

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PLLOT SIZE
"PFC" 127127 22.34 AC +/- 42 6000 Sq. Ft.

PLAT BOOK **64** PAGE **27**
SHEET 1 OF 11 SHEETS

OWNER
DFC Wilford, LLC
14701 Philips Highway
Jacksonville, FL 32257

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

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

CAPTION


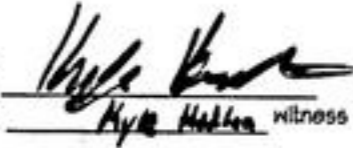


A parcel of land consisting of a portion of Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:
Begin at the southwest corner of Tract 'W-1', Wilford Preserve Unit One, according to plat thereof recorded in Plat Book 61, pages 25 through 37 of the public records of said county; thence run South 55 degrees 26 minutes 39 seconds West, 53.33 feet; thence North 85 degrees 14 minutes 13 seconds West, 49.01 feet; thence South 80 degrees 05 minutes 14 seconds West, 18.86 feet; thence South 23 degrees 34 minutes 17 seconds East, 420.67 feet; thence southerly, 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 South 00 degrees 48 minutes 03 seconds East, 193.52 feet; thence South 21 degrees 58 minutes 11 seconds West, 100.00 feet; thence North 68 degrees 01 minute 49 seconds West, 120.00 feet; thence North 58 degrees 18 minutes 01 second West, 60.88 feet; thence North 68 degrees 01 minute 49 seconds West, 120.00 feet; thence South 21 degrees 58 minutes 11 seconds West, 152.84 feet; thence South 19 degrees 59 minutes 59 seconds West, 62.29 feet; thence South 04 degrees 24 minutes 37 seconds West, 110.00 feet; thence North 85 degrees 35 minutes 23 seconds West, 110.00 feet; thence South 04 degrees 24 minutes 37 seconds West, 62.93 feet; thence South 25 degrees 13 minutes 21 seconds West, 96.94 feet; thence South 18 degrees 20 minutes 47 seconds West, 298.76 feet; thence North 71 degrees 39 minutes 13 seconds West, 786.35 feet; thence North 89 degrees 51 minutes 41 seconds West, 402.10 feet; thence North 41 degrees 04 minutes 37 seconds West, 158.91 feet; thence North 89 degrees 31 minutes 02 seconds West, 1,121.27 feet to the west line of that particular Clay Electric Cooperative Easement recorded in Official Records Book 118, page 548 of said public records; thence on said west line, North 00 degrees 13 minutes 37 seconds West, 100.01 feet; thence South 89 degrees 31 minutes 02 seconds East, 1,084.08 feet; thence North 30 degrees 53 minutes 12 seconds East, 1,286.69 feet; thence North 34 degrees 12 minutes 47 seconds East, 283.92 feet; thence South 55 degrees 47 minutes 13 seconds East, 64.25 feet; thence South 59 degrees 48 minutes 27 seconds East, 484.76 feet; thence North 66 degrees 25 minutes 43 seconds East, 110.00 feet; thence North 23 degrees 34 minutes 17 seconds West, 27.70 feet; thence North 66 degrees 25 minutes 43 seconds East, 60.00 feet; thence southeasterly along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 41.60 feet, said arc being subtended by a chord bearing and distance of South 63 degrees 17 minutes 59 seconds East, 38.35 feet; thence North 76 degrees 58 minutes 19 seconds East, 97.13 feet; thence North 23 degrees 34 minutes 17 seconds West, 122.06 feet; thence North 76 degrees 58 minutes 19 seconds East, 236.63 feet to the west line of Lot 30, said Wilford Preserve Unit One; thence on said west line, South 13 degrees 01 minute 41 seconds East, 120.00 feet; thence South 32 degrees 26 minutes 53 seconds East, 63.62 feet to the west line of Lot 31, said Wilford Preserve Unit One; thence on said west line, and on a southerly extension thereof, South 13 degrees 01 minute 41 seconds East, 313.44 feet to the point of beginning, being 52.34 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, Firethorn Avenue, Copperwood Avenue, Lancelwood Court, Ivory Palm Road, Greyhawk Lane 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 of 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 C, H, L, M, N, P, Q, R, S, T, U, V, X, Z and Z-2 are dedicated to Wilford Preserve Community Development District.
Tract T-2 is reserved to the Dedicator.
Tracts L, M, N, P, Q, U and Z 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.


witness 
witness 
By: 
Chris Butler, Manager

STATE OF FLORIDA, COUNTY OF CLAY
The foregoing instrument was acknowledged before me by means of personal appearance of by online notarization this 14th day of September, 2020, by Chris Butler, as manager of DFC Wilford, LLC, a Florida limited liability company, on behalf of the company.


Notary Public, State of Florida

VIRGINIA KAYLE PRESLEY
Commission # 00 00452
Expires May 18, 2021
Notary Public - State of Florida

CLERK'S CERTIFICATE

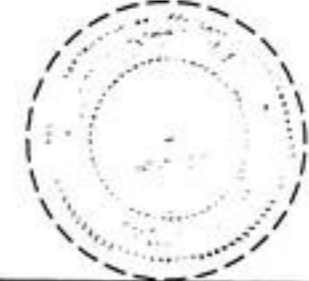
I certify that this plat was filed for recording on this 21st day of December, 2020, in Plat Book 64 Pages 27 through 37 of the public records of Clay County, Florida.



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 14th day of September, 2020.




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

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS MIN LOT SIZE
TYPICAL 30'x60' 32.34 AC +/- 12 6000 Sq. Ft.

PLAT BOOK **64** PAGE **28**
SHEET 2 OF 11 SHEETS

OWNER
DFC Wilford, LLC
14701 Philips Highway
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

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 24 day of November, 2020, by the Board of County Commissioners, Clay County, Florida.

Tom Egan
Clerk of the Board

Nick Cella
Chairman of the Board

- LEGEND
- O Denotes 1/2" Iron Pipe, LD 1581
 - ⊙ Denotes 1/2" Iron Pipe, LD 1581
 - Denotes 4"x4" Concrete Monument, no ID, number
 - C1 Denotes Curve Number
 - PC Denotes Point of Curvature
 - PT Denotes Point of Tangency
 - PCC 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 3rd 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.

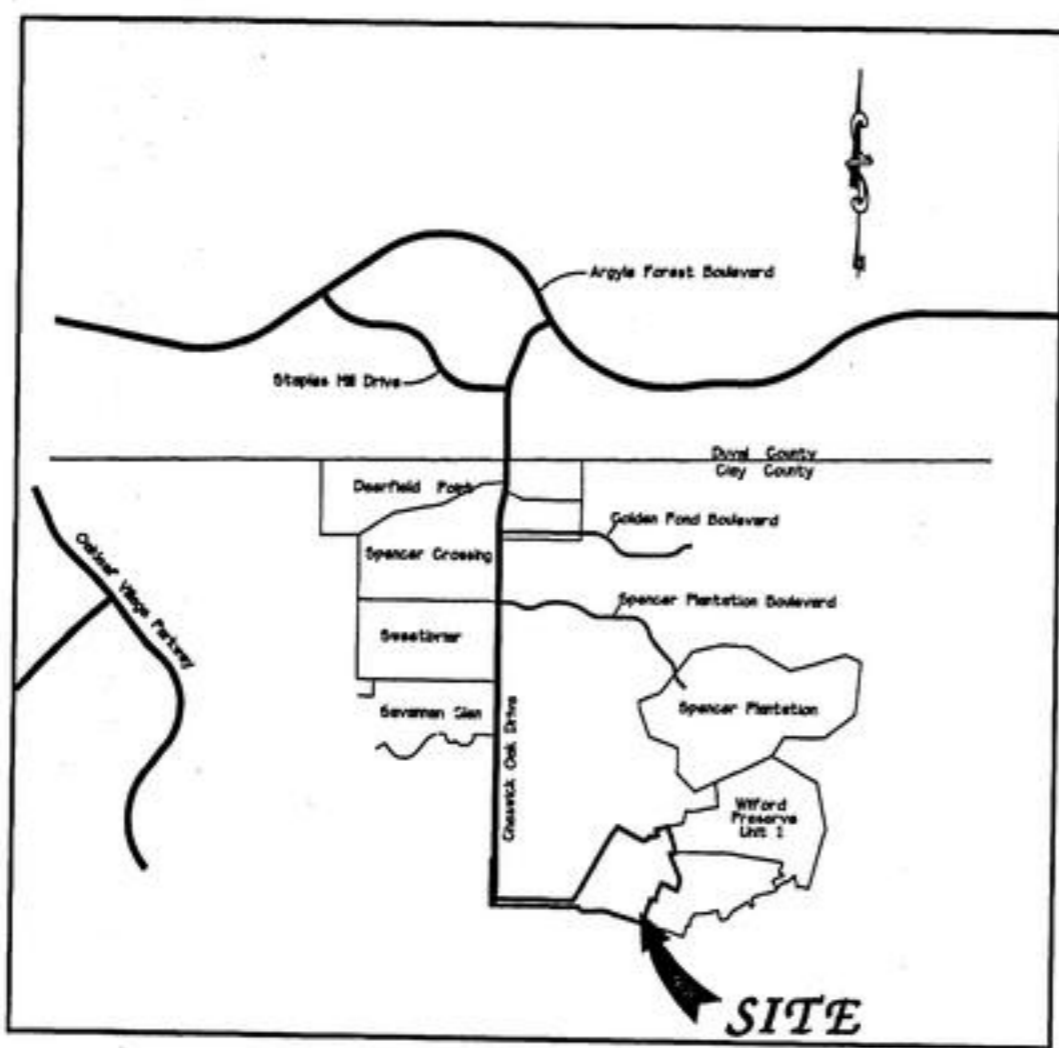
This certificate is made as of the 10th day of September, 2020.

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

COUNTY ENGINEER APPROVAL

Approved this 3rd day of December, 2020.

[Signature]
County Engineer



VICINITY MAP
Not to Scale

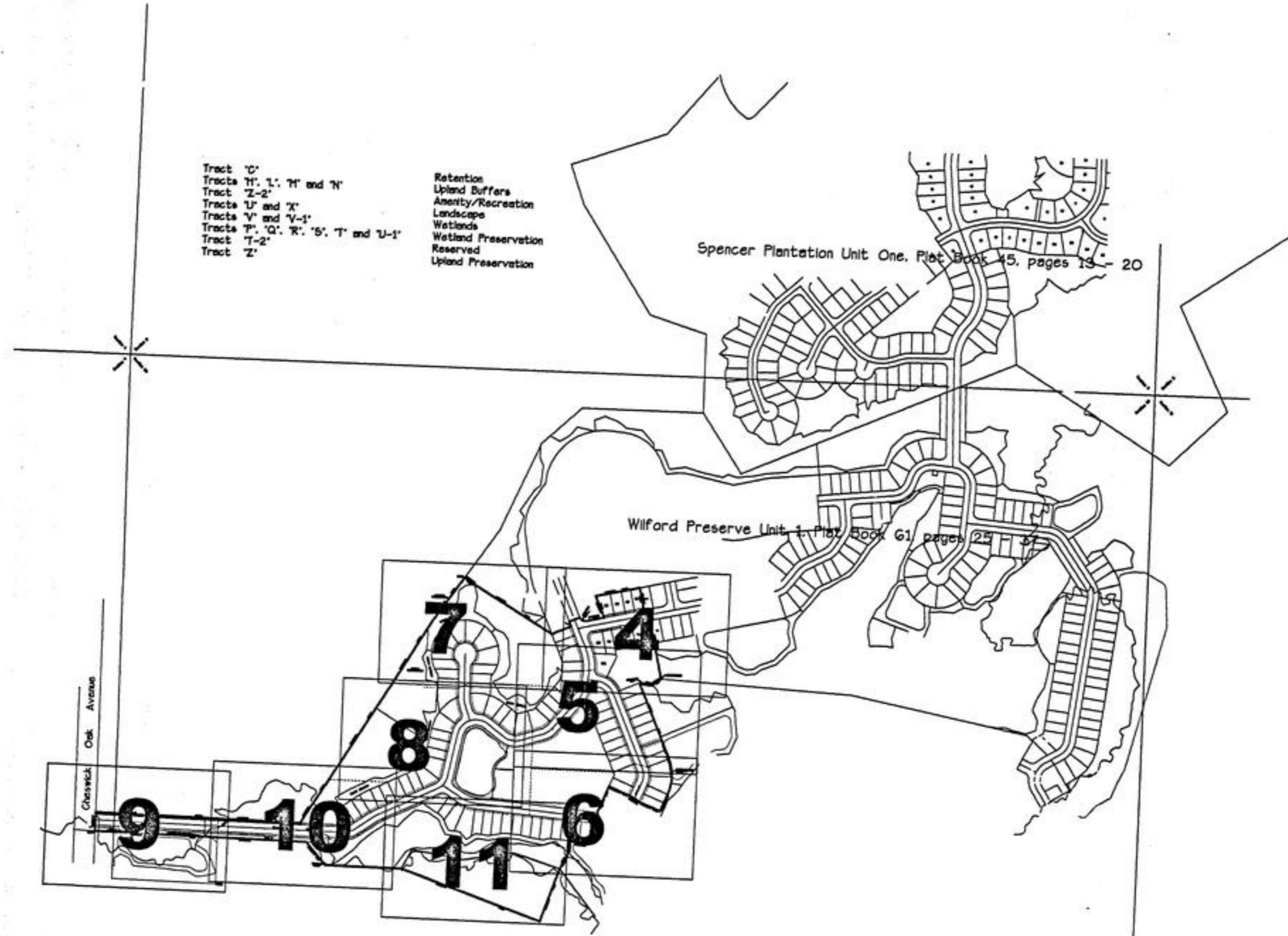
Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PER LOT SIZE

PLAT BOOK 64 PAGE 29
SHEET 3 OF 11 SHEETS

OWNER: DFC Wilford, LLC
ENGINEER: Taylor and White, Inc.
SURVEYOR: Elford & Associates



Tract 'D'
Tracts 'M', 'L', 'N' and 'N'
Tract 'Z-2'
Tracts 'U' and 'X'
Tracts 'V' and 'V-1'
Tracts 'P', 'Q', 'R', 'S', 'T' and 'U-1'
Tract 'T-2'
Tract 'Z'

Retention Upland Buffers
Amenity/Recreation
Landscape
Wetlands
Wetland Preservation
Reserved
Upland Preservation

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

Wilford Preserve Unit 1, Plat Book 61, pages 25-27

Clematis Oak Avenue

- 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 herein are based on 5 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 "A" 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 lines 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.

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

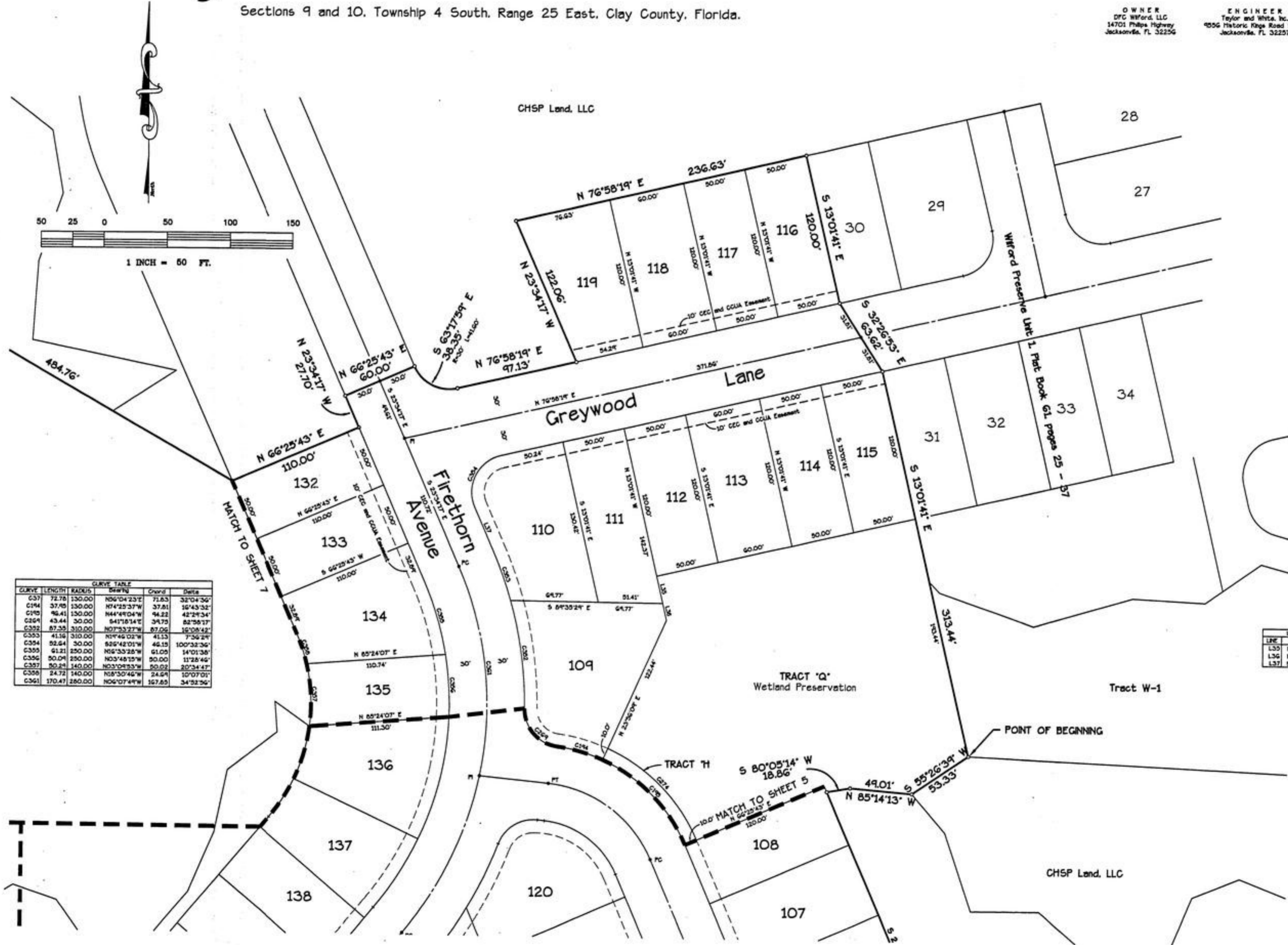
LAND USE ZONING AREA: 14701 PHILIPS HWY, JACKSONVILLE, FL 32256
 79% OF 28.34 AC +/- OF 6000 SQ. FT.

PLAT BOOK 64 PAGE 30
 SHEET 4 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 Blending Blvd.
 Orange Park, FL



CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C37	72.78	130.00	N06°04'23"E	71.83	32°04'36"
C194	37.95	130.00	N74°25'37"W	37.81	16°43'32"
C195	96.41	130.00	N44°49'04"W	94.22	42°29'34"
C304	43.44	50.00	S41°18'14"E	39.73	82°56'37"
C332	87.35	310.00	N07°33'27"E	87.06	16°08'42"
C353	41.16	310.00	N19°45'02"W	41.13	7°34'24"
C354	52.64	30.00	S26°42'01"W	46.15	100°32'36"
C355	61.21	250.00	N16°33'28"W	61.05	14°01'38"
C356	50.04	250.00	N03°48'15"W	50.00	11°28'46"
C357	50.24	140.00	N03°04'53"W	50.02	20°34'47"
C358	24.72	140.00	N18°30'46"W	24.59	10°07'01"
C361	170.47	280.00	N06°07'49"W	167.63	34°52'56"

LINE	BEARING	LENGTH
L35	N03°01'41"W	22.37
L36	N03°01'41"W	13.63
L37	S23°34'17"E	38.53

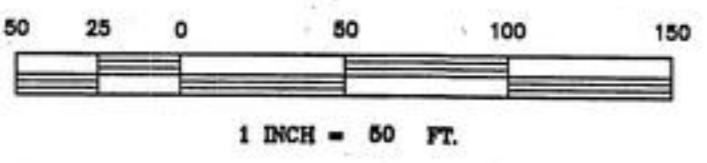
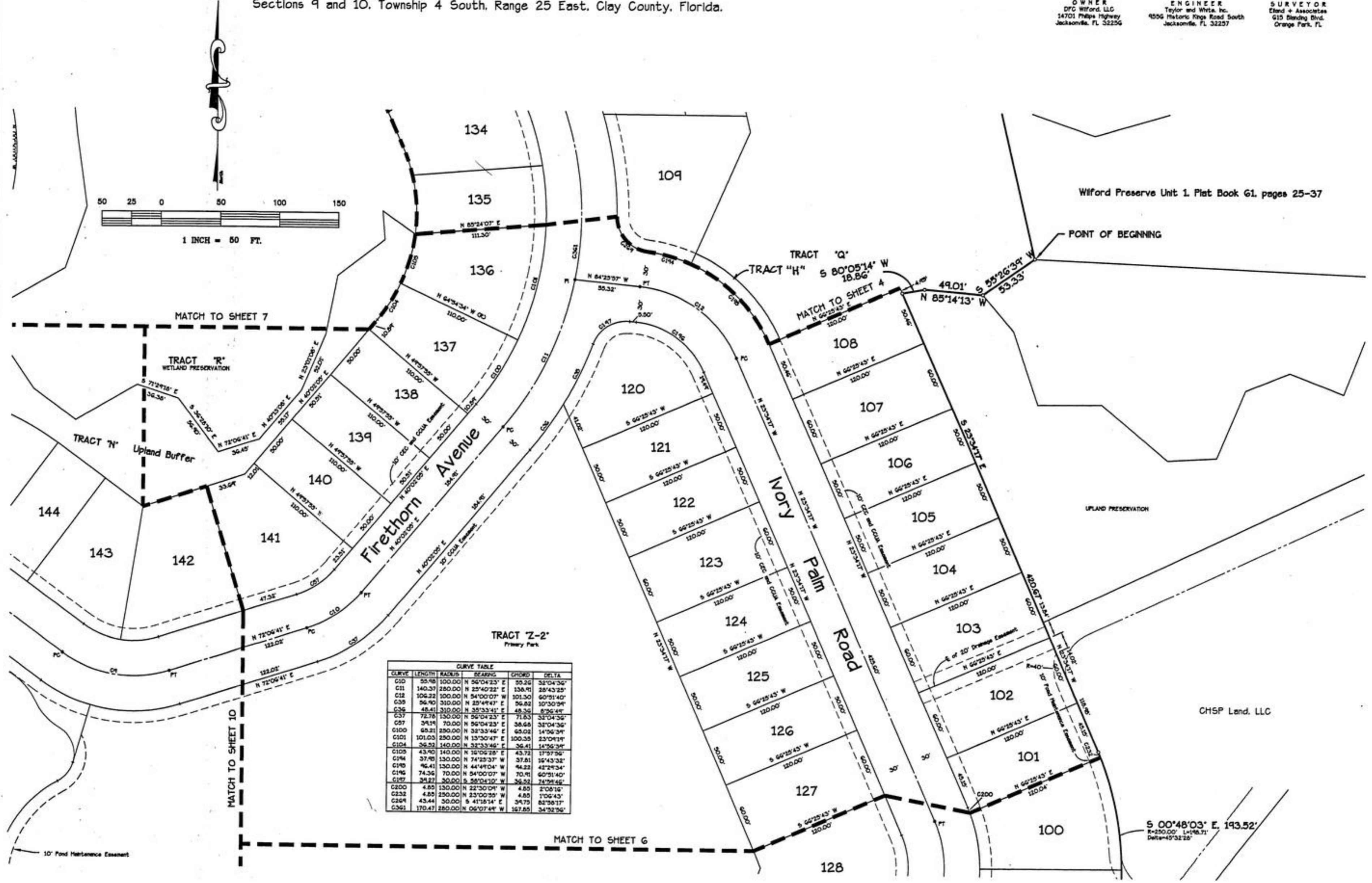
Wilford Preserve Unit 2B

PLAT BOOK 64 PAGE 31
SHEET 5 OF 11 SHEETS

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE ZONING AREA No. LOTS PER LOT SIZE
19C 27FLP 22.34 AC +/- 32 6000 Sq. Ft.

OWNER: DFC Wilford, LLC
14701 Philips Highway Jacksonville, FL 32256
ENGINEER: Taylor and White, Inc.
455G Historic Kings Road South Jacksonville, FL 32257
SURVEYOR: Eland + Associates G15 Blending Blvd. Orange Park, FL



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C10	55.98	100.00	N 56°04'23" E	55.26	32°04'36"
C11	140.37	280.00	N 25°40'22" E	136.91	28°43'25"
C12	106.22	100.00	N 54°00'07" E	101.30	60°51'40"
C13	56.90	310.00	N 25°49'47" E	56.82	10°30'39"
C14	48.41	310.00	N 35°33'41" E	48.36	8°26'44"
C15	72.78	130.00	N 56°04'23" E	71.83	32°04'36"
C16	39.19	70.00	N 56°04'23" E	38.68	32°04'36"
C17	69.21	250.00	N 32°33'46" E	65.02	14°26'34"
C18	101.03	250.00	N 13°30'47" E	100.35	23°04'14"
C19	36.52	140.00	N 32°33'46" E	36.41	14°26'34"
C20	43.90	140.00	N 16°06'28" E	43.72	17°27'36"
C21	37.90	130.00	N 74°29'37" W	37.81	16°43'32"
C22	96.41	130.00	N 84°48'04" W	94.22	42°24'34"
C23	74.36	70.00	N 84°00'07" W	70.91	60°51'40"
C24	34.27	30.00	S 20°04'10" W	36.52	74°28'46"
C25	4.85	130.00	N 22°30'04" W	4.85	2°08'16"
C26	4.85	250.00	N 23°00'55" W	4.85	1°06'43"
C27	43.44	30.00	S 41°18'14" E	34.75	82°28'17"
C28	170.47	280.00	N 06°07'44" W	167.85	34°32'56"

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING
AREA
No. LOTS
TOTAL ACZ

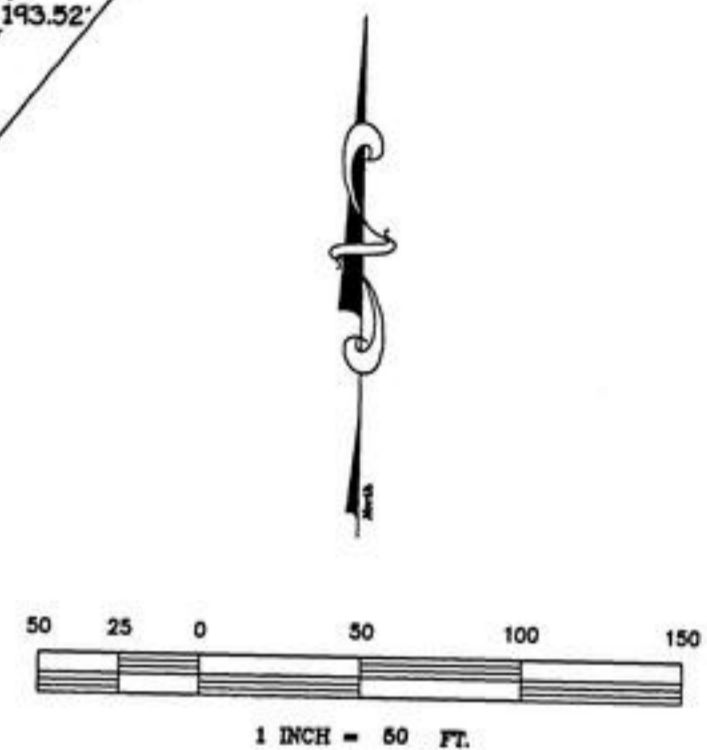
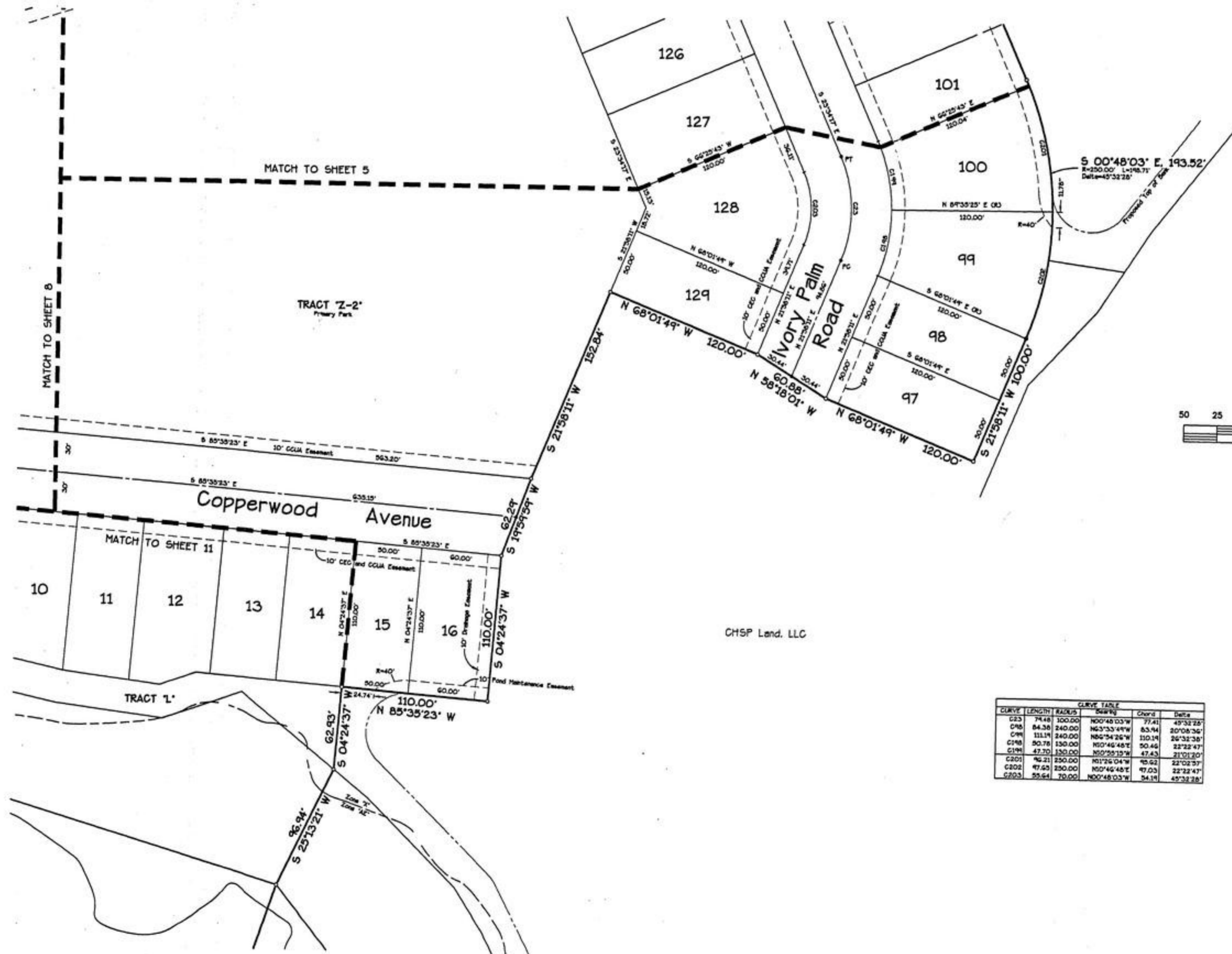
790'
374.0'
82.34 AC +/-
42
6000 sq. ft.

PLAT BOOK **64** PAGE **32**
SHEET 6 OF 11 SHEETS

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

ENGINEER
Taylor and White, Inc.
4006 Historic Kings Road South
Jacksonville, FL 32257

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



CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C23	74.48	100.00	N00°48'03"W	77.41	45°32'28"
C18	84.38	240.00	N63°33'49"W	83.74	20°08'36"
C19	111.18	240.00	N66°54'26"W	110.19	26°32'38"
C198	80.78	150.00	N00°46'48"E	50.46	22°22'47"
C199	47.70	150.00	N00°58'15"W	47.43	21°01'20"
C201	96.21	250.00	N11°26'04"W	95.52	22°02'57"
C202	97.63	250.00	N00°46'48"E	97.03	22°22'47"
C203	55.64	70.00	N00°48'03"W	54.19	45°32'28"

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

PLAT BOOK 69 PAGE 33
SHEET 7 OF 11 SHEETS

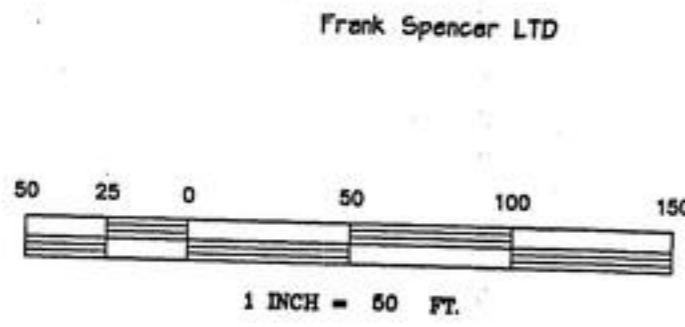
LAND USE ZONING AREA: N-107
TYPICAL LOT SIZE: 6000 sq. ft.

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

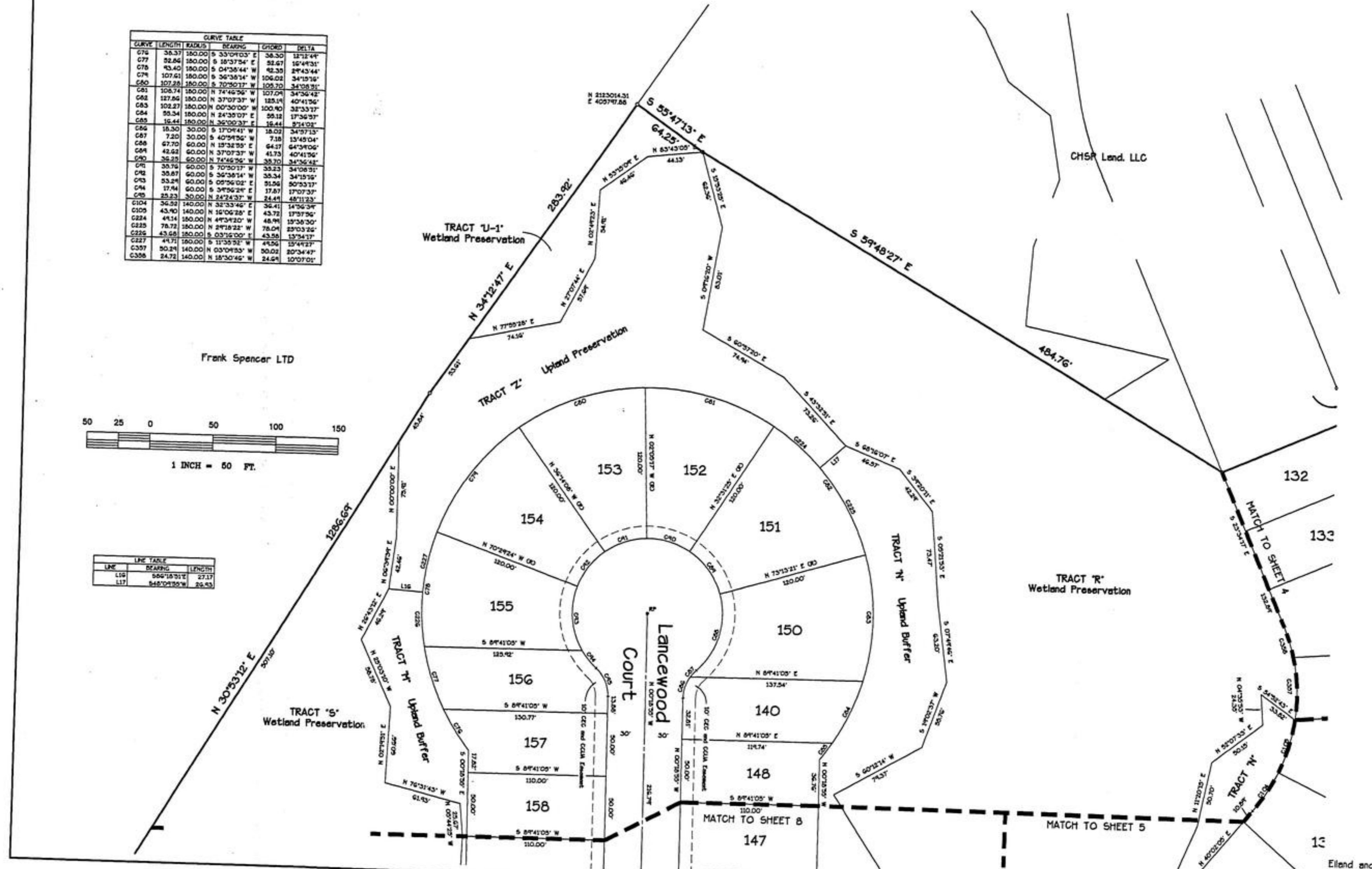
ENGINEER: Taylor and White, Inc.
4556 Historic Kings Road South
Jacksonville, FL 32257

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

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C76	35.37	180.00	S 33°09'03" E	36.30	12°12'44"
C77	32.86	180.00	S 18°37'54" E	32.67	10°49'31"
C78	43.40	180.00	S 04°38'44" W	42.39	2°43'44"
C79	107.61	180.00	S 34°38'14" W	106.02	34°19'16"
C80	107.28	180.00	S 70°50'17" W	105.70	34°09'35"
C81	106.74	180.00	N 74°46'56" W	107.09	34°30'42"
C82	127.86	180.00	N 37°07'37" W	125.14	40°41'56"
C83	102.27	180.00	N 00°30'00" W	100.90	32°33'17"
C84	55.34	180.00	N 24°39'07" E	55.12	17°36'37"
C85	16.44	180.00	N 36°50'37" E	16.44	0°14'03"
C86	18.30	30.00	S 17°09'41" W	18.02	34°57'13"
C87	7.20	30.00	S 40°51'56" W	7.18	13°48'04"
C88	67.70	60.00	N 13°32'55" E	64.17	64°34'06"
C89	42.62	60.00	N 37°07'37" W	41.73	40°41'56"
C90	38.25	60.00	N 74°46'56" W	38.70	34°36'42"
C91	33.76	60.00	S 70°50'17" W	33.23	34°08'31"
C92	33.87	60.00	S 34°38'14" W	33.34	34°19'16"
C93	53.24	60.00	S 05°56'02" E	51.96	20°53'17"
C94	17.94	60.00	S 34°56'24" E	17.87	17°07'37"
C95	25.23	30.00	N 24°24'37" W	24.41	48°11'23"
C104	34.52	140.00	N 32°53'46" E	34.41	14°56'34"
C105	43.90	140.00	N 16°02'28" E	43.72	17°57'56"
C224	49.14	180.00	N 49°34'20" W	48.96	13°58'30"
C225	78.72	180.00	N 24°18'22" W	78.04	23°03'26"
C226	43.68	180.00	S 03°16'00" E	43.56	13°54'17"
C227	49.71	180.00	S 11°35'52" W	49.56	15°44'27"
C337	50.34	140.00	N 03°10'55" W	50.02	20°34'47"
C338	24.72	140.00	N 18°50'46" W	24.64	10°07'01"



LINE	BEARING	LENGTH
L16	S66°18'51"E	27.17
L17	S45°04'20"W	25.43



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

Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

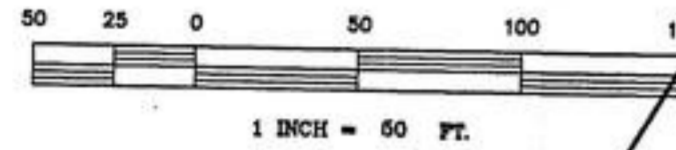
LAND USE ZONING AREA No. LOTS #/LOT SIZE 7FC 07702 03.34 AC./LOT OR 6000 Sq. Ft.

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

ENGINEER Taylor and White, Inc. 4006 Helene Kings Road South Jacksonville, FL 32257

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

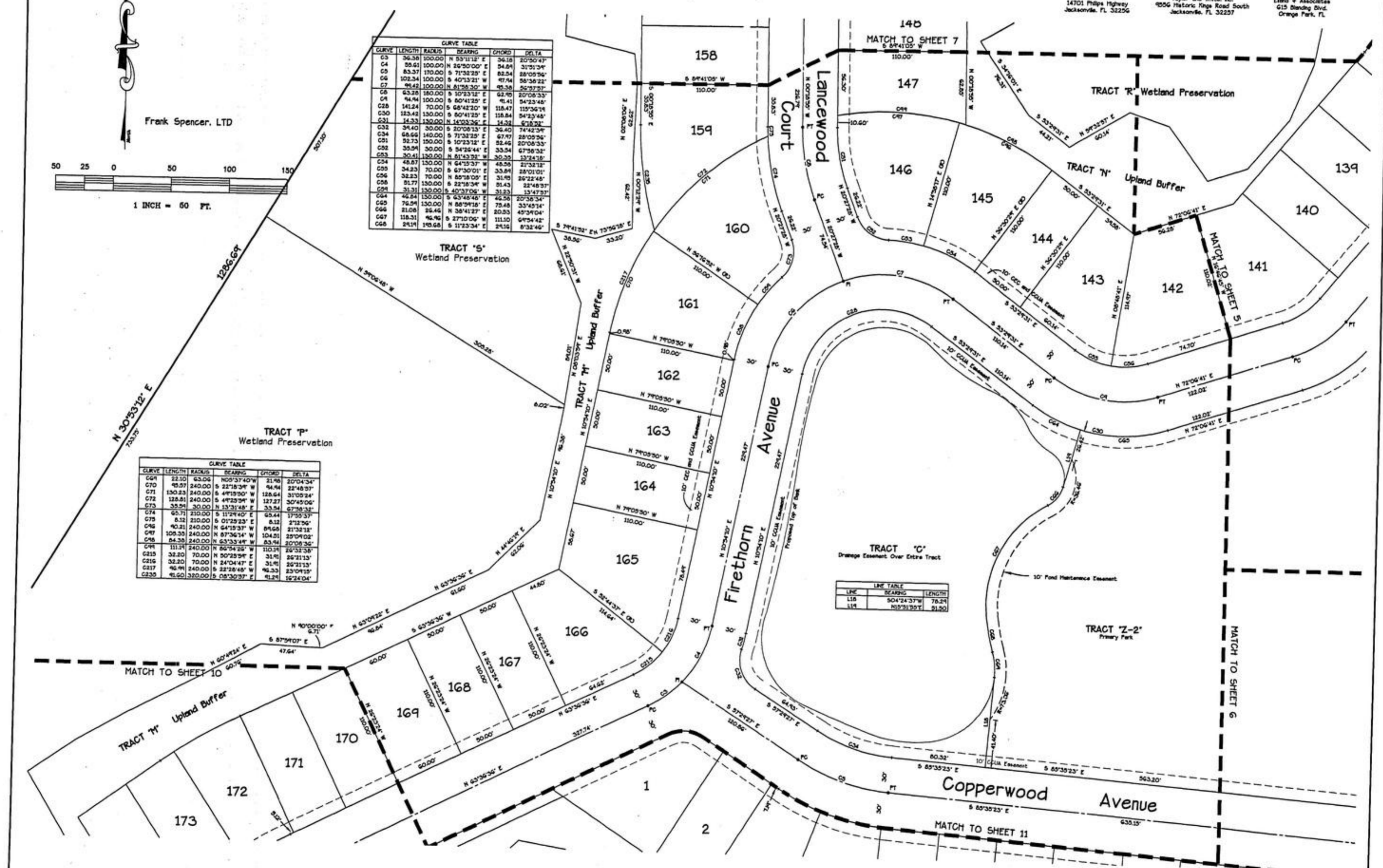
Frank Spencer, LTD



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C3	36.30	100.00	N 53°11'12" E	36.18	20°50'47"
C4	25.61	100.00	N 50°50'00" E	24.84	31°51'34"
C5	83.37	170.00	S 71°32'25" E	82.54	28°05'56"
C6	102.34	100.00	S 40°13'21" W	47.94	58°38'22"
C7	94.42	100.00	N 81°55'30" W	45.38	52°37'37"
C8	63.28	180.00	S 10°23'12" E	62.90	20°08'33"
C9	94.94	100.00	S 60°41'25" E	41.41	54°23'48"
C28	141.24	70.00	S 68°42'20" W	118.47	115°36'14"
C30	123.42	130.00	S 60°41'25" E	118.84	54°23'48"
C31	141.53	130.00	N 14°53'35" E	14.32	6°18'22"
C32	34.40	30.00	S 30°08'13" E	34.40	74°42'34"
C34	68.66	140.00	S 71°32'25" E	67.97	28°05'56"
C51	52.73	150.00	S 10°23'12" E	52.46	20°08'33"
C52	35.94	30.00	S 54°26'44" E	33.54	67°38'32"
C53	30.41	120.00	N 61°43'22" W	30.25	13°24'18"
C54	48.87	130.00	N 64°15'37" W	48.58	21°32'12"
C55	34.23	70.00	S 67°50'01" E	33.84	28°01'01"
C56	32.23	70.00	N 85°18'05" E	31.98	43°39'04"
C58	51.77	130.00	S 22°18'34" E	51.43	22°48'37"
C59	31.31	130.00	S 40°37'06" W	31.23	13°47'37"
C64	42.84	130.00	S 63°48'46" E	42.56	20°35'34"
C65	76.59	130.00	N 88°59'18" E	75.48	33°49'14"
C66	21.08	25.42	N 38°41'27" E	20.53	43°39'04"
C67	118.31	96.92	S 27°10'06" W	111.10	67°24'42"
C68	24.19	145.68	S 11°23'34" E	24.10	8°32'46"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C69	22.10	63.06	N 05°37'40" W	21.90	20°04'34"
C70	45.57	240.00	S 22°18'34" W	44.94	22°48'37"
C71	130.23	240.00	S 49°23'50" W	128.64	31°05'24"
C72	128.81	240.00	S 49°23'54" W	127.27	32°45'04"
C73	35.54	30.00	N 53°31'48" E	33.54	67°38'32"
C74	65.71	210.00	S 11°24'40" E	65.44	17°55'37"
C75	8.12	210.00	S 01°29'23" E	8.12	172°56"
C76	40.21	240.00	N 64°15'37" W	39.65	21°32'12"
C77	105.35	240.00	N 87°34'14" W	104.01	29°04'02"
C78	84.38	240.00	N 63°33'48" W	83.84	20°08'36"
C79	111.14	240.00	N 86°34'25" W	110.14	25°32'33"
C215	32.20	70.00	N 50°25'54" E	31.91	26°21'13"
C216	32.20	70.00	N 24°04'47" E	31.91	26°21'13"
C217	46.94	240.00	S 22°28'48" E	46.33	23°04'15"
C235	46.60	210.00	S 08°30'37" E	46.24	16°24'04"

LINE	BEARING	LENGTH
L18	S 04°24'37" W	78.24
L19	N 05°31'55" E	91.50



Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING
AREA
No. LOTS
PLOT SIZE

79C
2774D
32.34 AC +/-
42
6000 Sq. Ft.

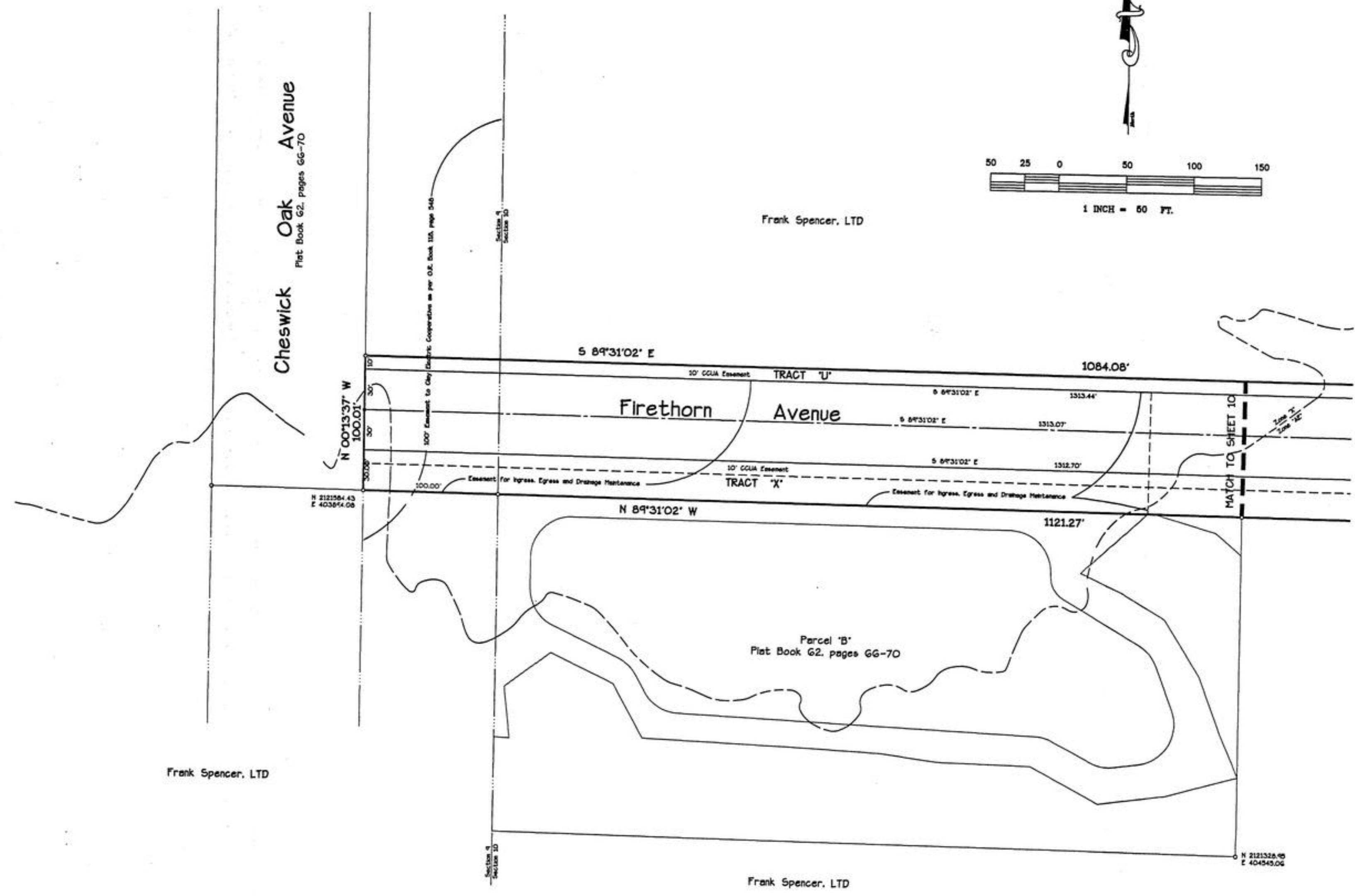
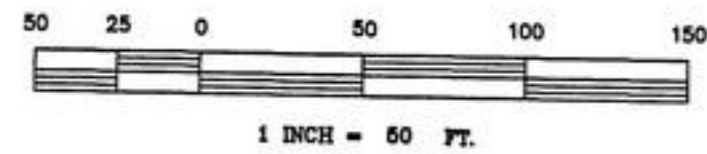
PLAT BOOK 64 PAGE 35

SHEET 9 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



Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

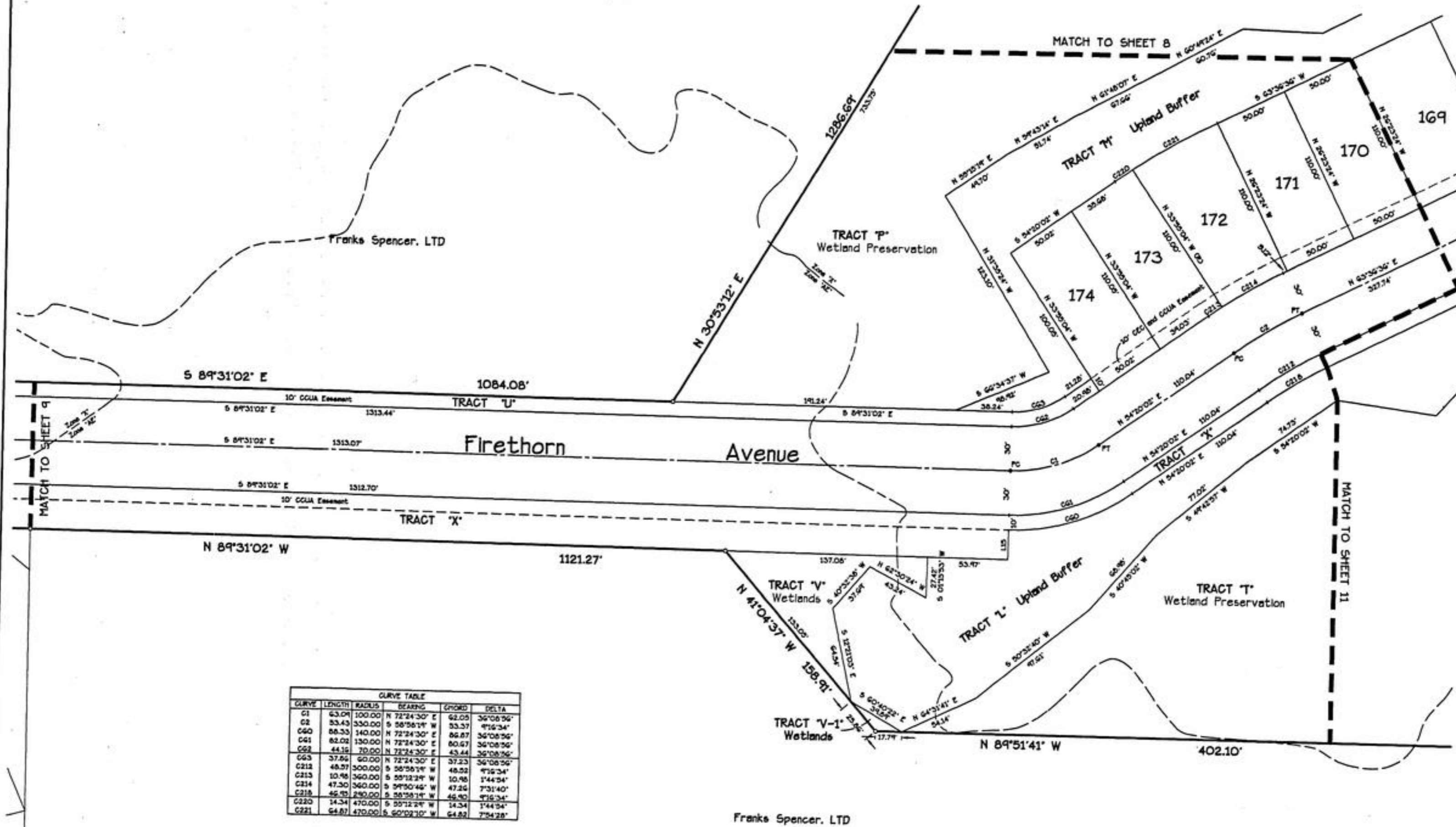
LAND USE ZONING AREA No. LOTS PER LOT SIZE 790' 79'x12' 23.34 AC +/- 32 6000 Sq. Ft.

PLAT BOOK 64 PAGE 36
SHEET 10 OF 11 SHEETS

OWNER
DTC Wilford, LLC
14701 Phlox Highway
Jacksonville, FL 32256

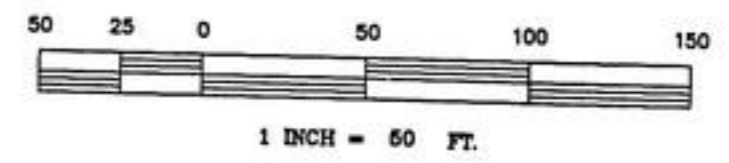
ENGINEER
Taylor and White, Inc.
4506 Historic Kings Road South
Jacksonville, FL 32257

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



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
G1	63.04	100.00	N 72°24'30" E	62.09	36°08'56"
G2	53.43	330.00	S 58°58'14" W	53.37	4°16'34"
G60	88.33	140.00	N 72°24'30" E	86.87	36°08'56"
G61	88.02	130.00	N 72°24'30" E	86.67	36°08'56"
G62	44.16	70.00	N 72°24'30" E	43.44	36°08'56"
G63	37.66	60.00	N 72°24'30" E	37.23	36°08'56"
G212	48.57	300.00	S 58°58'14" W	48.58	4°16'34"
G213	10.98	360.00	S 59°12'24" W	10.98	1°44'34"
G214	47.30	360.00	S 59°50'46" W	47.24	7°31'40"
G218	52.32	250.00	S 58°58'14" W	46.90	4°16'34"
G220	14.34	470.00	S 59°12'24" W	14.34	1°44'34"
G221	64.87	470.00	S 60°02'10" W	64.82	7°34'28"

LINE	BEARING	LENGTH
L19	S00°28'58" W	20.00



Wilford Preserve Unit 2B

Sections 9 and 10, Township 4 South, Range 25 East, Clay County, Florida.

PLAT BOOK **64** PAGE **37**

SHEET 11 OF 11 SHEETS

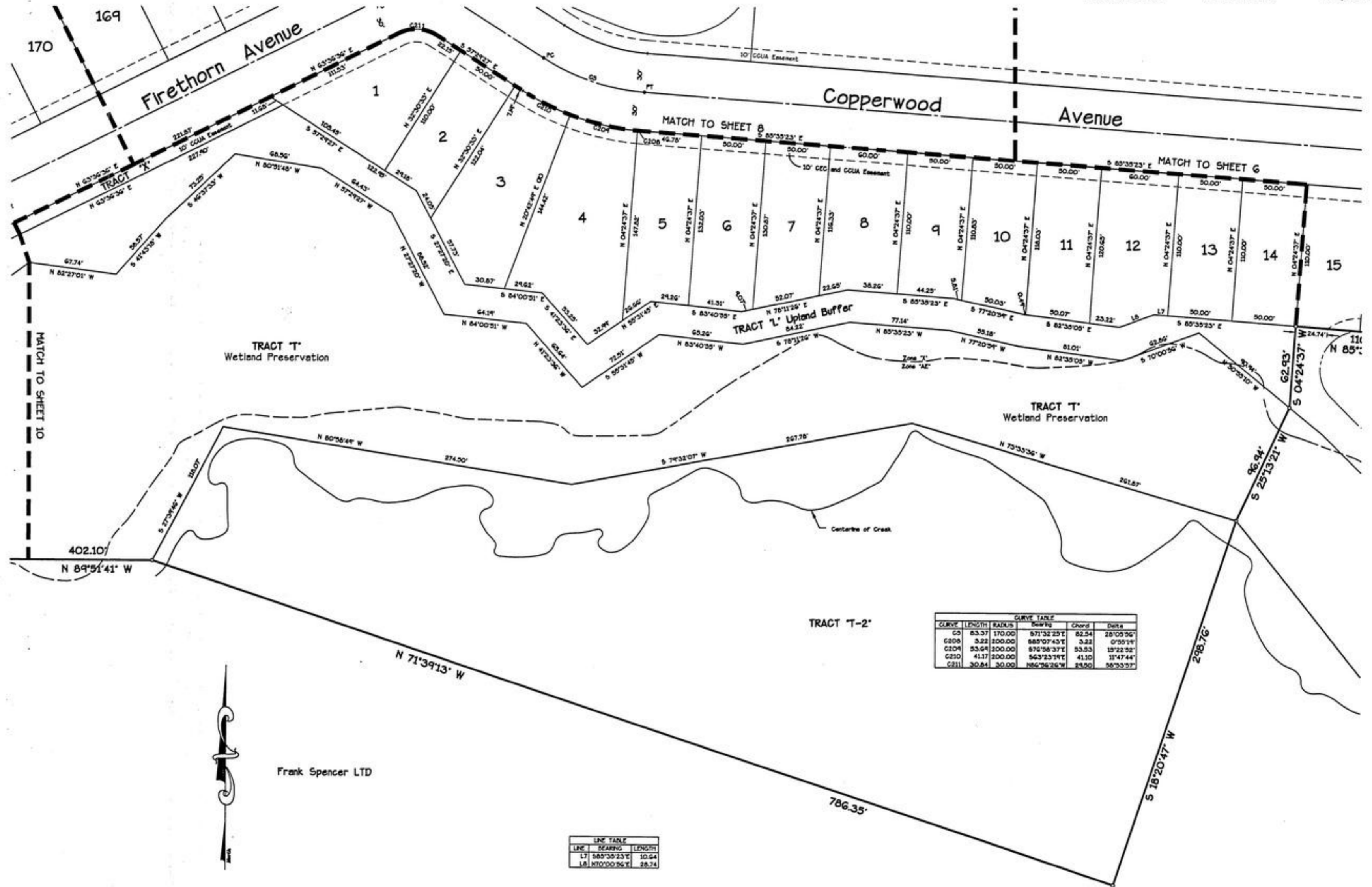
LAND USE
ZONING AREA
No. LOTS
PLOT SIZE

150'
157'10"
52.34 AC +/-
42
6000 Sq. Ft.

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

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

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C0	63.37	170.00	S 71°32'25"E	62.54	28°00'56"
C09	3.22	200.00	S 89°07'43"E	3.22	0°50'14"
C20	53.64	200.00	S 70°58'37"E	53.53	12°22'58"
C210	41.17	200.00	S 63°23'19"E	41.10	11°47'44"
C211	30.84	30.00	N 86°26'26"W	29.90	56°33'27"

LINE TABLE		
LINE	BEARING	LENGTH
L7	S 80°35'23"E	10.64
L8	N 70°00'26"E	28.74

