

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

PLAT BOOK **64** PAGE **16**  
SHEET 1 OF 11 SHEETS

LAND USE ZONING AREA: NA, LOTS: 11,011, NET LOT SIZE: 6000 Sq. Ft.

OWNER: DFC Wilford, LLC, 14701 Philips Highway, Jacksonville, FL 32256

ENGINEER: Taylor and White, Inc., 1956 Historic Kings Road South, Jacksonville, FL 32257

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

### CAPTION

A parcel of land consisting of a portion of Section 10, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the southwest corner of Tract W-1, Wilford Preserve Unit One, according to plat thereof recorded in Plat Book 61, pages 25 through 37 of the public records of said county; thence on the boundaries of said Wilford Preserve Unit 1, run the following 13 courses: 1) South 87 degrees 30 minutes 54 seconds East, 1008.54 feet; 2) continue on said south line, South 79 degrees 25 minutes 57 seconds East, 948.61 feet; 3) South 43 degrees 30 minutes 25 seconds East, 31.13 feet; 4) South 65 degrees 16 minutes 22 seconds East, 7.60 feet; 5) South 47 degrees 37 minutes 20 seconds East, 1.63 feet; 6) South 28 degrees 13 minutes 51 seconds West, 109.71 feet; 7) South 24 degrees 43 minutes 38 seconds West, 60.00 feet; 8) South 65 degrees 16 minutes 22 seconds East, 49.46 feet; 9) southeasterly along the arc of a curve concave southwesterly and having a radius of 30.00 feet, an arc distance of 34.64 feet, said arc being subtended by a chord bearing and distance of South 32 degrees 11 minutes 55 seconds East, 32.74 feet; 10) southerly along the arc of a curve concave easterly and having a radius of 130.00 feet, an arc distance of 18.54 feet, said arc being subtended by a chord bearing and distance of South 03 degrees 12 minutes 37 seconds East, 18.53 feet; 11) South 67 degrees 38 minutes 08 seconds West, 112.08 feet; 12) South 58 degrees 20 minutes 46 seconds West, 95.35 feet; 13) South 31 degrees 39 minutes 14 seconds East, 164.73 feet; thence South 40 degrees 23 minutes 16 seconds West, 38.46 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 60.00 feet, an arc distance of 38.01 feet, said arc being subtended by a chord bearing and distance of South 58 degrees 32 minutes 21 seconds West, 37.38 feet; thence South 76 degrees 41 minutes 22 seconds West, 305.29 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 340.00 feet, an arc distance of 82.92 feet, said arc being subtended by a chord bearing and distance of South 69 degrees 42 minutes 10 seconds West, 82.72 feet; thence South 43 degrees 49 minutes 19 seconds West, 63.42 feet; thence South 27 degrees 17 minutes 03 seconds East, 82.53 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 30.00 feet, an arc distance of 44.84 feet, said arc being subtended by a chord bearing and distance of South 15 degrees 31 minutes 51 seconds West, 40.78 feet; thence South 58 degrees 20 minutes 46 seconds West, 41.37 feet; thence North 31 degrees 39 minutes 14 seconds West, 110.00 feet; thence South 58 degrees 20 minutes 46 seconds West, 270.87 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 370.00 feet, an arc distance of 193.30 feet, said arc being subtended by a chord bearing and distance of South 43 degrees 22 minutes 46 seconds West, 191.11 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 60.00 feet, an arc distance of 38.37 feet, said arc being subtended by a chord bearing and distance of South 46 degrees 43 minutes 54 seconds West, 37.72 feet; thence South 65 degrees 03 minutes 02 seconds West, 61.77 feet; thence northwesterly, along the arc of a curve concave northeasterly and having a radius of 60.00 feet, an arc distance of 110.22 feet, said arc being subtended by a chord bearing and distance of North 62 degrees 19 minutes 32 seconds West, 95.36 feet; thence North 09 degrees 42 minutes 05 seconds West, 134.46 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 1580.00 feet, an arc distance of 110.09 feet, said arc being subtended by a chord bearing and distance of South 78 degrees 18 minutes 09 seconds West, 110.07 feet; thence South 09 degrees 42 minutes 05 seconds East, 10.00 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 1590.00 feet, an arc distance of 328.47 feet, said arc being subtended by a chord bearing and distance of South 86 degrees 13 minutes 00 seconds West, 327.89 feet; thence South 02 degrees 08 minutes 06 seconds West, 27.13 feet; thence southerly, along the arc of a curve concave easterly and having a radius of 180.08 feet, an arc distance of 192.18 feet, said arc being subtended by a chord bearing and distance of South 28 degrees 02 minutes 28 seconds West, 183.16 feet; thence South 02 degrees 32 minutes 27 seconds East, 36.06 feet; thence North 85 degrees 14 minutes 01 second West, 65.18 feet; thence South 18 degrees 20 minutes 47 seconds West, 200.22 feet; thence North 71 degrees 39 minutes 13 seconds West, 743.93 feet; thence North 18 degrees 20 minutes 47 seconds East, 298.76 feet; thence North 25 degrees 13 minutes 21 seconds East, 96.94 feet; thence North 04 degrees 24 minutes 37 seconds East, 62.93 feet; thence South 85 degrees 35 minutes 23 seconds East, 110.00 feet; thence North 04 degrees 24 minutes 37 seconds East, 110.00 feet; thence North 19 degrees 59 minutes 59 seconds East, 62.29 feet; thence North 21 degrees 58 minutes 11 seconds East, 152.84 feet; thence South 68 degrees 01 minute 49 seconds East, 120.00 feet; thence South 58 degrees 18 minutes 01 second East, 60.88 feet; thence South 68 degrees 01 minute 49 seconds East, 120.00 feet; thence North 21 degrees 58 minutes 11 seconds East, 100.00 feet; thence northerly, along the arc of a curve concave westerly and having a radius of 250.00 feet, an arc distance of 198.71 feet, said arc being subtended by a chord bearing and distance of North 00 degrees 48 minutes 03 seconds West, 193.52 feet; thence North 23 degrees 34 minutes 17 seconds West, 420.67 feet; thence North 80 degrees 05 minutes 14 seconds East, 18.86 feet; thence South 85 degrees 14 minutes 13 seconds East, 49.01 feet; thence North 55 degrees 26 minutes 41 seconds East, 53.33 feet to the point of beginning, being 51.59 acres, more or less, in area.

### ADOPTION AND DEDICATION

This to certify that DFC Wilford, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Wilford Preserve Unit 2A, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Silverberry Avenue, Copperwood Avenue, Ivory Palm Road, and Sycamore Way are hereby irrevocably and without reservation dedicated to the Wilford Preserve Community Development District, hereinafter "the CDD", its successors or assigns. All unobstructed easements for drainage and all easements for pond maintenance, as shown hereon are hereby irrevocably dedicated to the CDD, its successors or assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the CDD, its successors and assigns and are subject to the following covenants which shall run with the land.

The roads, streets, drainage, or other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any road, street, or other common facility for maintenance by Clay County.

In the event of the termination or dissolution of the CDD, in accordance with Section 190.046, Florida Statutes, or its failure to maintain the roadways and drainage facilities, none of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the Clay County Commission if after any filing of any plat, the facilities to be accepted by the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

Clay County, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to the effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act or omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Wilford Preserve Unit 2B. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

Tracts D, E, F, G, L, O, Q, T, Y, and Z-1 are dedicated to the Wilford Preserve Community Development District.

Tract T-2 is reserved to the Dedicator.

Tracts O, Q, and Y are subject to a conservation easement in favor of the St. Johns River Water Management District.

The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, DFC Wilford, LLC, has caused these presents to be executed on its behalf as of the date shown below.

DFC Wilford, LLC  
a Florida limited liability company  
*Kyle Hubson* witness *Nick Janga* witness By: *Chris Butler*, Manager

### STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me by means of  personal appearance or  online notarization this 25th day of AUGUST, 2020, by Chris Butler, as manager of DFC Wilford, LLC, a Florida limited liability company, on behalf of the company.

*Tracy L. Eiland*  
Notary Public, State of Florida



### CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 21st day of December, 2020, in Plat Book 64 Pages 16 through 26 of the public records of Clay County, Florida.

*Tara S. Green*  
Clerk of the Circuit Court



### SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter. Signed this 26 day of August, 2020.



*Harold T. Eiland*  
Florida Cert. No. 2518  
Eiland and Associates, Inc., LB 1381  
615 Blanding Boulevard  
Orange Park, Florida 32067-1000

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PER LOT SIZE

750' 10'x150' 31.51 AC +/- 83 6000 Sq. Ft.

PLAT BOOK **64** PAGE **17**

SHEET 2 OF 11 SHEETS

OWNER  
DFG Wilford, LLC  
14701 Philips Highway  
Jacksonville, FL 32256

ENGINEER  
Taylor and White, Inc.  
1856 Historic Kings Road South  
Jacksonville, FL 32257

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

### BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 21 day of November, 2020, by the Board of County Commissioners, Clay County, Florida.

Tara Squen  
Clerk of the Board

Mike Cella  
Chairman of the Board

- LEGEND
- O Denotes PPM 1/2" Iron Pipe, LB 1361
  - Denotes PCP 1/2" Iron Pipe, LB 1361
  - Denotes 4"x4" Concrete Monument, no ID, number
  - CI Denotes Curve Number
  - PC Denotes Point of Curvature
  - PT Denotes Point of Tangency
  - POC Denotes Point on Curve
  - PRC Denotes Point of Reverse Curve
  - PCG Denotes Point of Compound Curve

### DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 3<sup>rd</sup> day of December, 2020.

[Signature]  
Director

### 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.

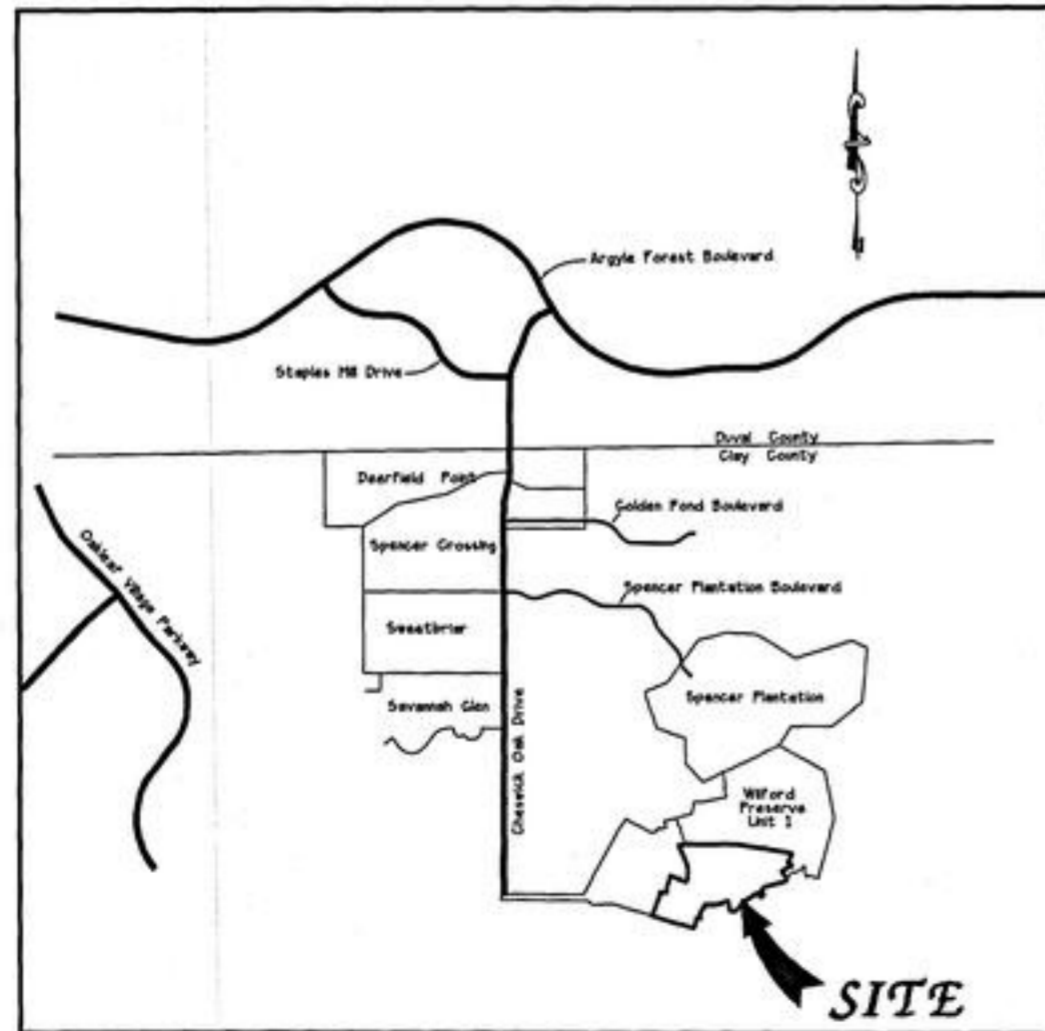
This certificate is made as of the 26<sup>th</sup> day of August, 2020.

[Signature]  
John M. McLaren  
Florida Registration No. 5979  
6431 Connie Jean Road

### COUNTY ENGINEER APPROVAL

Approved this 3<sup>rd</sup> day of December, 2020.

[Signature]  
County Engineer



VICINITY MAP  
Not to Scale

# Wilford Preserve Unit 2A

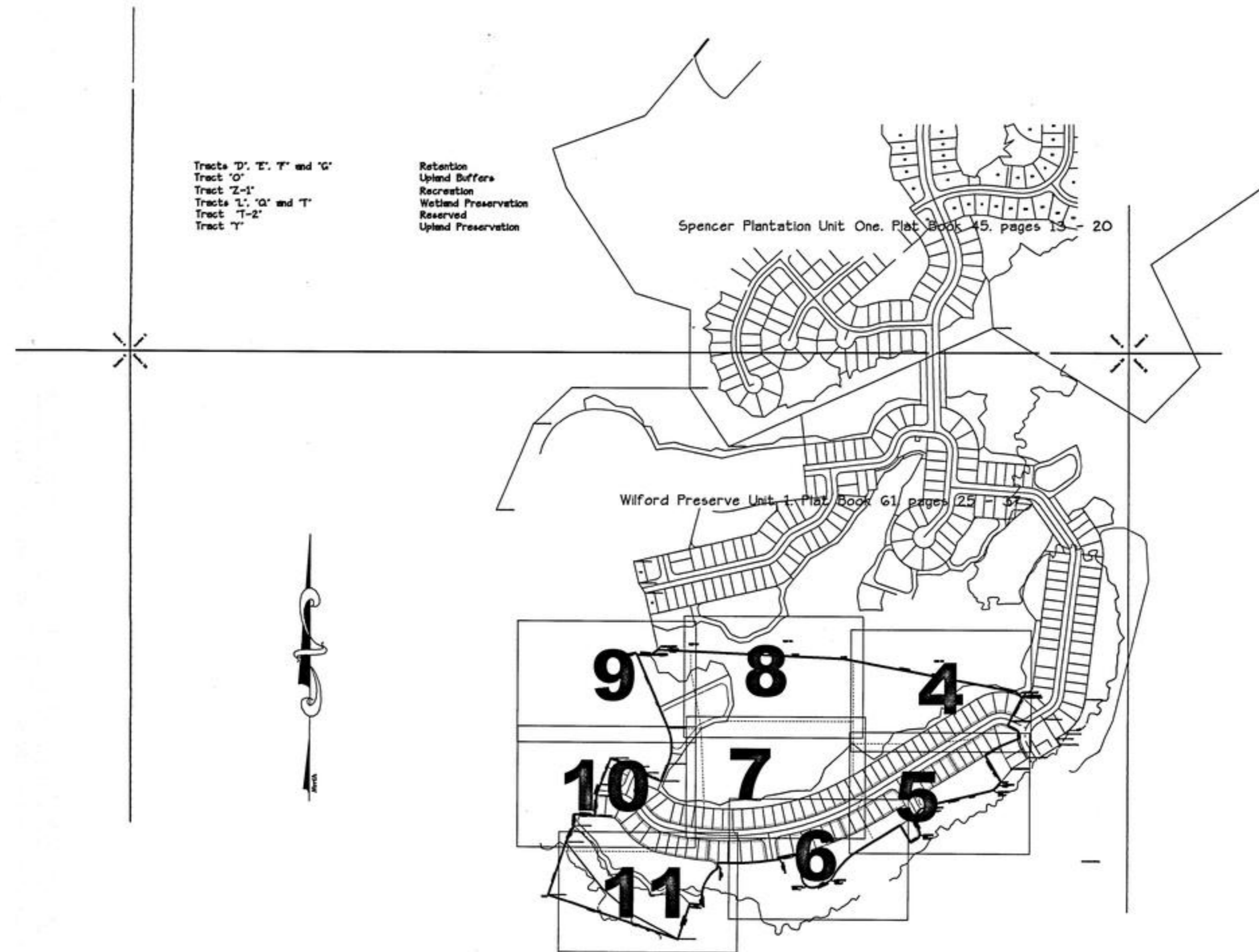
Section 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA: No. LOTS: 82: 6000 Sq. Ft.

OWNER: DRG Wilford, LLC  
14701 Philips Highway  
Jacksonville, FL 32256

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

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

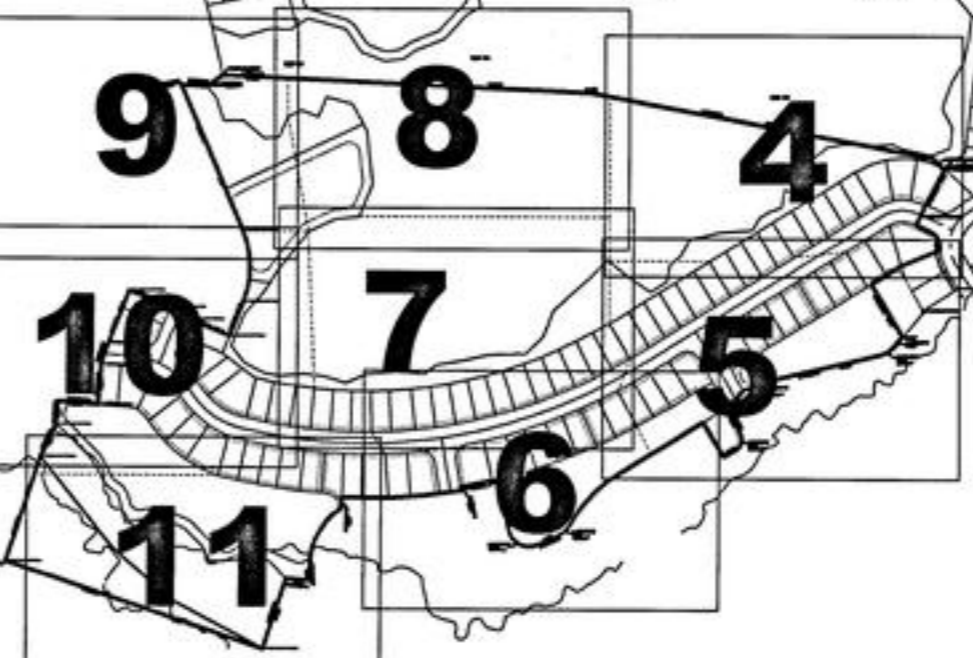


Tracts 'D', 'E', 'T' and 'G'  
Tract 'O'  
Tract 'Z-1'  
Tracts 'L', 'Q' and 'T'  
Tract 'T-2'  
Tract 'Y'

Retention Upland Buffers  
Recreation  
Wetland Preservation  
Reserved  
Upland Preservation

Spencer Plantation Unit One, Plat Book 45, pages 13 - 20

Wilford Preserve Unit 1, Plat Book 61, pages 25 - 37



- ### 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°13'31" 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 platted 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 CEC 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

KEY MAP  
Not to Scale

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.

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

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

PLAT BOOK **64** PAGE **19**  
SHEET 4 OF 11 SHEETS

LAND USE  
ZONING  
AREA  
No. LOTS  
PLOT SIZE

790'  
2075'  
5154 AC +/-  
82  
6000 Sq. Ft.

OWNER  
DFC Wilford, LLC  
14701 Philips Highway  
Jacksonville, FL 32256

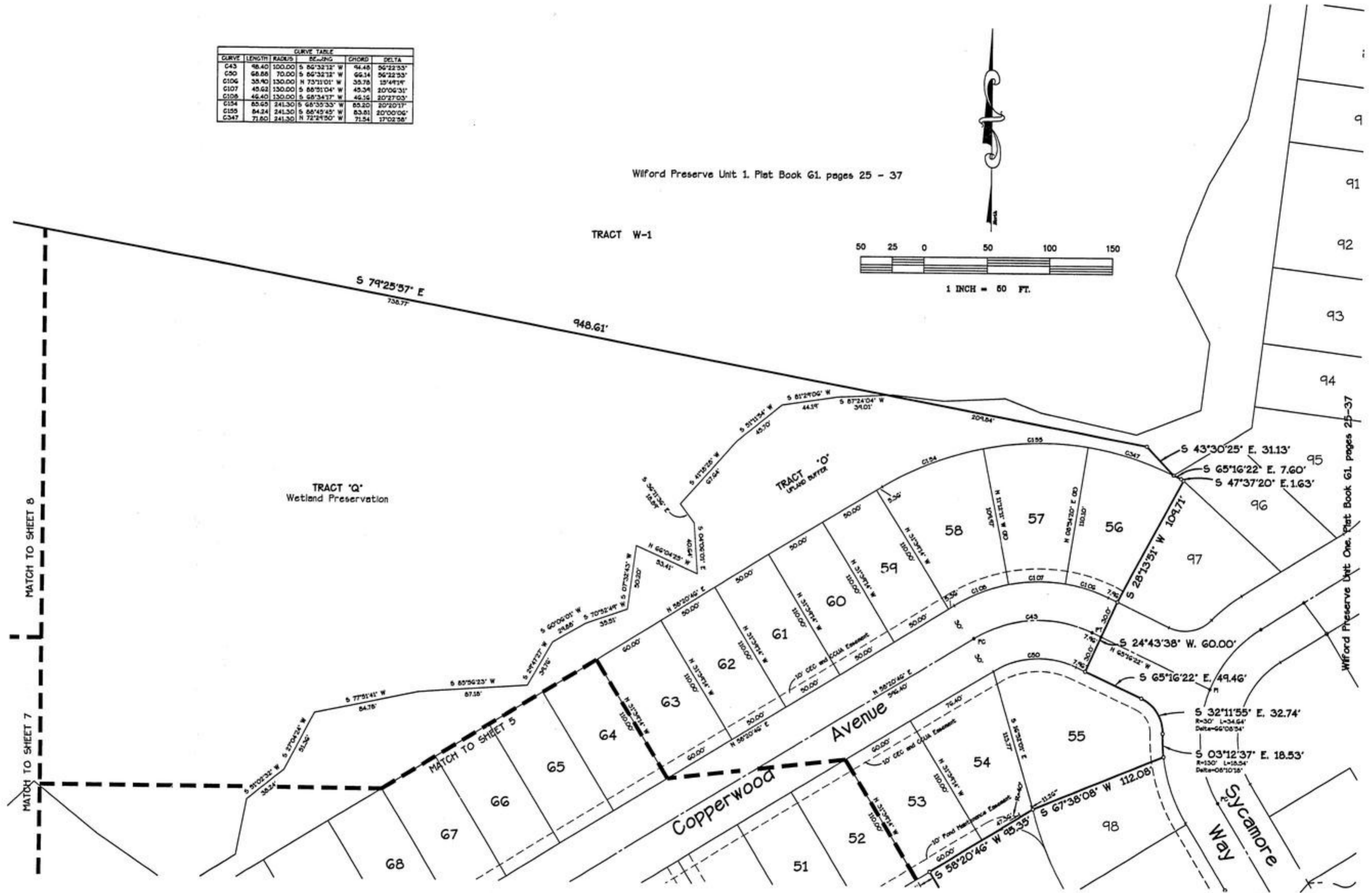
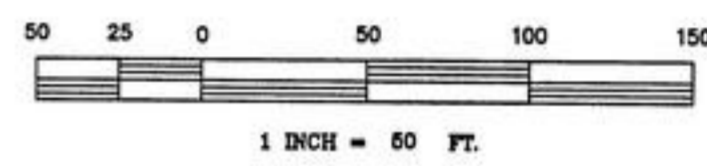
ENGINEER  
Taylor and White, Inc.  
4556 Historic Kings Road South  
Jacksonville, FL 32257

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DELTA
C43	98.40	100.00	S 66°32'12" W	94.48
C50	68.88	70.00	S 66°32'12" W	66.14
C106	38.90	130.00	N 73°12'01" W	35.78
C107	45.62	130.00	S 88°01'04" W	45.34
C108	46.40	130.00	S 68°34'17" W	46.16
C154	85.65	241.30	S 66°55'33" W	85.20
C155	84.24	241.30	S 68°45'45" W	83.81
C347	71.80	241.30	N 72°24'50" W	71.54

Wilford Preserve Unit 1, Plat Book G1, pages 25 - 37

TRACT W-1



MATCH TO SHEET 8

MATCH TO SHEET 7

MATCH TO SHEET 5

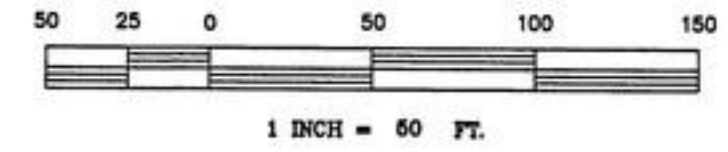
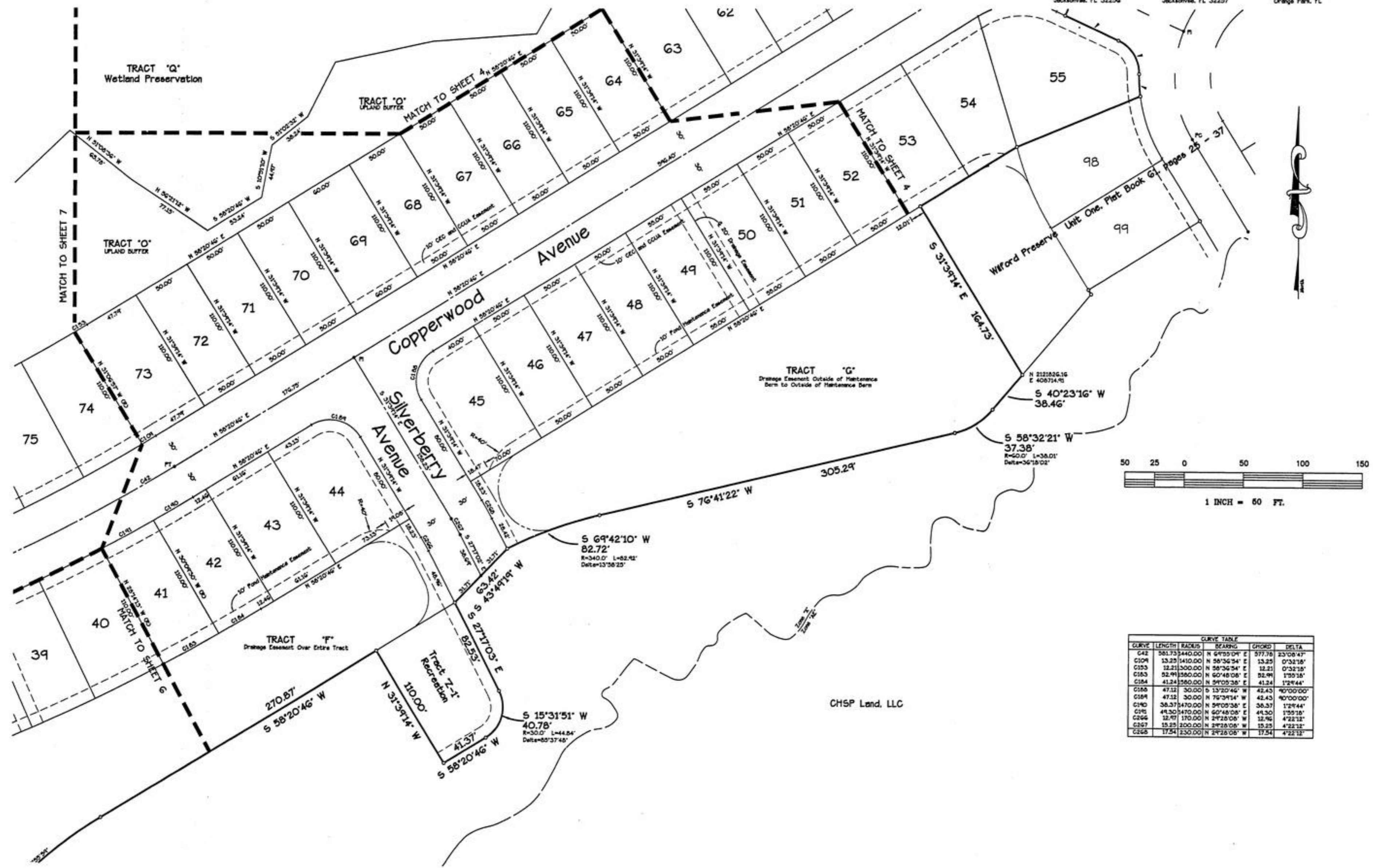
Wilford Preserve Unit One, Plat Book G1, pages 25-37

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PER LOT SIZE 19C' SUPPLY 31.94 AC +/- 82 6000 Sq. Ft.

OWNER: DFC Wilford, LLC, 14701 Philips Highway, Jacksonville, FL 32256  
ENGINEER: Taylor and White, Inc., 4556 Historic Kings Road South, Jacksonville, FL 32217  
SURVEYOR: Eiland + Associates, G15 Blanding Blvd., Orange Park, FL



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C42	381.73	3440.00	N 69°05'04" E	377.78	23°08'47"
C109	13.25	1410.00	N 58°36'34" E	13.25	0°32'18"
C153	12.21	300.00	N 58°36'34" E	12.21	0°32'18"
C163	52.91	3580.00	N 60°48'08" E	52.91	1°05'15"
C184	41.24	3580.00	N 59°05'38" E	41.24	1°29'44"
C186	47.12	30.00	S 13°20'46" W	42.43	90°00'00"
C181	47.12	30.00	N 79°39'14" W	42.43	90°00'00"
C190	38.37	1470.00	N 59°05'38" E	38.37	1°29'44"
C195	48.30	1470.00	N 60°48'08" E	44.30	1°05'15"
C204	12.97	170.00	N 29°28'08" W	12.96	4°22'12"
C207	15.25	200.00	N 29°28'08" W	15.25	4°22'12"
C268	17.54	230.00	N 29°28'08" W	17.54	4°22'12"

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

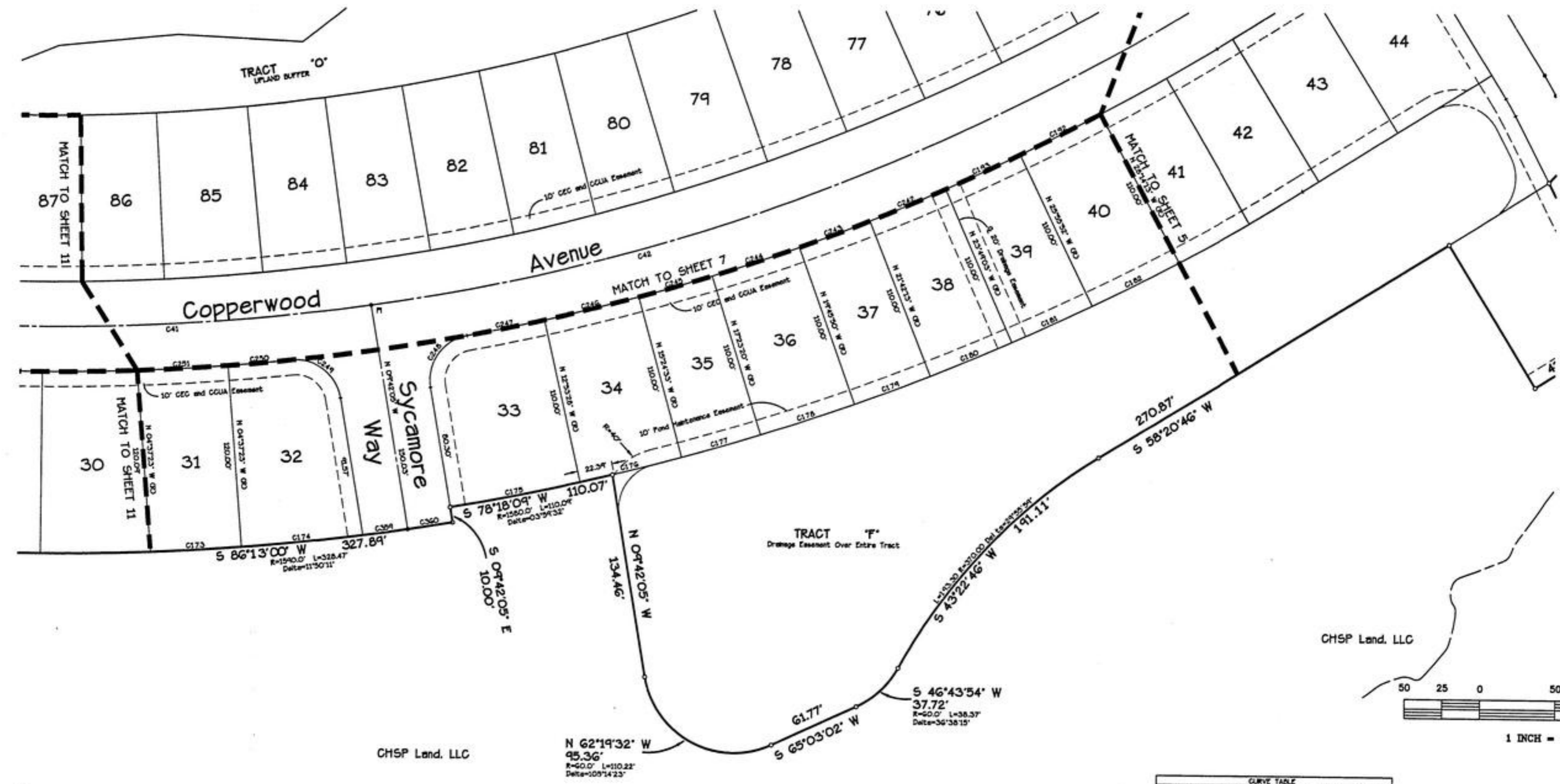
LAND USE ZONING AREA: 10 LOTS PER LOT SIZE

TYPICAL LOT AREA: 83,600 Sq. Ft.

OWNER: DFC Wilford, LLC  
14701 Philips Highway  
Jacksonville, FL 32256

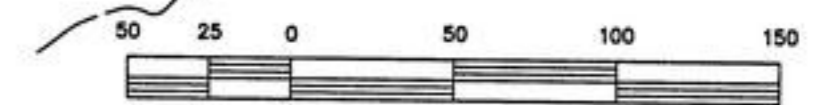
ENGINEER: Taylor and White, Inc.  
1056 Historic Kings Road South  
Jacksonville, FL 32257

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



CHSP Land, LLC

CHSP Land, LLC



1 INCH = 50 FT.

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C41	562.03	1440.00	S87°19'30"E	558.47	22°21'45"
C42	581.73	1440.00	N6°49'00"E	577.78	23°08'47"
C173	60.01	1590.00	N62°27'47"E	60.01	2°09'45"
C174	80.41	1590.00	N63°50'09"E	80.40	2°54'37"
C175	87.96	1590.00	N78°42'13"E	87.95	3°11'23"
C176	64.44	1590.00	N79°50'39"E	64.43	2°31'09"
C177	54.59	1590.00	N73°56'03"E	54.59	1°58'47"
C178	65.44	1590.00	N77°25'25"E	65.44	2°22'30"
C179	53.44	1590.00	N6°45'59"E	53.44	1°56'23"
C180	58.24	1590.00	N6°21'43"E	58.24	2°06'30"
C181	58.24	1590.00	N65°07'33"E	58.24	2°06'49"
C182	63.59	1590.00	N62°54'58"E	63.58	2°18'21"
C192	59.16	1470.00	N62°54'58"E	59.15	2°18'21"
C193	54.23	1470.00	N65°07'33"E	54.23	2°06'49"
C242	54.23	1470.00	N67°14'22"E	54.23	2°06'30"
C243	44.77	1470.00	N6°45'59"E	44.77	1°56'23"
C244	60.43	1470.00	N77°25'25"E	60.43	2°22'30"
C245	90.79	1470.00	N73°56'03"E	90.79	1°58'47"
C246	64.60	1470.00	N78°50'39"E	64.60	2°31'09"
C247	52.43	1470.00	N78°07'31"E	52.43	2°02'37"
C248	44.52	30.00	S31°43'32"W	42.00	88°51'14"
C249	45.32	30.00	N82°58'54"W	41.13	86°33'37"
C250	42.04	1470.00	N64°33'27"E	42.04	1°56'19"
C261	60.01	1470.00	N64°33'27"E	60.01	2°02'21"
C359	30.01	1590.00	N81°58'14"E	30.01	1°04'33"
C360	30.00	1590.00	N80°50'21"E	30.00	1°04'52"

# Wilford Preserve Unit 2A

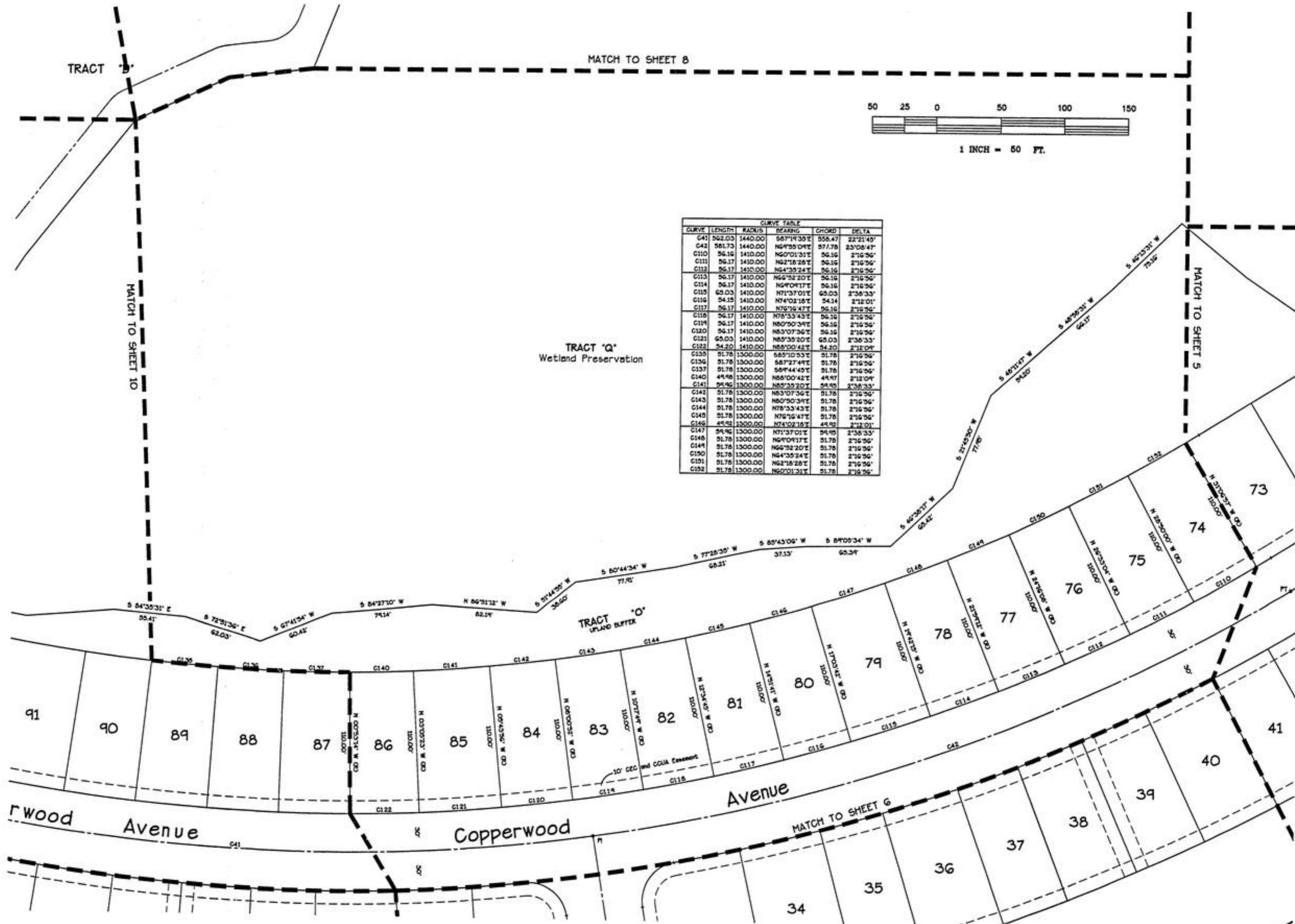
Section 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PER LOT SIZE 1PC 37740' 31.54 AC +/- 51 6000 Sq. Ft.

OWNER DFC Wilford, LLC 14701 Philips Highway Jacksonville, FL 32256

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

SURVEYOR Elend + Associates G15 Blending Blvd. Orange Park, FL



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C41	562.03	1440.00	S67°14'35"E	558.47	22°21'45"
C42	561.73	1440.00	N6°43'04"E	571.78	23°08'47"
C110	56.16	1410.00	N60°01'31"E	56.16	2°16'56"
C111	56.17	1410.00	N62°18'28"E	56.16	2°16'56"
C112	56.17	1410.00	N64°35'24"E	56.16	2°16'56"
C113	56.17	1410.00	N66°52'20"E	56.16	2°16'56"
C114	56.17	1410.00	N69°09'17"E	56.16	2°16'56"
C115	63.03	1410.00	N71°37'01"E	63.03	2°38'33"
C116	54.15	1410.00	N74°02'18"E	54.14	2°12'01"
C117	56.17	1410.00	N76°36'47"E	56.16	2°16'56"
C118	56.17	1410.00	N78°53'43"E	56.16	2°16'56"
C119	56.17	1410.00	N80°50'39"E	56.16	2°16'56"
C120	56.17	1410.00	N83°07'36"E	56.16	2°16'56"
C121	63.03	1410.00	N85°35'20"E	63.03	2°38'33"
C122	54.20	1410.00	N88°00'42"E	54.20	2°12'01"
C123	51.78	1300.00	S85°10'53"E	51.78	2°16'56"
C124	51.78	1300.00	S87°27'49"E	51.78	2°16'56"
C125	51.78	1300.00	S89°44'45"E	51.78	2°16'56"
C140	49.96	1300.00	N88°00'42"E	49.97	2°12'01"
C141	51.96	1300.00	N85°35'20"E	51.95	2°38'33"
C142	51.78	1300.00	N83°07'36"E	51.78	2°16'56"
C143	51.78	1300.00	N80°50'39"E	51.78	2°16'56"
C144	51.78	1300.00	N78°33'43"E	51.78	2°16'56"
C145	51.78	1300.00	N76°16'47"E	51.78	2°16'56"
C146	49.92	1300.00	N74°02'18"E	49.92	2°12'01"
C147	51.96	1300.00	N71°37'01"E	51.95	2°38'33"
C148	51.78	1300.00	N69°09'17"E	51.78	2°16'56"
C149	51.78	1300.00	N66°52'20"E	51.78	2°16'56"
C150	51.78	1300.00	N64°35'24"E	51.78	2°16'56"
C151	51.78	1300.00	N62°18'28"E	51.78	2°16'56"
C152	51.78	1300.00	N60°01'31"E	51.78	2°16'56"

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA: WFLD, 31.94 AC +/-, 62, 6000 sq. ft.

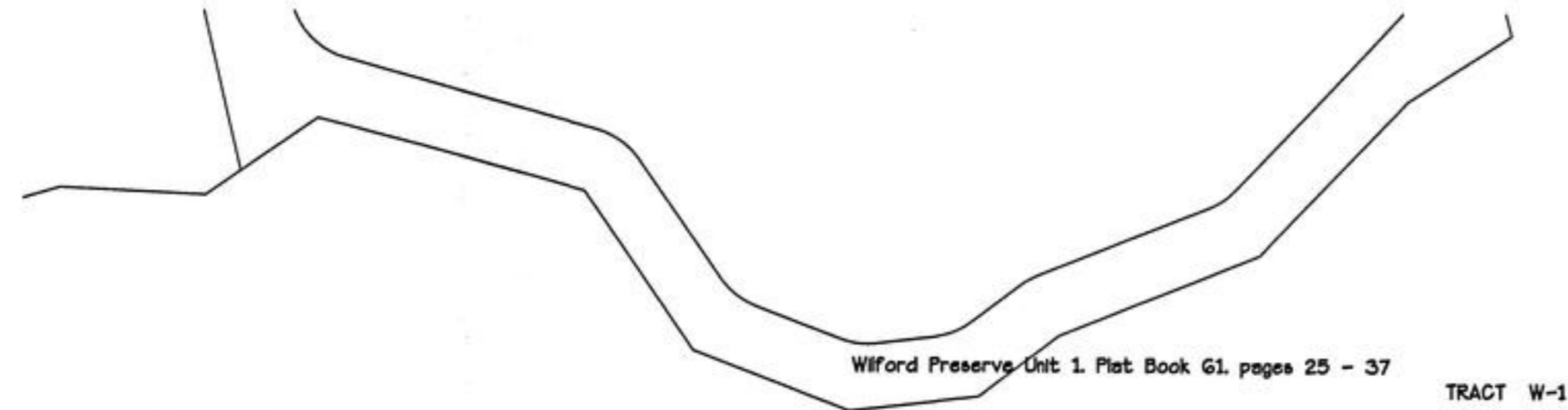
PLAT BOOK 64 PAGE 23

SHEET 8 OF 11 SHEETS

OWNER: DFC Wilford, LLC, 14701 Philips Highway, Jacksonville, FL 32256

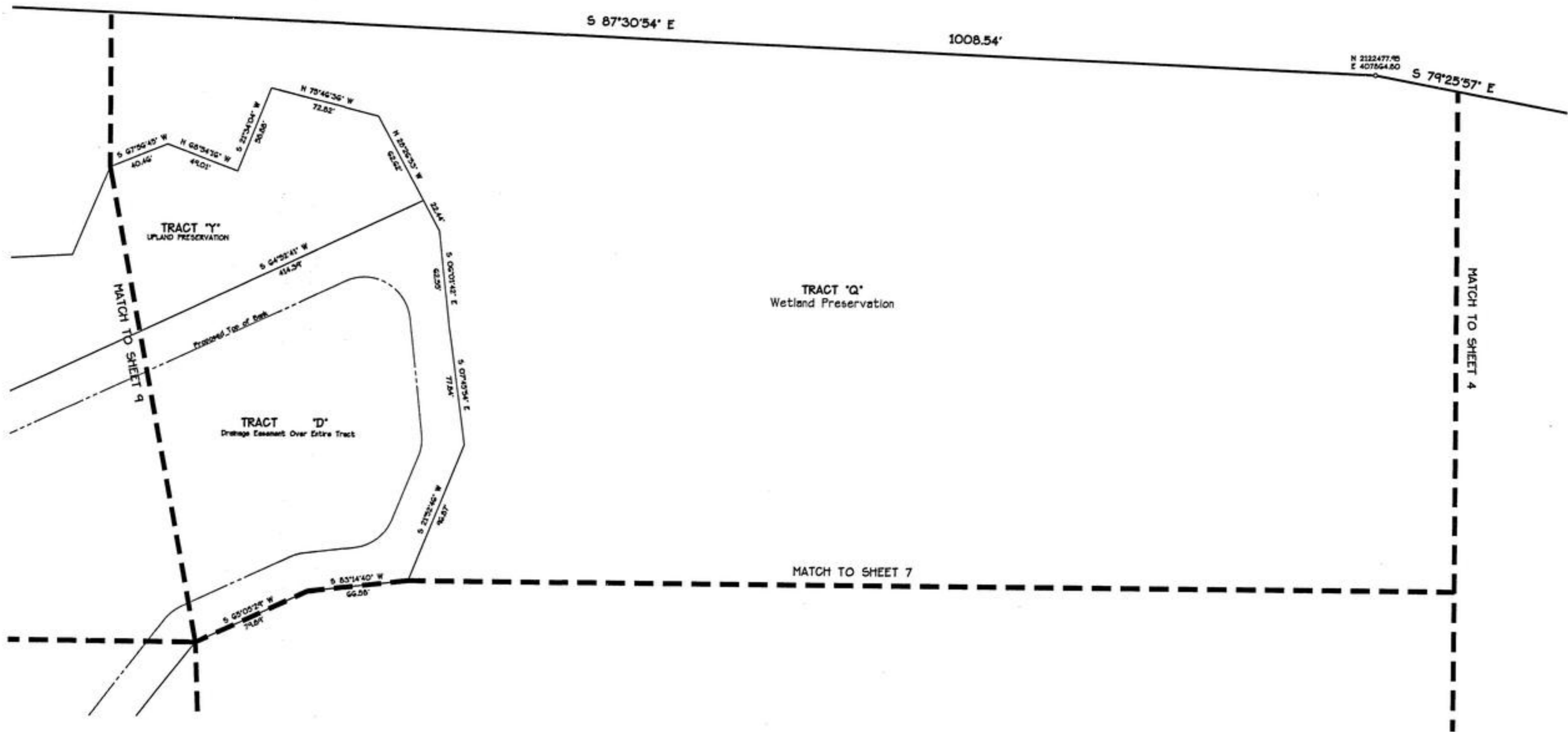
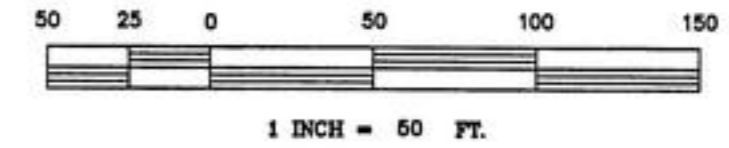
ENGINEER: Taylor and White, Inc., 4056 Historic Kings Road South, Jacksonville, FL 32257

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



TRACT W-1

TRACT W-1



TRACT 'Y'  
UPLAND PRESERVATION

TRACT 'Q'  
Wetland Preservation

TRACT 'D'  
Drainage Easement Over Entire Tract

MATCH TO SHEET 9

MATCH TO SHEET 4

MATCH TO SHEET 7

# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

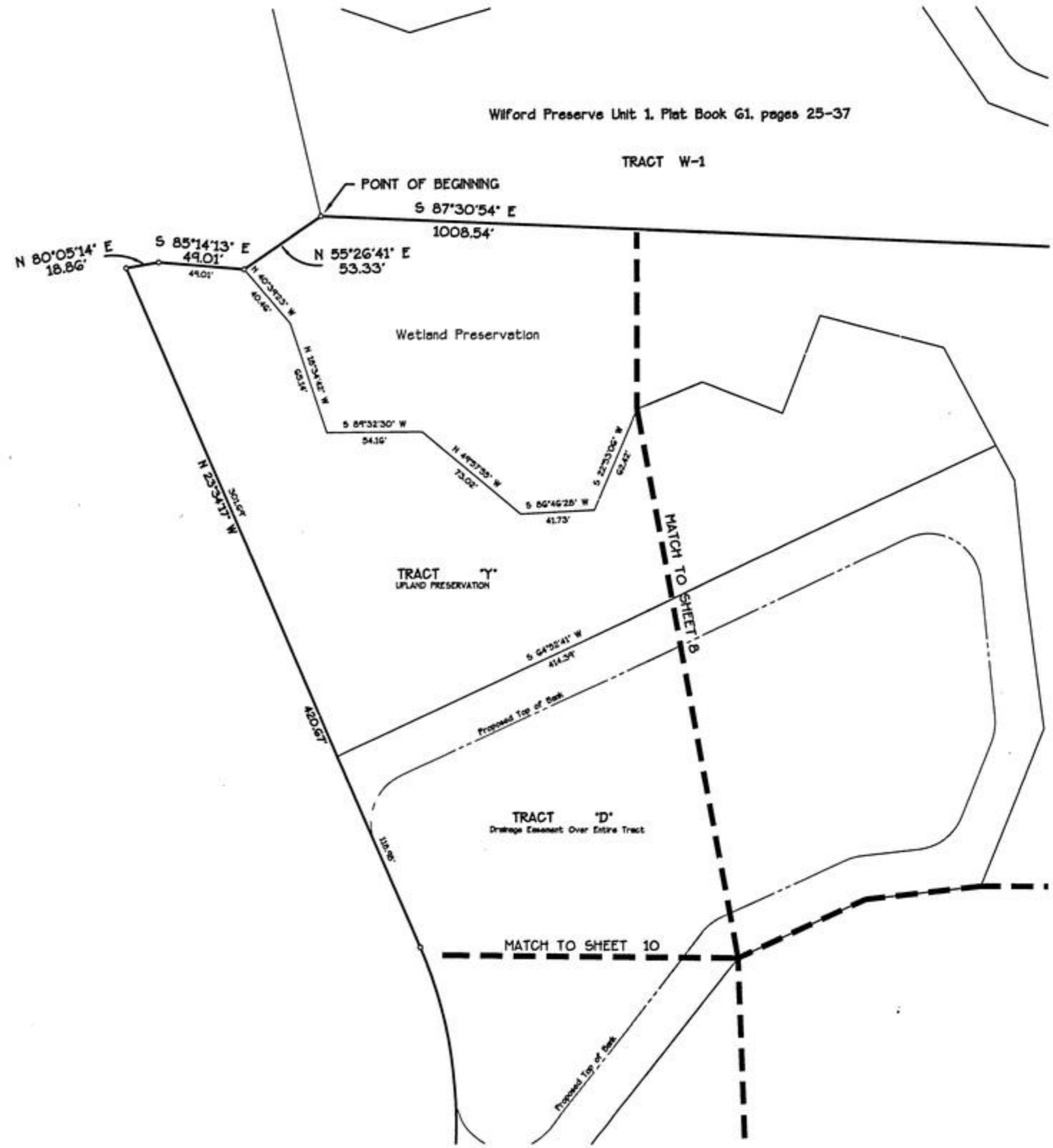
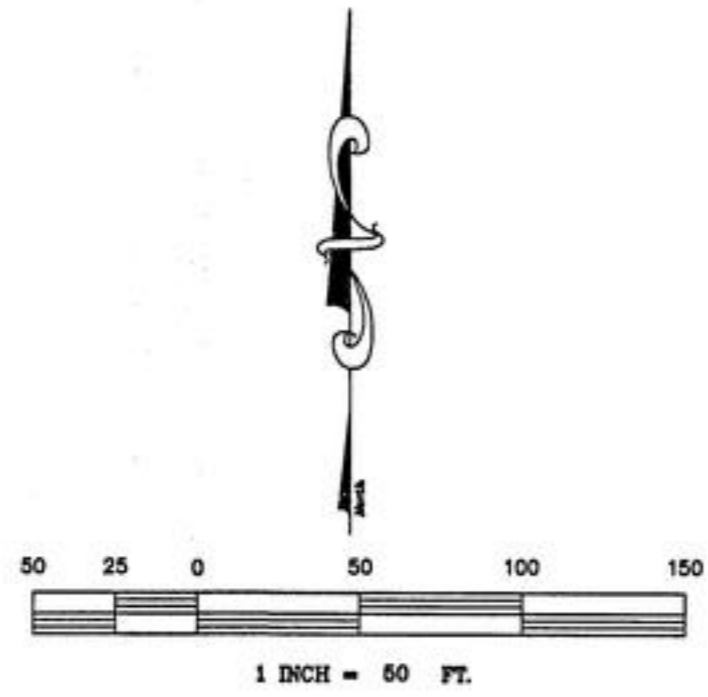
LAND USE  
ZONING  
AREA  
No. LOTS  
PLOT SIZE

790'  
3075'  
2154 AC +/-  
82  
6000 SQ. FT.

OWNER  
DTC Wilford, LLC  
14701 Philips Highway  
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



# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

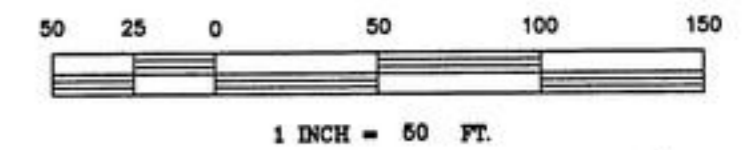
LAND USE ZONING AREA No. LOTS PER LOT SIZE

1/4 AC +/- 82 6000 Sq. Ft.

OWNER  
DFC Wilford, LLC  
14701 Phelps Highway  
Jacksonville, FL 32256

ENGINEER  
Taylor and White, Inc.  
1006 Historic Hwy South  
Jacksonville, FL 32257

SURVEYOR  
Elland & Associates  
G15 Blanding Blvd.  
Orange Park, FL



CURVE	LENGTH	RADIUS	CURVE TABLE	
			Bearing	Chord
C23	74.40	100.00	N00°48'03"W	77.41
C40	133.87	200.00	S56°38'09"E	131.39
C41	562.03	440.00	S67°14'33"E	508.47
C123	56.17	1410.00	S89°44'45"E	56.16
C124	56.17	1410.00	S87°27'49"E	56.16
C125	56.17	1410.00	S85°10'53"E	56.16
C126	56.17	1410.00	S82°53'57"E	56.16
C127	56.17	1410.00	S80°26'15"E	56.16
C128	56.17	1410.00	S77°58'36"E	56.16
C129	56.17	1410.00	S75°30'54"E	56.16
C130	107.34	170.00	S67°59'49"E	105.90
C131	6.10	170.00	S38°49'15"E	6.10
C132	51.01	300.00	S77°58'36"E	51.01
C133	54.90	300.00	S80°26'15"E	54.91
C134	51.78	300.00	S82°53'57"E	51.78
C135	51.78	300.00	S85°10'53"E	51.78
C136	51.78	300.00	S87°27'49"E	51.78
C137	51.78	300.00	S89°44'45"E	51.78
C138	23.11	60.00	N74°33'24"W	22.96
C139	25.94	60.00	N50°39'31"W	25.72
C140	53.28	340.00	S40°30'52"E	53.27
C160	73.76	340.00	S44°47'08"E	73.60
C161	49.77	340.00	S64°24'25"E	49.43
C162	50.78	150.00	N02°46'48"E	50.48
C163	47.70	150.00	N02°55'15"E	47.43
C201	46.21	250.00	N11°26'04"W	45.62
C202	47.65	250.00	N10°46'48"E	47.03
C203	55.64	70.00	N00°48'03"W	54.19
C233	137.54	250.00	N07°48'35"W	135.82
C236	78.17	250.00	N07°48'35"W	74.73
C237	46.47	200.00	N02°55'15"E	46.07
C238	24.46	250.00	N01°55'14"W	24.44
C239	41.77	30.00	N61°51'33"E	38.45
C240	38.48	30.00	S14°46'41"E	35.90
C241	55.13	230.00	N44°39'34"W	54.91
C242	60.86	230.00	S63°44'57"E	60.68
C243	51.25	250.00	S44°47'08"E	51.14
C244	32.52	250.00	S40°30'52"E	32.31
C245	75.34	170.00	N50°39'31"W	75.70
C246	65.47	170.00	N74°33'24"W	63.07
C305	198.71	250.00	N00°48'03"W	193.52
C306	137.54	250.00	N07°48'35"W	135.82
C307	61.17	250.00	N14°57'34"E	61.01
C308	73.26	30.00	S24°27'17"E	56.37
C309	4.34	30.00	S35°32'09"E	4.35



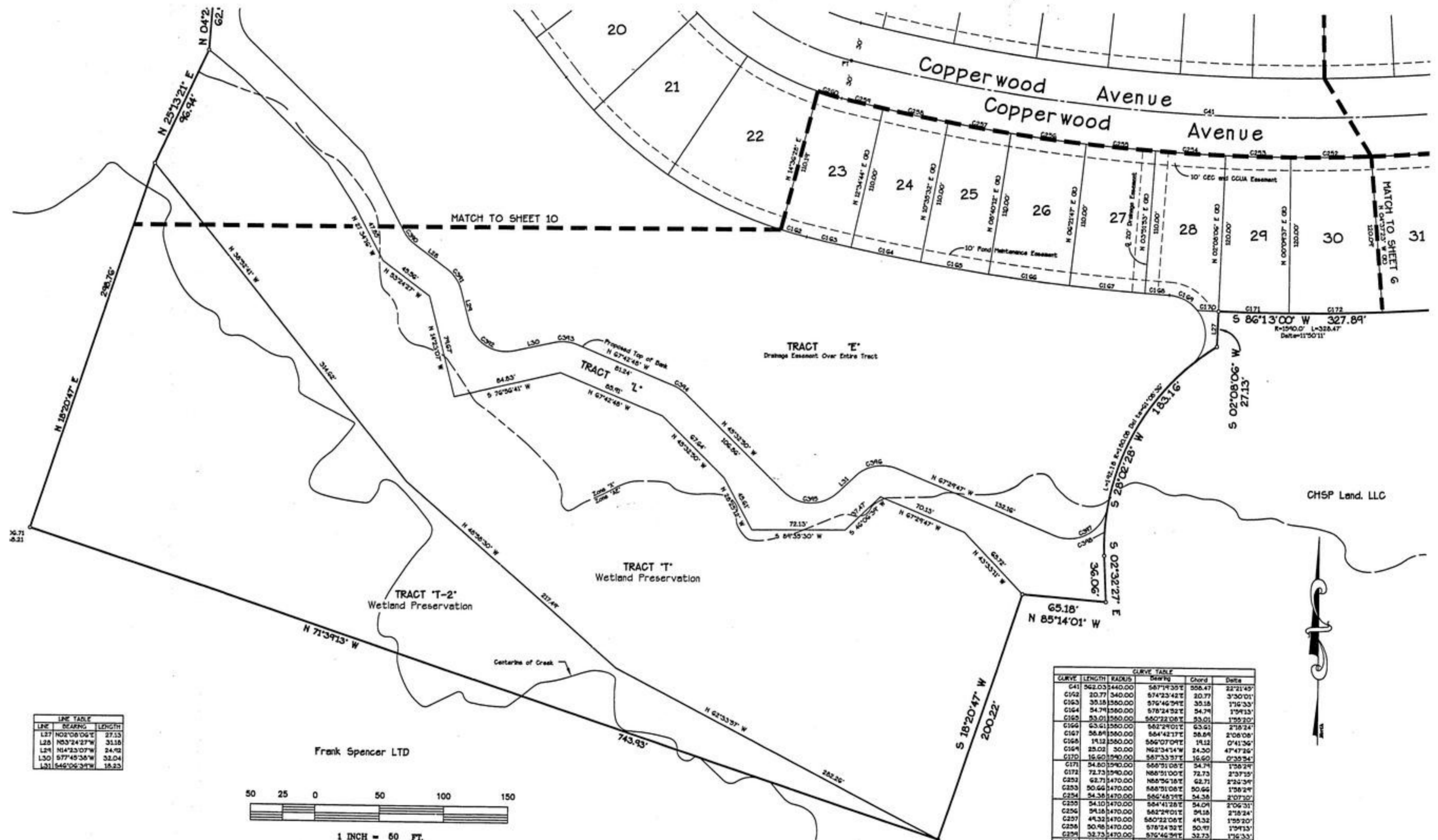
# Wilford Preserve Unit 2A

Section 10, Township 4 South, Range 25 East, Clay County, Florida.

PLAT BOOK **64** PAGE **26**  
SHEET 11 OF 11 SHEETS

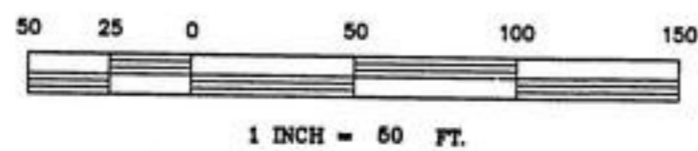
LAND USE ZONING AREA: No. LOTS: MIN LOT SIZE: 10000 Sq. Ft.

OWNER: DFC Wilford, LLC, 14701 Philips Highway, Jacksonville, FL 32256  
ENGINEER: Taylor and White, Inc., 4556 Historic Kings Road South, Jacksonville, FL 32257  
SURVEYOR: Elend + Associates, 615 Blanding Blvd., Orange Park, FL



LINE TABLE

LINE	BEARING	LENGTH
L27	N02°08'06"E	27.13
L28	N03°24'27"W	31.18
L29	N14°23'07"W	24.92
L30	S77°45'36"W	32.04
L31	S46°06'34"W	18.25



CURVE TABLE

CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C41	362.03	3440.00	S67°14'35"E	256.47	23°21'43"
C42	20.77	340.00	S74°23'42"E	20.77	3°30'01"
C43	35.18	350.00	S76°46'34"E	35.18	1°16'33"
C44	54.74	350.00	S78°24'52"E	54.74	1°54'13"
C45	53.01	350.00	S80°32'08"E	53.01	1°55'20"
C46	53.51	350.00	S82°24'01"E	53.51	2°18'24"
C47	56.89	350.00	S84°42'17"E	56.89	2°50'08"
C48	14.12	350.00	S86°07'09"E	14.12	0°41'36"
C49	25.02	30.00	N62°34'14"W	24.30	47°47'36"
C50	16.60	170.00	S87°33'57"E	16.60	0°35'24"
C51	34.60	350.00	S88°51'08"E	34.74	1°56'24"
C52	72.73	350.00	N88°51'00"E	72.73	2°37'19"
C53	62.71	3470.00	N88°56'18"E	62.71	2°52'34"
C54	50.66	3470.00	S88°51'08"E	50.66	1°58'24"
C55	54.38	3470.00	S86°48'34"E	54.38	2°07'30"
C56	54.10	3470.00	S84°41'28"E	54.04	2°06'31"
C57	54.18	3470.00	S82°24'01"E	54.18	2°18'24"
C58	44.32	3470.00	S80°32'08"E	44.32	1°55'20"
C59	50.98	3470.00	S78°24'52"E	50.97	1°54'13"
C60	32.73	3470.00	S76°46'34"E	32.73	1°16'33"
C61	14.33	230.00	S73°44'14"E	14.33	4°48'50"
C62	13.53	30.00	S40°24'22"E	13.41	29°50'11"
C63	20.43	30.00	N33°53'47"W	20.04	39°01'21"
C64	46.00	30.00	S08°18'44"E	41.62	87°51'15"
C65	18.08	30.00	N84°58'39"W	17.81	34°51'34"
C66	11.61	30.00	N06°37'49"W	11.53	22°04'58"
C67	46.26	30.00	S89°43'05"E	41.81	88°30'31"
C68	34.76	30.00	S79°18'26"W	32.85	66°23'34"
C69	53.90	30.00	N61°01'43"E	46.44	102°56'58"
C70	38.00	150.25	S03°30'24"W	37.43	12°04'38"