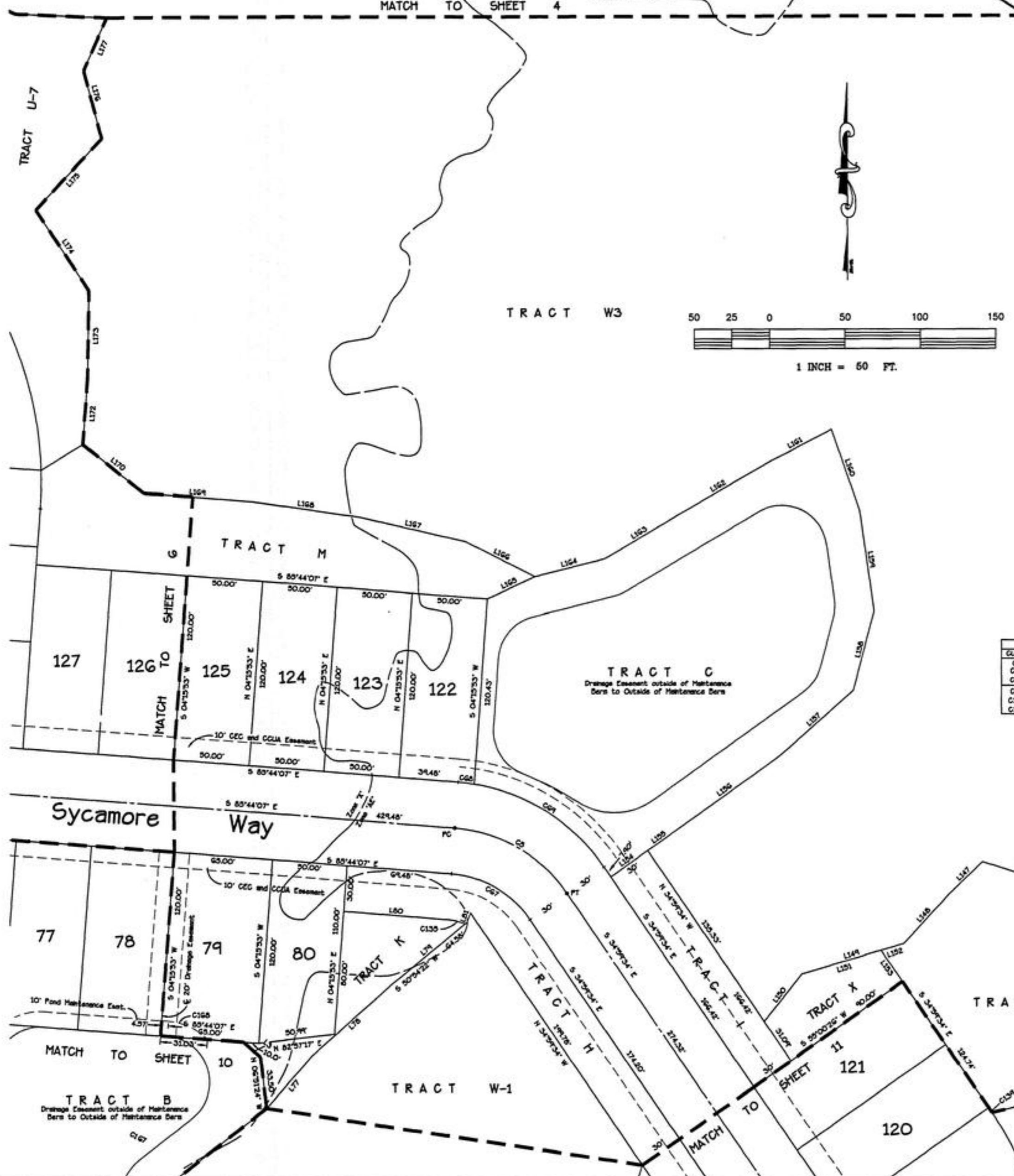
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ENGINEER
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9556 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Eiland + Associates
615 Blending Blvd.
Orange Park, FL 32073

Spencer's Plantation Owners Association, Inc.



LINE	BEARING	LENGTH
L3	N48°30'48\"	14.90
L77	S41°24'12\"	45.85
L78	S48°34'35\"	70.40
L79	S50°54'22\"	63.01
L80	S59°44'07\"	64.48
L81	S2°02'25\"	6.37
L139	N63°40'43\"	20.63
L140	N81°00'13\"	24.82
L141	N89°56'58\"	57.07
L142	S72°31'28\"	49.00
L143	N11°44'11\"	42.78
L144	N56°41'53\"	40.41
L145	N4°22'04\"	64.38
L146	N72°34'47\"	24.33
L147	S46°25'18\"	25.48
L148	S43°05'00\"	44.91
L149	S73°36'27\"	70.44
L150	S38°47'20\"	34.74
L151	N73°36'27\"	54.70
L152	N73°36'27\"	19.74
L153	N34°59'34\"	24.74
L154	S59°00'26\"	30.00
L155	S59°00'26\"	22.27
L156	S54°49'04\"	85.11
L157	S48°48'40\"	64.73
L158	S14°30'37\"	53.38
L159	S08°22'38\"	65.54
L160	S19°33'55\"	55.87
L161	N62°36'54\"	50.76
L162	N60°01'55\"	65.64
L163	N09°49'01\"	55.46
L164	N73°51'57\"	45.52
L165	S69°04'30\"	34.74
L166	N63°59'54\"	51.64
L167	N77°28'22\"	71.63
L168	N82°07'51\"	73.23
L169	N89°23'35\"	70.87
L170	N91°30'58\"	51.35
L171	N04°15'53\"	43.07
L172	N01°00'23\"	57.94
L174	N33°43'27\"	63.23
L175	N43°13'43\"	63.88
L176	N14°48'07\"	45.78
L177	N23°32'31\"	37.84

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C65	88.96	100.00	N 60°21'50\"	85.70	50°44'33\"
C67	61.91	70.00	N 60°21'50\"	59.91	50°44'33\"
C68	10.53	130.00	N 63°24'31\"	10.53	4°38'31\"
C69	104.60	130.00	N 59°02'35\"	101.80	46°06'01\"
C135	11.74	40.00	S 77°49'34\"	11.70	16°49'09\"
C168	28.71	40.00	N 69°01'49\"	28.28	41°24'35\"

Frank Spencer, LTD

Eiland and Associates, Inc.
615 Blending Boulevard
Orange Park, Florida 32073

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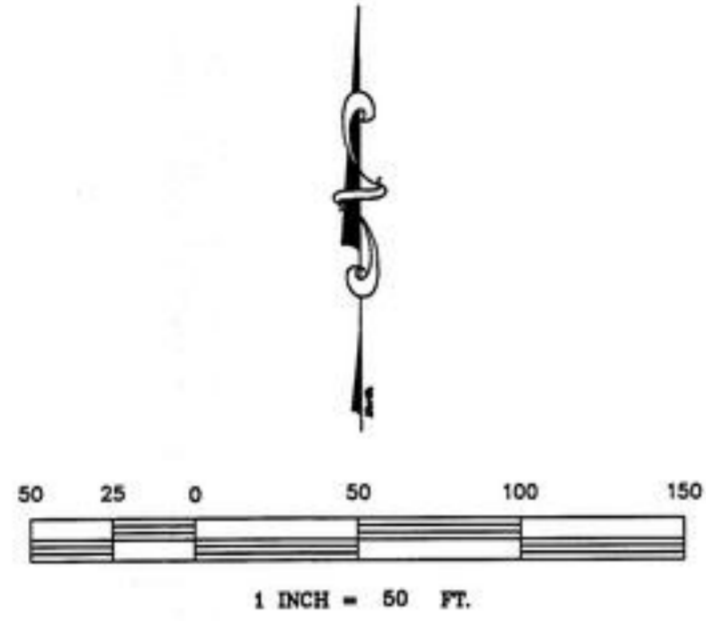
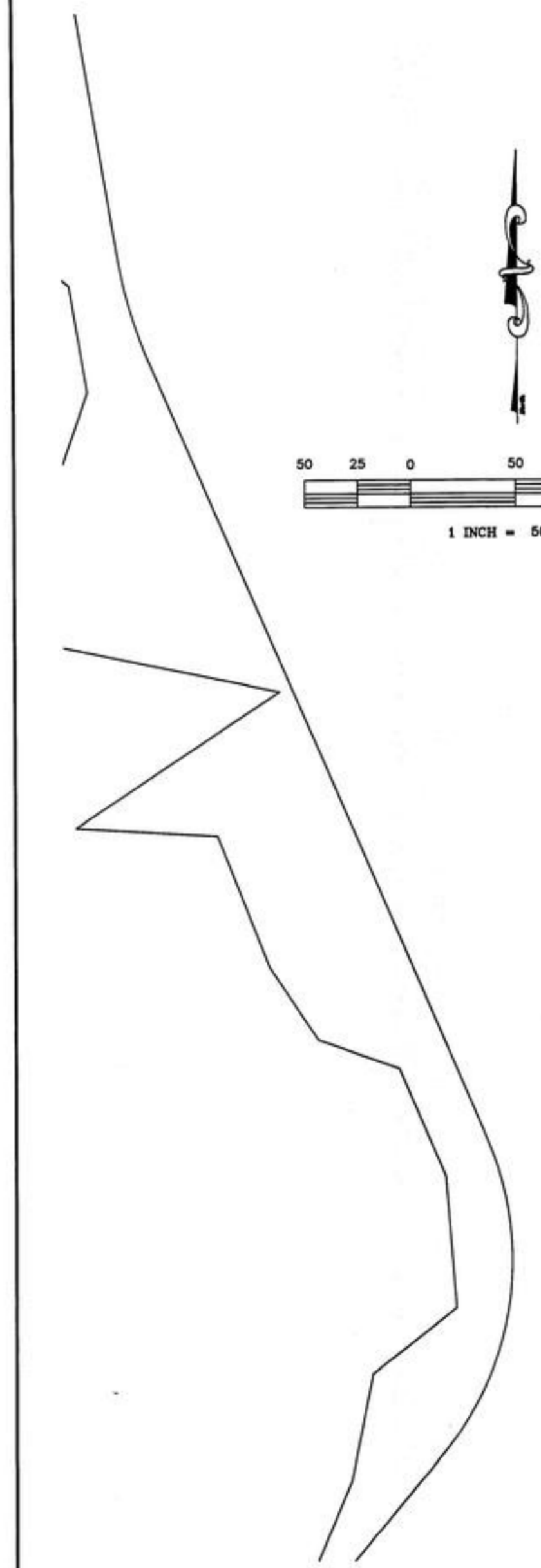
LAND USE: BF-PUD
 ZONING AREA: BF-PUG
 NO. LOTS: 135
 MIN. LOT SIZE: 6000 Sq. Ft.

TYPE I SUBDIVISION 'BF-PUD' ZONE

OWNER: DFC Wilford, LLC
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ENGINEER: Taylor and White, Inc.
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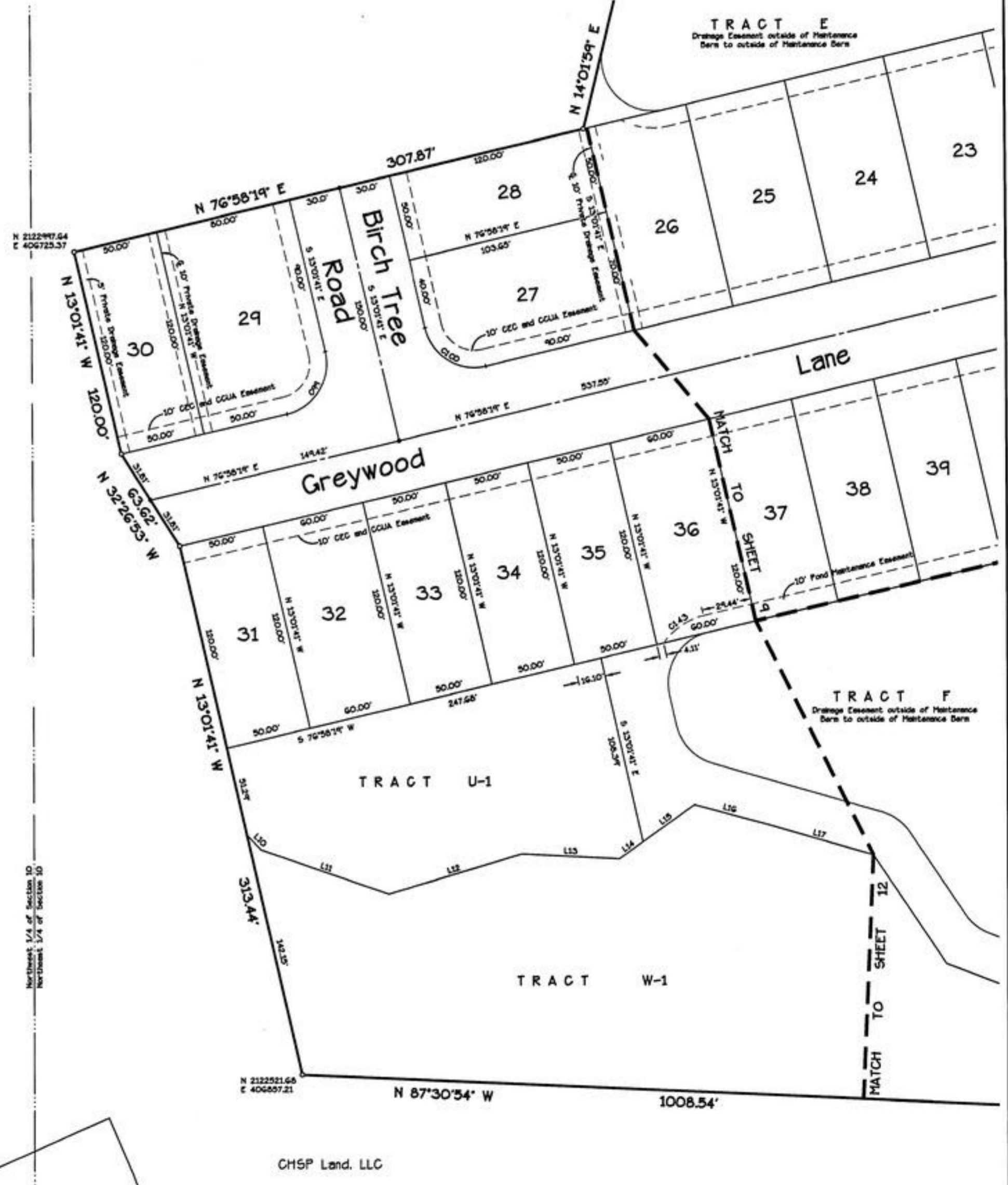
SURVEYOR: Eiland & Associates
 615 Blanding Blvd.
 Orange Park, FL 32073



CHSP Land, LLC

LINE	BEARING	LENGTH
L10	N43°52'08"W	54.02
L11	N70°50'28"W	78.79
L12	S73°43'30"W	82.17
L13	N87°06'40"W	97.71
L14	S52°01'32"E	16.98
L15	S59°01'32"E	37.18
L16	N75°11'14"W	41.81
L17	N74°20'40"W	67.78

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C99	47.12	30.00	N 31°58'19" E	42.43	90°00'00"
C100	47.12	30.00	S 58°01'41" E	42.43	90°00'00"
C143	28.71	40.00	S 36°16'02" W	28.28	47°24'38"



Northeast 1/4 of Section 10
 Northeast 1/4 of Section 10

CHSP Land, LLC

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
NO LOTS
MIN. LOT SIZE

BF-PUD
BF-PUG
147 AC. ±
133
6000 Sq. Ft.

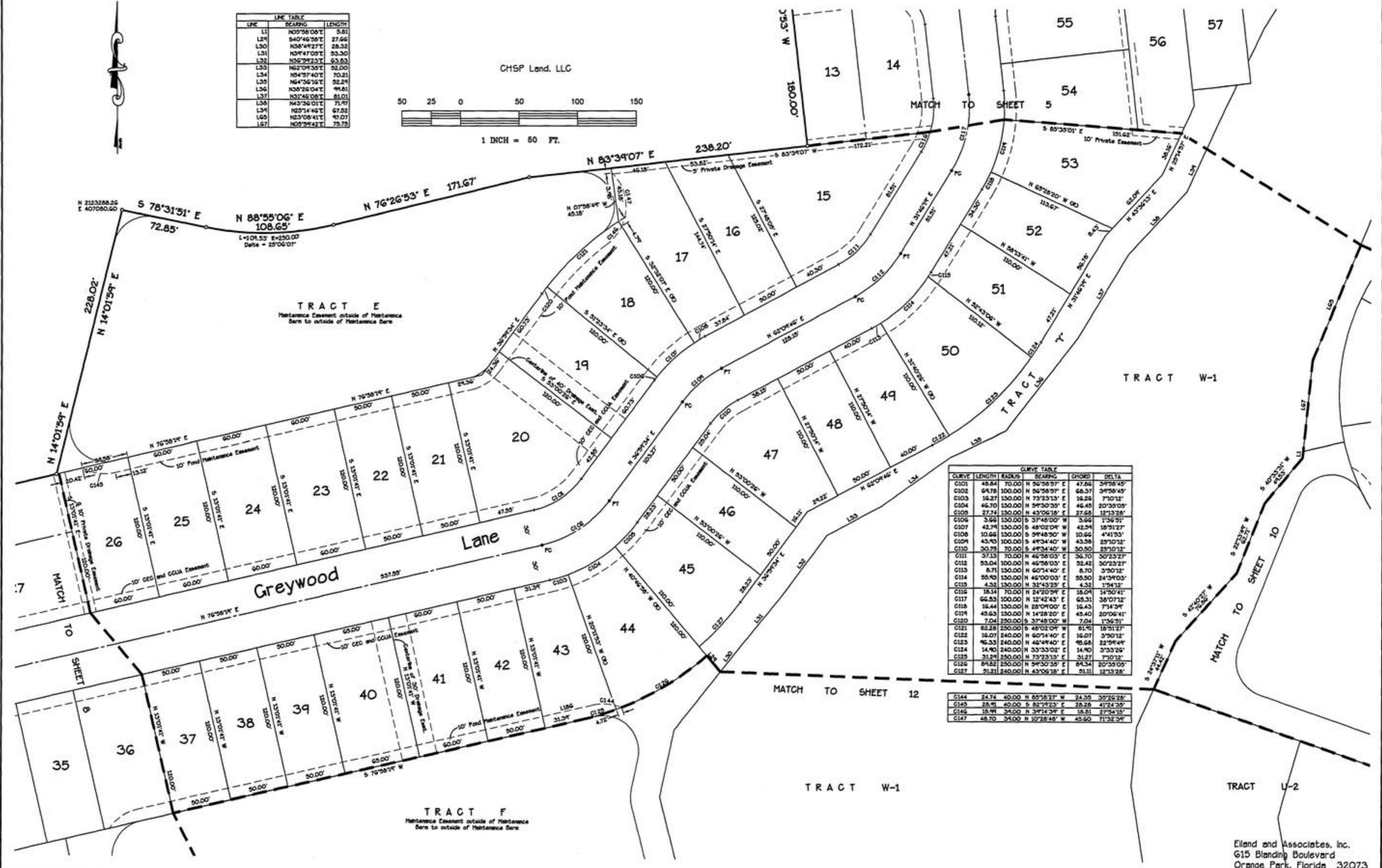
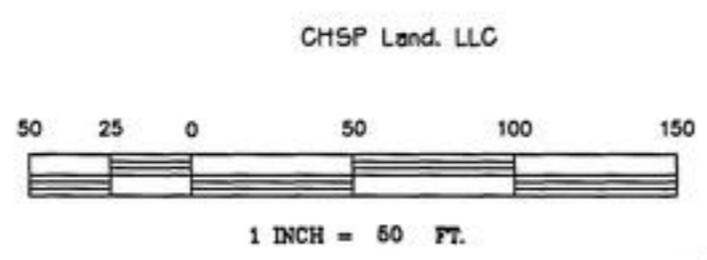
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SURVEYOR
Eiland + Associates
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Orange Park, FL 32073

LINE	BEARING	LENGTH
L1	N05°26'06"E	5.81
L24	S40°46'38"E	27.66
L30	N38°49'27"E	28.32
L31	N39°47'05"E	53.30
L32	N52°22'23"E	53.83
L33	N62°07'35"E	32.00
L34	N64°37'40"E	70.21
L35	N64°36'16"E	52.24
L36	N05°26'04"E	91.81
L37	N37°45'08"E	81.01
L38	N43°36'01"E	71.97
L39	N05°14'46"E	67.82
L40	N23°08'41"E	91.07
L47	N05°29'42"E	79.75



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C101	48.84	70.00	N 56°28'27" E	47.66	3°56'43"
C102	64.78	100.00	N 06°58'07" E	64.37	3°58'45"
C103	16.27	130.00	N 73°23'13" E	16.26	7°10'12"
C104	46.70	130.00	N 59°30'35" E	46.49	20°35'03"
C105	27.74	130.00	N 43°06'18" E	27.68	12°13'28"
C106	3.66	130.00	S 37°48'00" W	3.66	1°56'31"
C107	42.78	130.00	S 48°02'04" W	42.54	18°19'27"
C108	10.66	130.00	S 99°48'30" W	10.66	4°49'51"
C109	43.93	100.00	S 49°34'40" W	43.58	25°10'12"
C110	30.78	70.00	S 49°34'40" W	30.50	25°10'12"
C111	37.13	70.00	N 46°58'03" E	36.70	30°23'27"
C112	53.04	100.00	N 46°58'03" E	52.42	30°23'27"
C113	8.71	130.00	N 60°14'40" E	8.70	3°50'12"
C114	55.93	130.00	N 46°00'03" E	55.50	24°54'03"
C115	4.32	130.00	N 32°43'28" E	4.32	1°54'12"
C116	18.34	70.00	N 24°20'24" E	18.04	14°50'41"
C117	66.83	100.00	N 12°42'43" E	65.31	38°07'12"
C118	16.44	130.00	N 28°04'00" E	16.43	7°14'34"
C119	49.63	130.00	N 14°28'20" E	49.40	20°06'41"
C120	7.04	250.00	S 37°48'00" W	7.04	1°56'31"
C121	62.28	250.00	S 45°02'04" W	61.90	18°19'27"
C122	16.07	240.00	N 60°14'40" E	16.07	3°50'12"
C123	96.33	240.00	N 46°44'40" E	95.68	22°54'44"
C124	14.90	240.00	N 33°33'02" E	14.90	3°33'26"
C125	31.24	250.00	N 73°23'13" E	31.27	7°10'12"
C126	84.82	250.00	N 59°30'35" E	84.34	20°35'03"
C127	51.81	240.00	N 43°06'18" E	51.11	12°13'28"
C144	24.74	40.00	N 80°28'37" E	24.35	30°26'28"
C145	25.91	40.00	S 82°14'23" E	25.28	41°24'32"
C146	18.91	34.00	N 39°14'34" E	18.61	27°54'10"
C147	48.70	34.00	N 10°28'48" W	48.60	71°32'34"

Wilford Preserve Unit 1

PLAT BOOK 61 PAGE 34
SHEET 10 OF 13 SHEETS

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

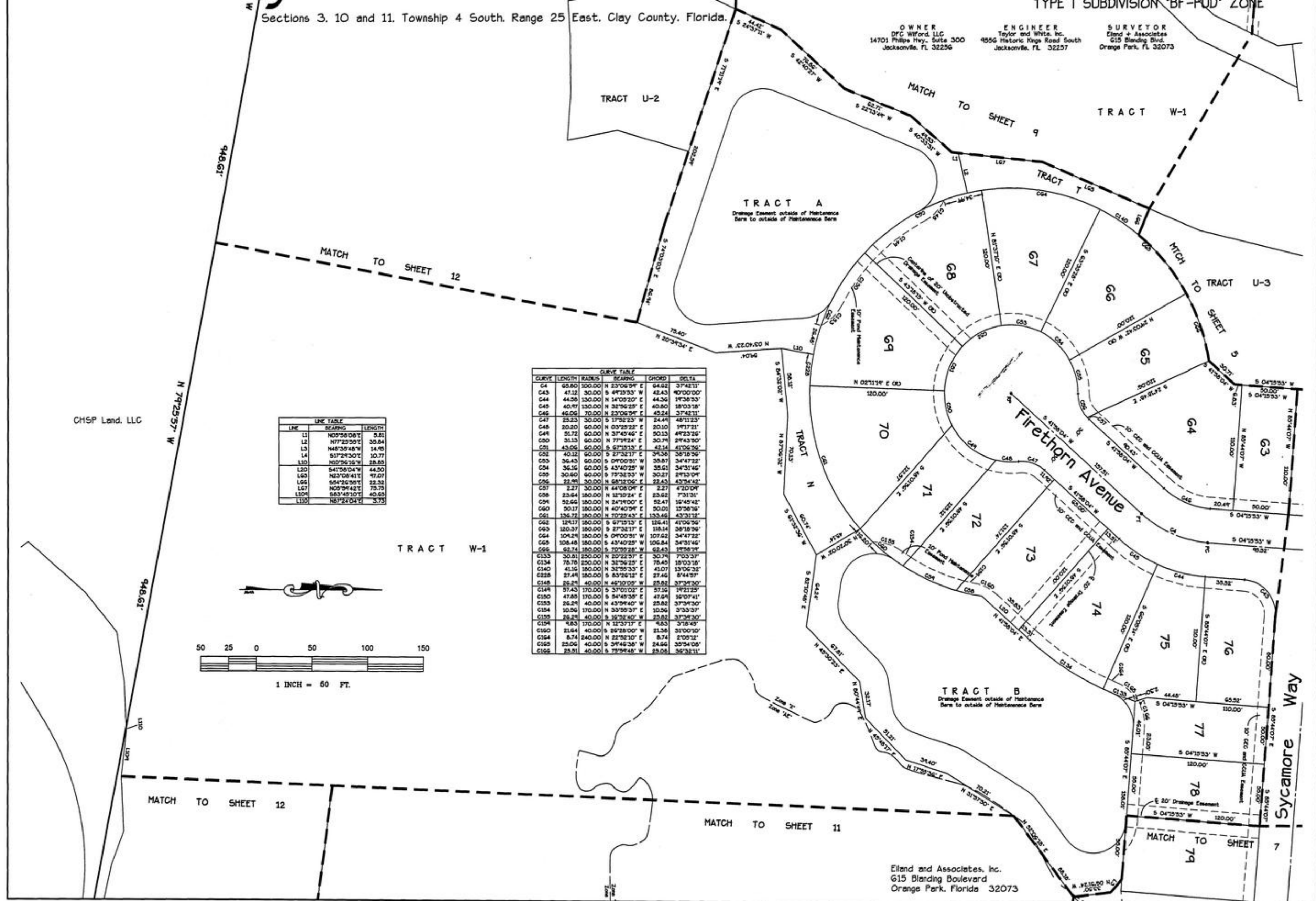
LAND USE: BF-PUD
ZONING: BF-PFC
AREA: 41.47 AC. ±
NO LOTS: 133
MIN. LOT SIZE: 6000 SQ. FT.

TYPE I SUBDIVISION "BF-PUD" ZONE

OWNER: DFC Wilford, LLC
14701 Philps Hwy, Suite 300
Jacksonville, FL 32256

ENGINEER: Taylor and White, Inc.
4556 Historic Kings Road South
Jacksonville, FL 32257

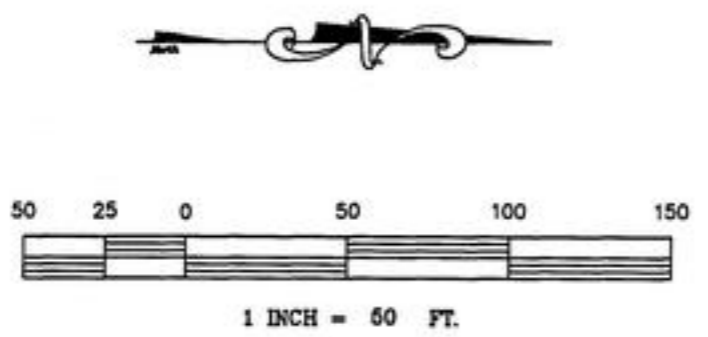
SURVEYOR: Eland & Associates
615 Blanding Blvd.
Orange Park, FL 32073



CHSP Land, LLC

LINE	BEARING	LENGTH
L1	N05°58'08"E	5.81
L2	N77°23'50"E	35.84
L3	N48°35'48"W	14.85
L4	S17°24'30"E	10.77
L10	N05°26'32"W	28.85
L20	S41°58'04"W	44.50
L60	N23°08'41"E	47.07
L64	S54°25'55"E	23.32
L67	N05°39'42"E	73.75
L104	S83°48'10"E	40.68
L110	N67°52'04"E	53.75

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C4	65.80	100.00	N 23°06'04" E	64.62	37°42'11"
C43	47.12	30.00	S 49°15'53" W	42.43	90°00'00"
C44	44.58	130.00	N 14°05'20" E	44.36	19°38'53"
C45	40.97	130.00	N 32°56'25" E	40.80	18°03'18"
C46	46.06	70.00	N 23°06'04" E	45.24	37°42'11"
C47	25.53	30.00	S 17°52'25" W	24.48	48°11'23"
C48	20.20	60.00	N 03°25'22" E	20.10	19°17'21"
C49	51.72	60.00	N 37°45'46" E	50.13	49°23'26"
C50	31.13	60.00	N 77°49'24" E	30.71	29°43'50"
C51	43.06	60.00	S 67°15'13" E	42.14	47°06'56"
C52	40.12	60.00	S 27°32'17" E	34.38	38°18'59"
C53	36.43	60.00	S 09°00'35" W	35.87	34°47'22"
C54	36.16	60.00	S 43°40'25" W	35.61	34°31'46"
C55	30.60	60.00	S 75°32'53" W	30.27	29°13'04"
C56	22.99	30.00	N 68°12'06" E	22.43	43°34'42"
C57	2.27	30.00	N 44°08'04" E	2.27	4°20'04"
C58	23.64	180.00	N 12°10'24" E	23.62	7°31'31"
C59	52.64	180.00	N 24°19'00" E	52.47	16°45'42"
C60	50.17	180.00	N 40°40'59" E	50.01	15°58'16"
C61	136.72	180.00	N 70°25'43" E	133.46	43°31'12"
C62	124.17	180.00	S 67°15'13" E	124.41	47°06'56"
C63	120.37	180.00	S 27°32'17" E	118.14	38°18'59"
C64	104.24	180.00	S 09°00'35" W	107.62	34°47'22"
C65	108.48	180.00	S 43°40'25" W	106.84	34°31'46"
C66	68.74	180.00	S 75°32'53" W	68.52	29°13'04"
C133	30.81	250.00	N 20°22'57" E	30.74	7°03'37"
C134	78.78	250.00	N 32°56'25" E	78.49	18°03'18"
C1340	111.46	180.00	N 32°55'33" E	41.07	13°06'32"
C228	27.49	180.00	S 65°26'12" E	27.46	8°44'57"
C148	26.28	40.00	N 46°20'02" E	25.85	37°34'30"
C149	37.43	170.00	S 37°10'02" E	37.15	14°21'25"
C150	47.85	170.00	S 54°45'35" E	47.64	16°07'41"
C153	26.24	40.00	N 43°54'40" W	25.82	37°34'30"
C154	10.56	170.00	N 33°58'37" E	10.56	3°33'37"
C155	26.24	40.00	S 16°22'40" W	25.82	37°34'30"
C159	4.83	170.00	N 12°37'17" E	4.83	3°18'49"
C160	21.84	40.00	S 35°28'00" W	21.36	31°00'50"
C164	8.74	240.00	N 22°10'10" E	8.74	2°09'12"
C165	25.04	40.00	S 9°44'36" W	24.66	35°54'55"
C166	25.01	40.00	S 75°24'48" W	24.58	11°32'56"



Eland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida 32073

Wilford Preserve Unit 1

Sections 8, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
NO. LOTS
MIN. LOT SIZE

BF-PUD
BF-HPC
4.47 AC. ±
133
6000 SQ. FT.

PLAT BOOK 61 PAGE 35

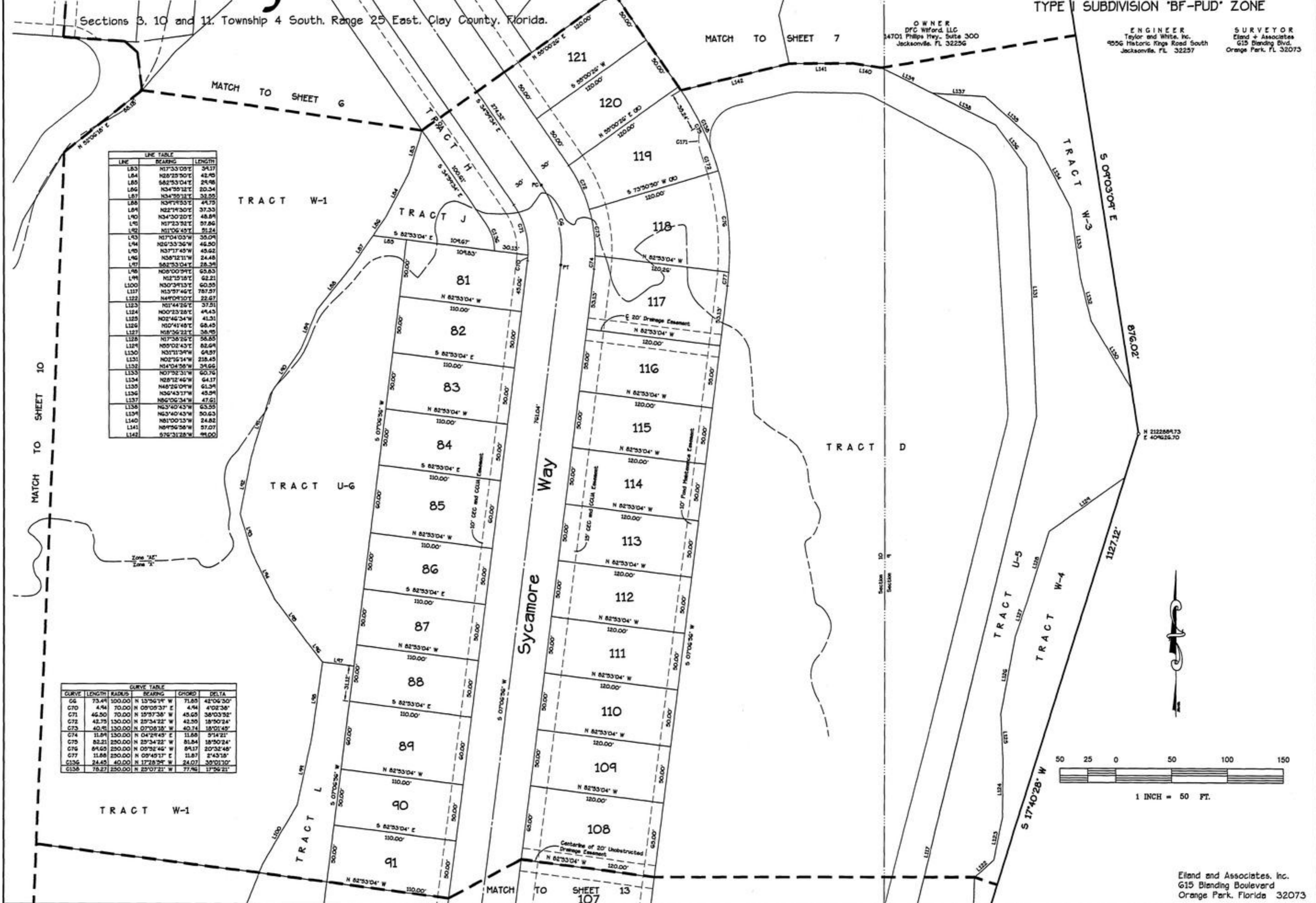
SHEET 11 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

OWNER
DFC Wilford, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

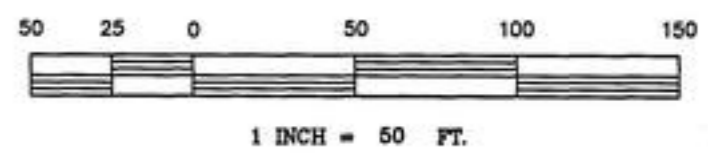
ENGINEER
Taylor and White, Inc.
4056 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Eland + Associates
615 Blanding Blvd.
Orange Park, FL 32073



LINE	BEARING	LENGTH
L83	N17°33'00"E	34.17
L84	N28°25'50"E	42.40
L85	S82°53'04"E	29.98
L86	N34°55'12"E	20.24
L87	N34°55'12"E	39.25
L88	N04°19'53"E	44.75
L89	N22°19'30"E	37.33
L90	N34°30'20"E	48.89
L91	N17°23'52"E	57.66
L92	N11°06'45"E	51.24
L93	N17°04'03"W	35.09
L94	N22°33'36"W	42.50
L95	N37°17'45"W	45.62
L96	N58°12'11"W	24.48
L97	S82°53'04"E	28.39
L98	N08°00'59"E	65.63
L99	N27°25'18"E	62.21
L100	N30°39'13"E	60.25
L101	N13°57'46"E	787.57
L102	N49°09'10"E	22.67
L103	N01°44'26"E	37.51
L104	N00°23'28"E	49.43
L105	N02°46'34"W	41.31
L106	N02°41'48"E	68.45
L107	N88°56'23"E	38.90
L108	N17°38'25"E	58.85
L109	N09°02'43"E	62.69
L110	N01°11'39"W	64.57
L111	N02°56'14"W	218.45
L112	N14°04'56"W	34.65
L113	N07°52'31"W	60.76
L114	N28°12'46"W	64.17
L115	N48°20'09"W	61.39
L116	N36°43'17"W	45.29
L117	N86°06'34"W	47.61
L118	N63°40'43"W	63.25
L119	N63°40'43"W	50.63
L120	N81°00'13"W	24.82
L121	N89°56'58"W	57.07
L122	S76°31'28"W	91.00

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C66	73.49	100.00	N 13°56'14" W	71.85	42°06'30"
C70	4.94	70.00	N 09°05'37" E	4.94	4°02'36"
C71	45.50	70.00	N 19°37'38" W	45.05	38°03'52"
C72	42.75	130.00	N 25°34'22" W	42.35	18°50'24"
C73	40.91	130.00	N 07°08'35" W	40.74	18°01'42"
C74	11.89	130.00	N 04°29'45" E	11.88	5°14'21"
C75	82.21	250.00	N 25°34'22" W	81.84	18°50'24"
C76	89.60	250.00	N 09°32'46" W	89.17	20°32'48"
C77	11.88	130.00	N 09°45'17" E	11.87	8°43'15"
C136	24.45	40.00	N 17°28'29" W	24.07	35°01'10"
C138	78.27	250.00	N 25°07'21" W	77.96	17°56'21"



Eland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida 32073

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING AREA
No. LOTS
MIN. LOT SIZE

BF-PUD
BF-MPC
11.47 AC. ±
133
6000 Sq. Ft.

PLAT BOOK 61 PAGE 36

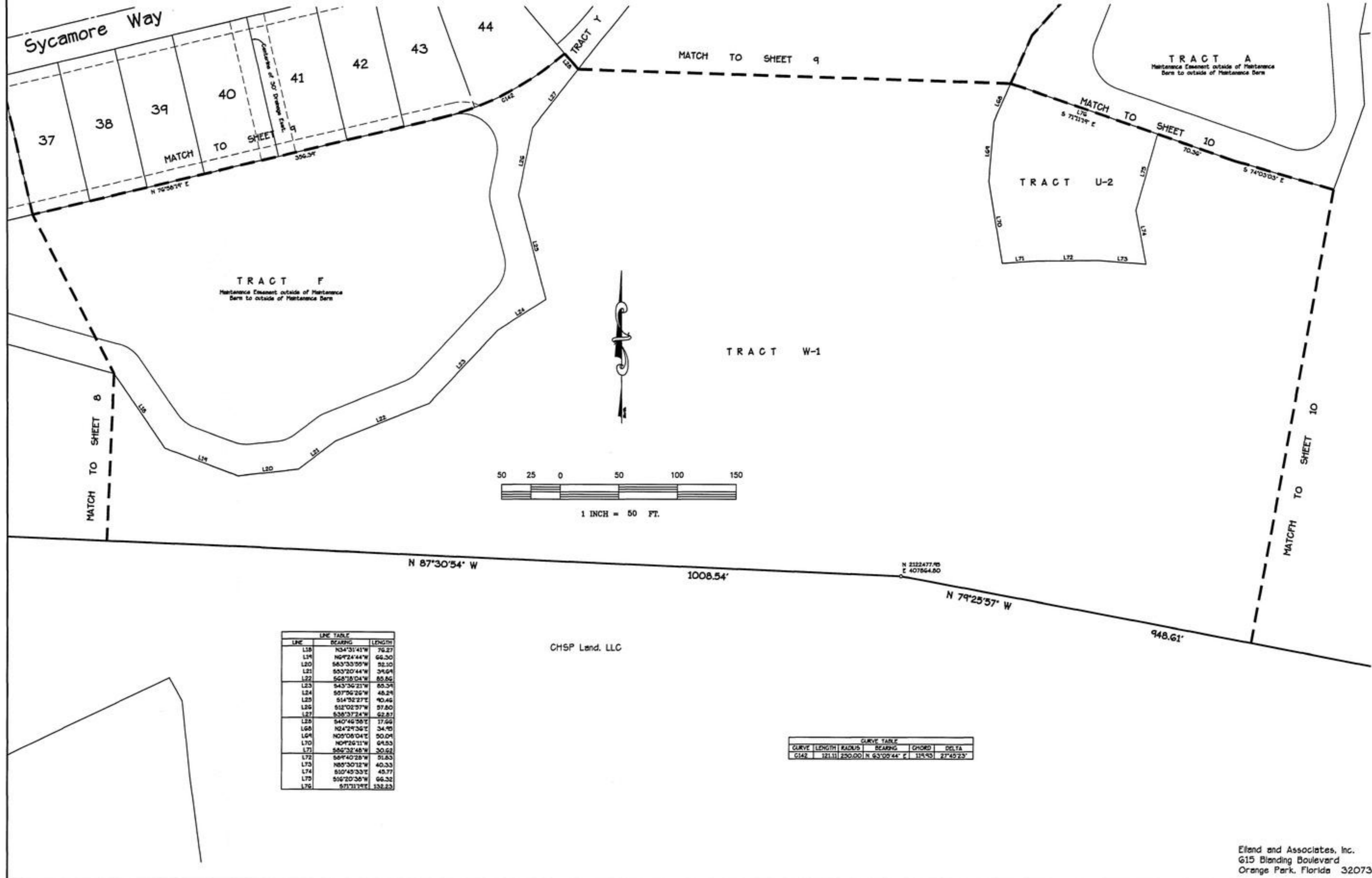
SHEET 12 OF 13 SHEETS

TYPE I SUBDIVISION "BF-PUD" ZONE

OWNER
DFG Wilford, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

ENGINEER
Taylor and White, Inc.
9056 Historic Kings Road South
Jacksonville, FL 32257

SURVEYOR
Elland + Associates
615 Blending Blvd.
Orange Park, FL 32073

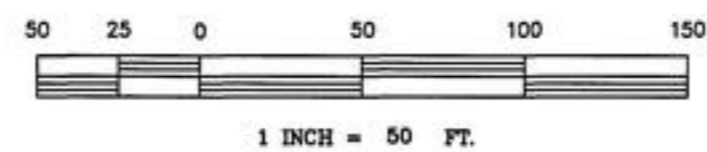


TRACT F
Maintenance Easement outside of Maintenance Barn to outside of Maintenance Barn

TRACT W-1

TRACT U-2

TRACT A
Maintenance Easement outside of Maintenance Barn to outside of Maintenance Barn



LINE	BEARING	LENGTH
L18	N34°31'41"W	76.27
L19	N0°24'44"W	66.30
L20	S63°33'09"W	52.10
L21	S03°20'44"W	39.64
L22	S68°38'04"W	85.86
L23	S43°36'21"W	85.39
L24	S07°06'26"W	48.29
L25	S14°52'27"E	40.46
L26	S12°02'07"W	57.80
L27	S38°37'24"W	62.87
L28	S40°46'58"E	17.66
L60	N24°29'36"E	34.90
L64	N05°08'04"E	50.04
L70	N0°26'11"W	64.53
L72	S65°32'48"W	30.52
L73	S69°40'28"W	51.63
L74	N05°30'12"W	40.33
L75	S0°45'33"E	45.77
L79	S19°20'36"W	66.32
L76	S71°31'44"E	132.23

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
G142	121.11	220.00	N 63°00'44" E	134.93	27°45'23"

CHSP Land, LLC

Wilford Preserve Unit 1

Sections 3, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE: BF-PUD
 ZONING AREA: BF-PUD
 No. LOTS: 132
 NET LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 61 PAGE 37

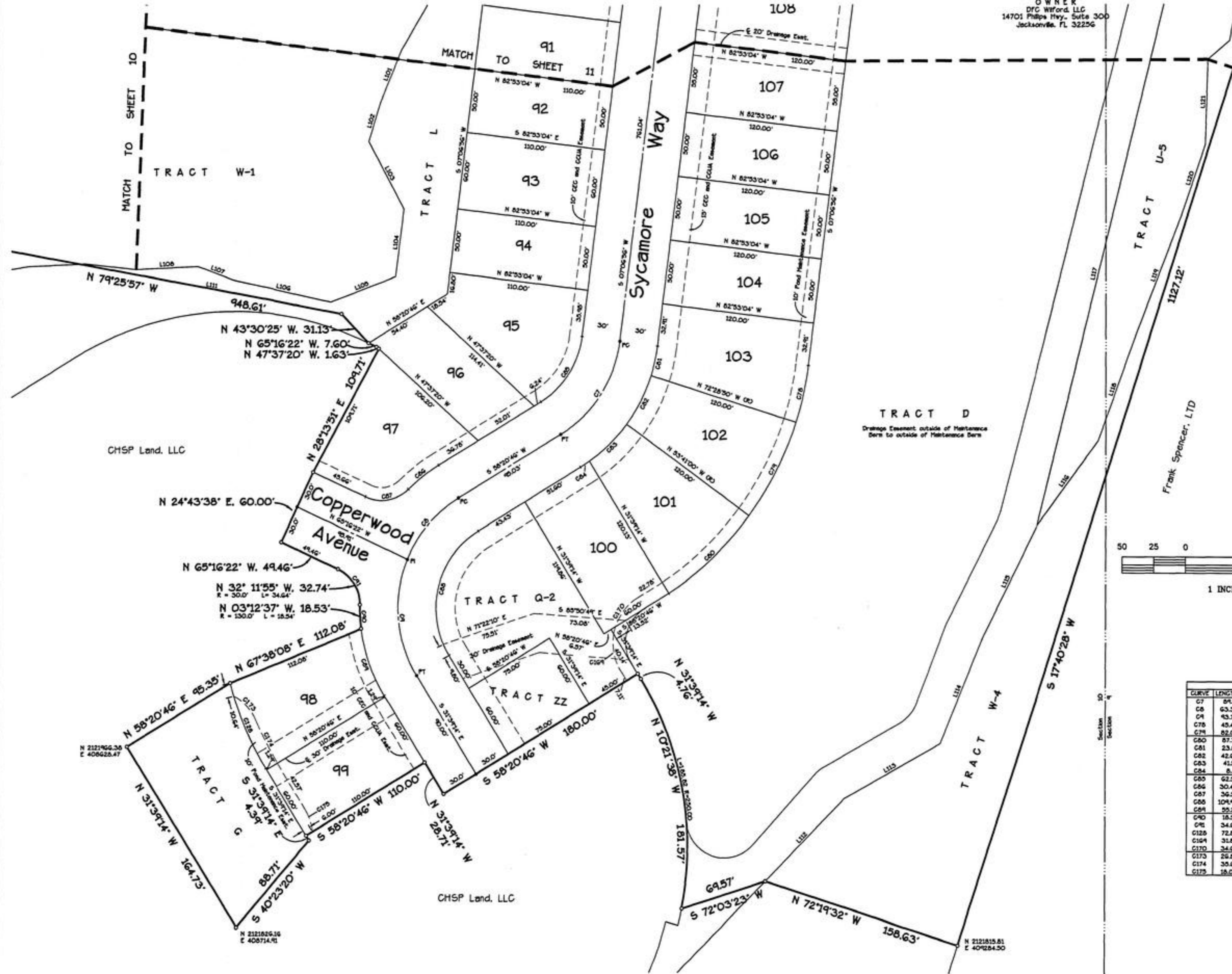
SHEET 13 OF 13 SHEETS

TYPE I SUBDIVISION 'BF-PUD' ZONE

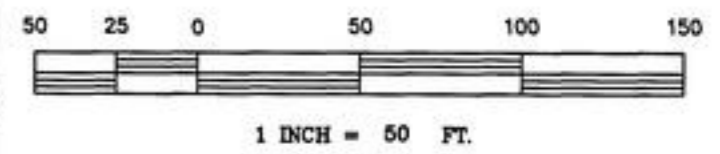
OWNER: DFC Wilford, LLC
 14701 Philips Hwy., Suite 300
 Jacksonville, FL 32256

ENGINEER: Taylor and White, Inc.
 9556 Historic Kings Road South
 Jacksonville, FL 32257

SURVEYOR: Elford + Associates
 615 Blanding Blvd.
 Orange Park, FL 32073



LINE	BEARING	LENGTH
L101	N22°04'46"E	44.50
L102	N5°36'46"E	32.06
L103	N27°43'56"W	54.35
L104	N07°06'24"E	53.18
L105	N50°47'32"E	34.42
L106	S77°44'31"E	77.86
L107	S4°16'22"E	30.80
L108	N87°34'08"E	48.82
L111	S7°25'57"E	209.84
L112	N43°50'34"E	84.05
L113	N60°10'12"E	86.59
L114	N21°44'04"E	86.49
L115	N85°00'34"E	98.72
L116	N36°24'34"E	81.43
L117	N13°37'46"E	787.57
L118	N1°01'24"E	84.08
L119	N21°11'35"E	103.86
L120	N8°56'34"E	37.25
L121	N01°47'11"E	69.87



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C7	59.41	100.00	N 32°43'51" E	86.47	51°13'50"
C8	63.38	100.00	S 40°11'34" W	82.32	36°18'44"
C9	93.70	100.00	S 04°48'36" E	90.31	53°41'36"
C78	45.40	250.00	N 12°19'03" E	45.33	10°24'15"
C79	82.02	250.00	N 25°55'00" E	81.65	18°47'48"
C80	87.72	250.00	N 46°22'09" E	87.27	20°06'10"
C81	23.61	130.00	N 12°19'03" E	23.57	10°24'15"
C82	42.55	130.00	N 25°55'00" E	42.46	18°47'48"
C83	41.57	130.00	N 46°22'09" E	41.40	18°47'48"
C84	8.41	130.00	N 56°24'33" E	8.41	3°42'24"
C85	62.59	70.00	N 32°43'51" E	60.53	51°13'50"
C86	30.40	130.00	S 01°36'48" W	30.33	13°23'54"
C87	36.54	30.00	N 7°00'19" E	34.32	6°44'47"
C88	109.46	70.00	S 13°20'44" W	108.79	10°10'00"
C89	25.27	130.00	S 18°28'30" E	24.85	2°41'18"
C90	18.54	130.00	S 03°12'37" E	18.53	8°10'18"
C91	34.64	30.00	N 32°11'50" W	32.74	66°08'54"
C126	72.82	240.00	S 22°57'42" E	72.54	17°23'09"
C169	31.80	40.00	S 12°16'04" E	31.01	49°36'37"
C170	34.64	40.00	S 34°01'00" W	33.61	47°40'38"
C173	24.89	40.00	N 42°01'37" W	24.79	35°31'07"
C174	35.67	230.00	S 27°12'34" E	35.64	8°33'11"
C175	18.03	40.00	N 18°44'21" W	17.88	25°44'47"

Elford and Associates, Inc.
 615 Blanding Boulevard
 Orange Park, Florida 32073