

WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES

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 NORTHWEST CORNER OF TRACT W-2 AS SHOWN ON THE PLAT OF WILFORD PRESERVE UNIT 1 AS RECORDED IN PLAT BOOK 61, PAGES 25 THROUGH 37 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID WILFORD PRESERVE UNIT 1 THE FOLLOWING 8 COURSES: 1) THENCE S 06°20'53" E, A DISTANCE OF 274.45 FEET TO A POINT; 2) THENCE S 83°39'07" W, A DISTANCE OF 16.71 FEET TO A POINT; 3) THENCE S 06°20'53" E, A DISTANCE OF 180.00 FEET TO A POINT; 4) THENCE S 83°39'07" W, A DISTANCE OF 238.20 FEET TO A POINT; 5) THENCE S 76°26'53" W, A DISTANCE OF 171.67 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 25°06'07"; 6) THENCE WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 109.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 88°55'06" W, 108.65 FEET TO A POINT; 7) THENCE N 78°31'51" W, A DISTANCE OF 72.85 FEET TO A POINT; 8) THENCE S 14°01'59" W, A DISTANCE OF 228.02 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF SAID WILFORD PRESERVE UNIT 1 AND ALONG THE NORTHERLY LINES OF WILFORD PRESERVE UNIT 2B AS RECORDED IN PLAT BOOK 64, PAGES 27 THROUGH 37 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, S 76°58'19" W, A DISTANCE OF 544.50 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINES OF SAID WILFORD PRESERVE UNIT 2B THE FOLLOWING 8 COURSES: 1) S 23°34'17" E, A DISTANCE OF 122.06 FEET TO A POINT; 2) THENCE S 76°58'19" W, A DISTANCE OF 97.13 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AND A CENTRAL ANGLE OF 79°27'34"; 3) THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°17'59" W, 38.35 FEET TO A POINT; 4) THENCE S 66°25'43" W, A DISTANCE OF 60.00 FEET TO A POINT; 5) THENCE S 23°34'17" E, A DISTANCE OF 27.70 FEET TO A POINT; 6) THENCE S 66°25'43" W, A DISTANCE OF 110.00 FEET TO A POINT; 7) THENCE N 59°48'27" W, A DISTANCE OF 484.76 FEET TO A POINT; 8) THENCE N 55°47'13" W, A DISTANCE OF 64.25 FEET TO A POINT; THENCE N 34°12'51" E, A DISTANCE OF 315.66 FEET TO A POINT; THENCE N 23°36'45" E, A DISTANCE OF 506.58 FEET TO A POINT; THENCE N 46°47'26" E, A DISTANCE OF 285.31 FEET TO A POINT; THENCE N 90°00'00" E, A DISTANCE OF 640.00 FEET TO A POINT; THENCE S 33°58'12" E, A DISTANCE OF 377.99 FEET TO A POINT; THENCE N 66°03'51" E, A DISTANCE OF 430.17 FEET TO THE POINT OF BEGINNING. TO THE POINT OF BEGINNING, CONTAINING 29.50 ACRES MORE OR LESS.

LAND USE.....	"BF MPC/PCN"
ZONING.....	"BF PUD"
AREA.....	29.50 ACRES
NUMBER OF LOTS.....	92
MINIMUM LOT SIZE.....	8000 SQUARE FEET

OWNER: DFC WILFORD, LLC 14071 PHILIPS HIGHWAY JACKSONVILLE, FL 32256	ENGINEER: TAYLOR AND WHITE, INC. 9556 HISTORIC KINGS ROAD SOUTH JACKSONVILLE, FL 32257
SURVEYOR: Surveying And Mapping, LLC 2426 PHILIPS HIGHWAY JACKSONVILLE, FL 32207	

ADOPTION AND DEDICATION

THIS IS 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 3A, 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. FIRETHORN AVENUE, FLOWER BRANCH AVENUE, HACKBERRY COURT AND BIRCH TREE ROAD ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, HEREINAFTER "THE CDD", ITS SUCCESSORS OR ASSIGNS. ALL UNOBTAINED 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 OR 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 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 3A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE DEDICATOR SHALL BE SUBJECT TO IT.

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 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 UNIT.

- THE FOLLOWING TRACTS ARE HEREBY DEDICATED TO THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT FOR THE STATED PURPOSES:
 - TRACT D-1, IS A STORMWATER MANAGEMENT TRACT FOR OWNERSHIP AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
 - TRACTS R-1 AND R-2, ARE RECREATION TRACTS FOR OWNERSHIP AND MAINTENANCE OF RECREATIONAL FACILITIES.
 - TRACTS U-1, U-2 AND U-3, ARE UPLAND BUFFER AND UPLAND PRESERVATION TRACTS FOR THE PURPOSES OF OWNERSHIP AND PRESERVATION.
 - TRACTS W-1, W-2 AND W-3, ARE WETLAND CONSERVATION TRACTS FOR THE PURPOSES OF OWNERSHIP AND PRESERVATION.
- TRACTS W-1 AND W-3 ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 4492, PAGE 269 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA.
- THE EASEMENTS DESCRIBED IN GENERAL NOTES 5 THROUGH 9 HEREIN (SEE SHEET 3) SHALL BE IRREVOCABLY DEDICATED AS STATED THEREIN.

SUBDIVISION IMPROVEMENT GUARANTEE:

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DFC WILFORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, COPARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID OWNER THAT SAID OWNER SHALL WITHIN 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF FILING OF THIS PLAT INsofar AS THE SAME AFFECTS A LOT OR LOTS SOLD. TIME OF PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE DEEMED PART OF EACH DEED OF CONVEYANCE OR SALE COVERING LOTS SOLD IN SAID SUBDIVISION, EXECUTED BY SAID OWNER TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE

IN WITNESS WHEREOF DFC WILFORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS 23rd DAY OF June, 2022 A.D.

DFC WILFORD
A FLORIDA LIMITED LIABILITY COMPANY

DFC WILFORD, LLC
BY: [Signature]
NAME: BARRY C. MCGRAW TITLE: Vice President

WITNESS: [Signature] (SIGNATURE)
Louis P. Cowling (PRINT NAME)
WITNESS: [Signature] (SIGNATURE)
Chris Siemon (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF CLAY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23rd DAY OF June, 2022 A.D., BY CHRIS BUTLER, MANAGER OF DFC WILFORD, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED AS IDENTIFICATION.

[Signature] NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
HA31082 COMMISSION NO. [Signature] PRINT NAME
Lisa Tallant MY COMMISSION EXPIRES 08/11/24

SURVEYOR'S CERTIFICATE:

KNOW ALL YE MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED, AND WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES.

SIGNED AND SEALED THIS 23 DAY OF JUNE, 2022 A.D.
[Signature]
JOHN S. THOMAS
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223
SURVEYING AND MAPPING, LLC. CERTIFICATE OF AUTHORIZATION No. LB 7908

PREPARED BY
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

CLERK'S CERTIFICATE:

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THIS 18th DAY OF July, 2022 AD, IN PLAT BOOK 68, PAGES 23 THROUGH 30 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
BY: [Signature]
CLERK OF THE CIRCUIT COURT

FILE NO: #####

WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

LAND USE....."BF MPC/PCN"
 ZONING....."BF PUD"
 AREA.....29.50 ACRES
 NUMBER OF LOTS.....92
 MINIMUM LOT SIZE.....6000 SQUARE FEET

OWNER:
 DFC WILFORD, LLC
 14071 PHILIPS HIGHWAY
 JACKSONVILLE, FL 32256

ENGINEER:
 TAYLOR AND WHITE, INC.
 9556 HISTORIC KINGS ROAD SOUTH
 JACKSONVILLE, FL 32257

SURVEYOR:
 Surveying And Mapping, LLC.
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FL 32207

PLAT BOOK **68** PAGE **217**
 SHEET 2 OF 8 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES

ABBREVIATION LEGEND	
ABBREVIATION:	DEFINITION:
BF MPC/PCN	BRANNANFIELD MASTER PLANNED COMMUNITY/PRIMARY CONSERVATION NETWORK
CH	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CLL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CD=	ARC CHORD LENGTH
CEC	CLAY ELECTRIC COOPERATIVE
CL I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE (DELTA)
L=	ARC LENGTH
(NR)	NON-RADIAL LINE
OR	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
PB	PLAT BOOK
PG	PAGE
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
ScFa	SCALE FACTOR
SPC	STATE PLANE COORDINATE
TOB	TOP OF BANK OF POND

BOARD OF COUNTY COMMISSIONERS APPROVAL:

EXAMINED AND APPROVED THIS 28 DAY OF JUNE, 2022 AD. BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

BY: Tara S. Green
 TARA S. GREEN, CLAY COUNTY CLERK OF COURT AND COMPTROLLER EX OFFICIO CLERK TO THE BOARD

BY: W. J. Beelan
 CHAIRMAN OF THE BOARD

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL:

APPROVED THIS 5th DAY OF July, 2022 AD.

BY: T. C. [Signature]
 DIRECTOR

SURVEYOR'S CERTIFICATION OF REVIEW:

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THEY HAVE REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES, AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT.

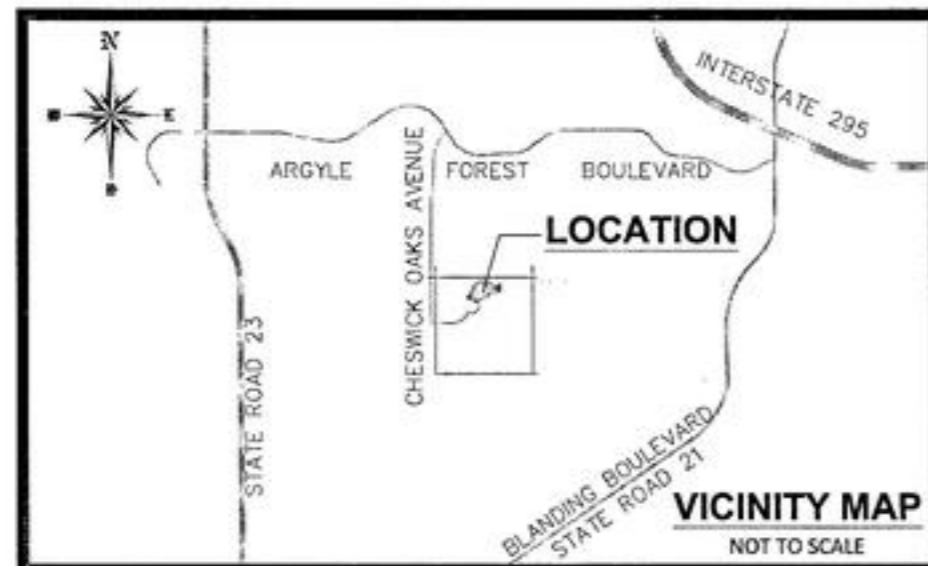
THIS CERTIFICATE IS MADE AS OF THE 24 DAY OF JUNE, 2022 AD.

BY: Philip M. Ghiotto
 PHILIP M. GHIOTTO
 FLORIDA REGISTRATION NO. 4195
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FL 32207

SYMBOL LEGEND	
SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

AREA HATCH LEGEND	
HATCH PATTERN:	DEFINITION:
	JURISDICTIONAL WETLANDS
	DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED

FILE NO: #####



COUNTY ENGINEER APPROVAL:

APPROVED THIS 5th DAY OF July, 2022 AD.

BY: Rebecca C. [Signature]
 COUNTY ENGINEER

PREPARED BY:
SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

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WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

LAND USE....."BF MPC/PCN"
 ZONING....."BF PUD"
 AREA.....29.50 ACRES
 NUMBER OF LOTS.....92
 MINIMUM LOT SIZE.....6000 SQUARE FEET

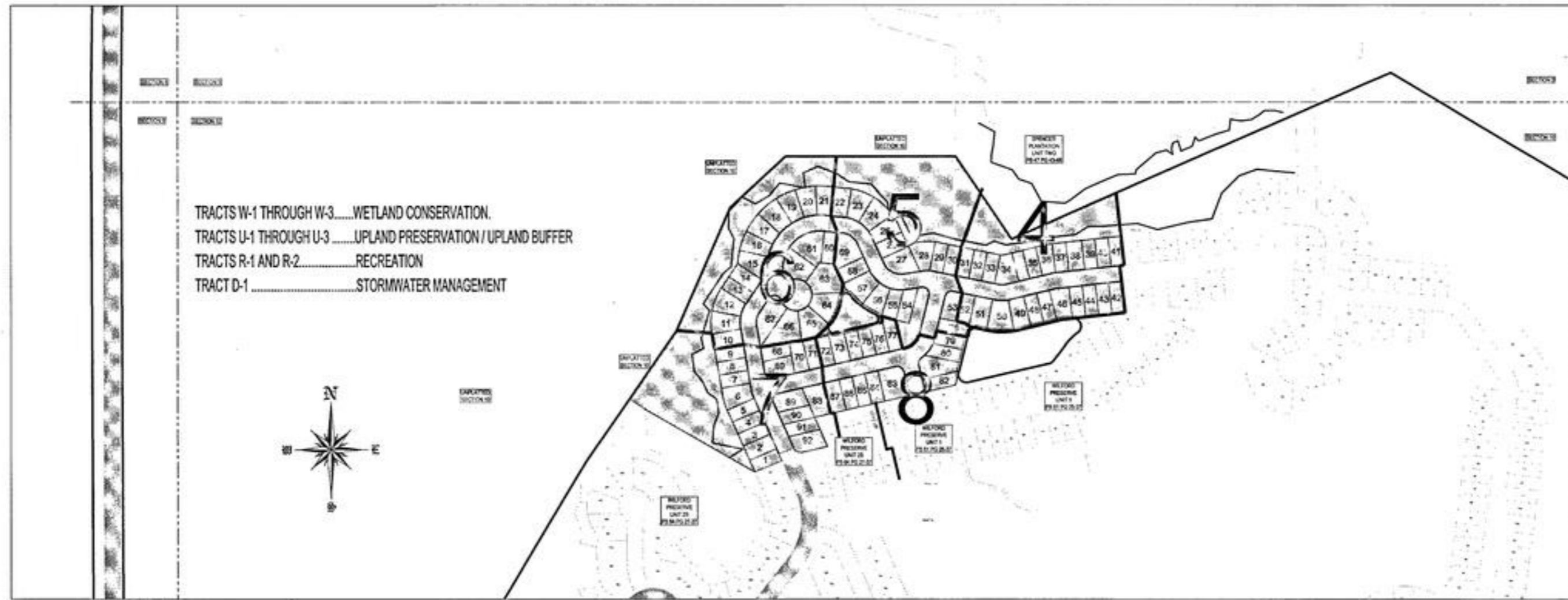
OWNER:
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 JACKSONVILLE, FL 32256

ENGINEER:
 TAYLOR AND WHITE, INC.
 9556 HISTORIC KINGS ROAD SOUTH
 JACKSONVILLE, FL 32257

SURVEYOR:
 Surveying And Mapping, LLC.
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FL 32207

PLAT BOOK **68** PAGE **25**
 SHEET 3 OF 8 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES

ELECTRIC PROVIDER.....CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)
 WATER AND SEWER PROVIDER.....CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.)



KEY MAP
 SCALE 1" = 400'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACTS W2 AND R AND LOT 12 OF WILFORD PRESERVE UNIT 1, AS RECORDED IN PLAT BOOK 61, PAGES 25 THROUGH 37 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AS BEING S06°20'53"E PER SAID PLAT.
2. THE TABULATED LINE AND CURVE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND/OR CURVES THAT APPEAR ON THAT SHEET.
3. LAKES AND TOPS OF BANK SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT ACTUAL "AS-BUILT" SITUATIONS. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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).
10. UPLAND BUFFERS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
11. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120064, PANEL NUMBER 0070, SUFFIX E, MAP NUMBER 12019C0070E DATED MARCH 17, 2014. **NOTE: THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY.
12. FOR THE PURPOSE OF SETBACK DETERMINATION, ALL CORNER LOTS DEPICTED HEREON SHALL BE CONSIDERED TO FRONT THE STREET ABUTTING THE NARROWER ASPECT OF SAID LOT.
13. BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 10' FOR PORCHES, 15' FOR FRONT FACADE, AND 20' FOR BOTH ATTACHED AND DETACHED FRONT FACING GARAGES
 SIDE: 5'
 REAR: 10' (8' WITH REAR ALLEYS)

NOTICE:

THIS PLAT 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. (FLORIDA STATUTE 177.091 (28))

FILE NO: #####

PREPARED BY:
SURVEYING AND MAPPING, LLC
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WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

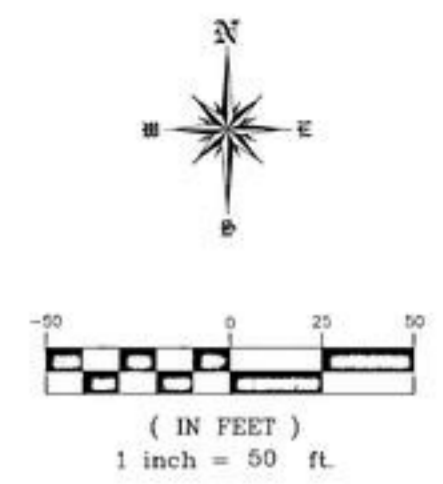
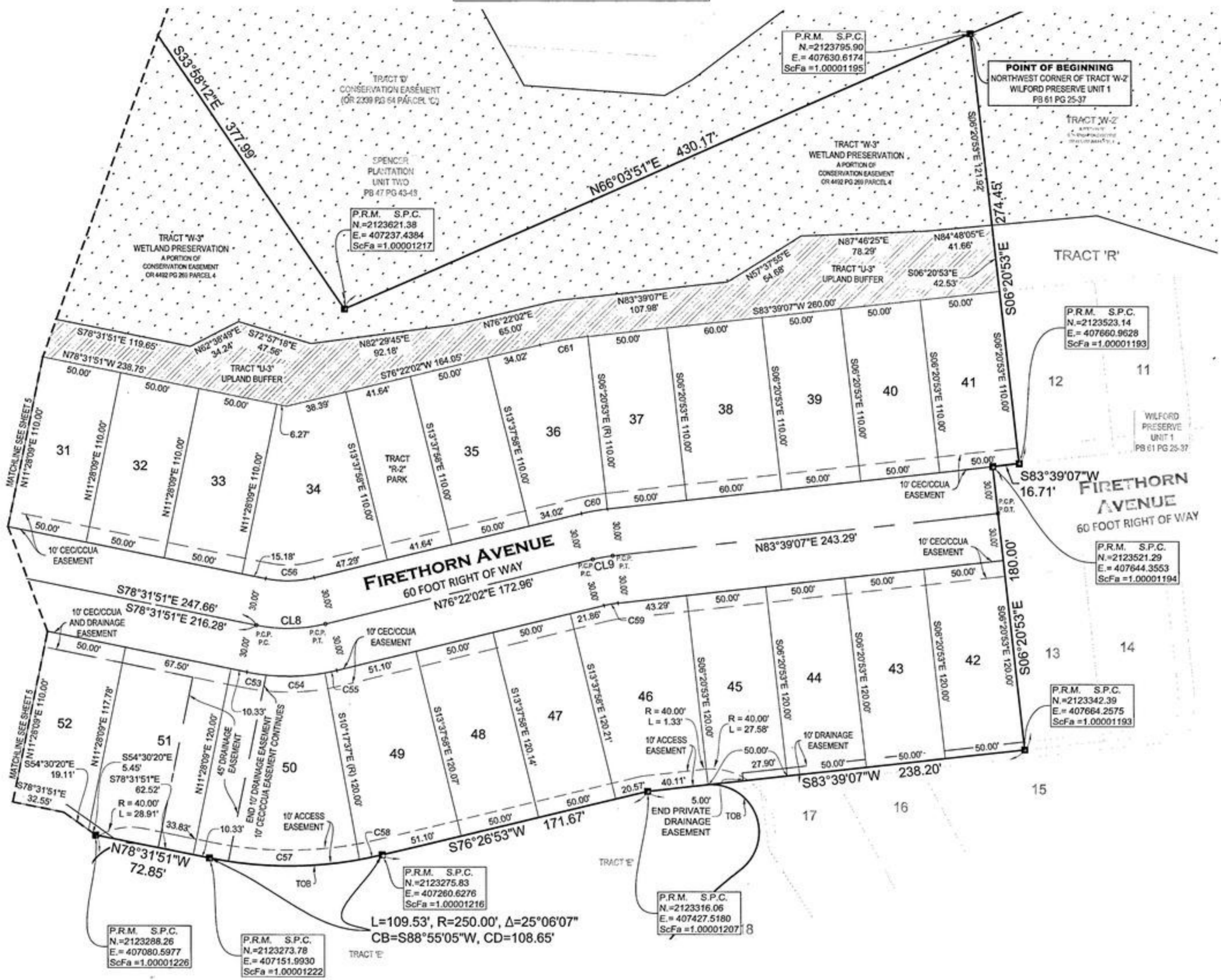
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PLAT BOOK **68** PAGE **256**
 SHEET 4 OF 8 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES



ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF MPC/PCN	BRANNANFIELD MASTER PLANNED COMMUNITY/PRIMARY CONSERVATION NETWORK
CH	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CLL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CD=	ARC CHORD LENGTH
CEC	CLAY ELECTRIC COOPERATIVE
CL.I	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE (DELTA)
L=	ARC LENGTH
(NR)	NON-RADIAL LINE
OR	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
PB	PLAT BOOK
PG	PAGE
(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
ScFa	SCALE FACTOR
SPC	STATE PLANE COORDINATE
TOB	TOP OF BANK OF POND

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C53	12.19	130.00'	5°22'19"	S81°13'01"E	12.18'
C54	37.19'	130.00'	16°23'27"	N87°54'06"E	37.06'
C55	7.58'	130.00'	3°20'20"	N78°02'13"E	7.57'
C56	30.67'	70.00'	25°06'07"	N88°55'06"E	30.42'
C57	94.96'	250.00'	21°45'45"	S89°24'44"E	94.39'
C58	14.57'	250.00'	3°20'20"	N78°02'13"E	14.57'

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C59	8.90'	70.00'	7°17'05"	N80°00'35"W	8.89'
C60	16.53'	130.00'	7°17'05"	N80°00'35"W	16.52'
C61	30.51'	240.00'	7°17'05"	N80°00'35"W	30.49'
CL8	43.81'	100.00'	25°06'07"	N88°55'06"E	43.46'
CL9	12.71'	100.00'	7°17'05"	N80°00'35"E	12.71'

SYMBOL LEGEND

DEFINITION:

■ SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"

○ SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"

□ FOUND 4"x4" CONCRETE MONUMENT AS NOTED

AREA HATCH LEGEND

HATCH PATTERN: DEFINITION:

[Stippled pattern] JURISDICTIONAL WETLANDS

[Diagonal lines] DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED

FILE NO: #####

PREPARED BY:
SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
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WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

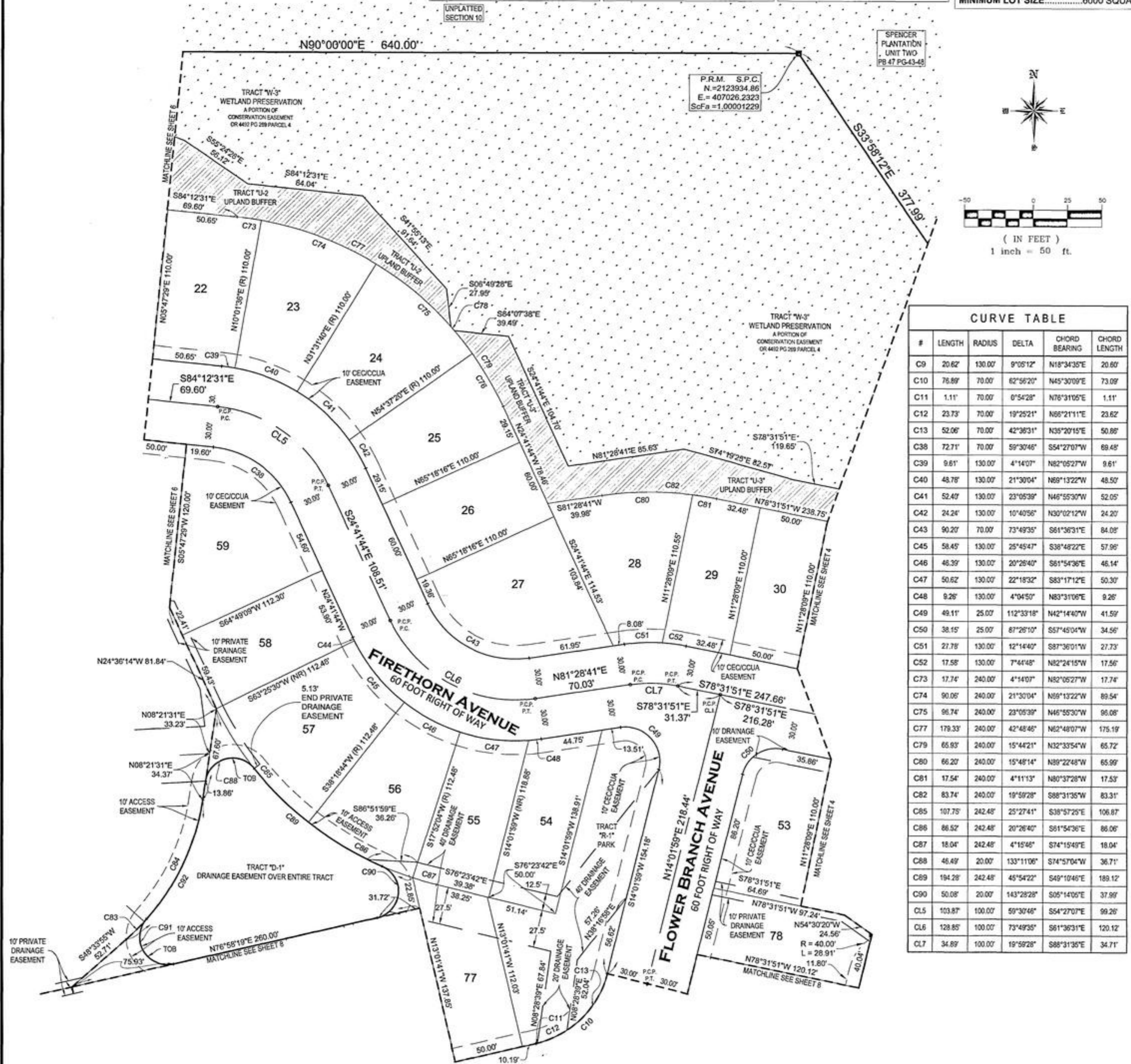
OWNER:
DFC WILFORD, LLC
14071 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

ENGINEER:
TAYLOR AND WHITE, INC.
9556 HISTORIC KINGS ROAD SOUTH
JACKSONVILLE, FL 32257

SURVEYOR:
Surveying And Mapping, LLC.
2426 PHILIPS HIGHWAY
JACKSONVILLE, FL 32207

LAND USE:....."BF MPC/PCN"
ZONING:....."BF PUD"
AREA:.....29.50 ACRES
NUMBER OF LOTS:.....92
MINIMUM LOT SIZE:.....6000 SQUARE FEET

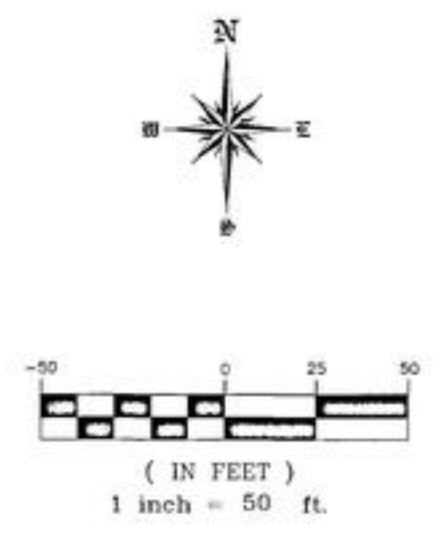
PLAT BOOK 68 PAGE 27
SHEET 5 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES.



UNPLATTED SECTION 10

P.R.M. S.P.C.
N=2123934.86
E=407026.2323
ScFa=1.00001229

SPENCER PLANTATION UNIT TWO
PB 47 PG 43-48



#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	20.62	130.00	9°05'12"	N18°34'35"E	20.60
C10	76.89	70.00	62°56'20"	N45°30'09"E	73.09
C11	1.11	70.00	0°54'28"	N76°31'05"E	1.11
C12	23.73	70.00	19°25'21"	N66°21'11"E	23.62
C13	52.06	70.00	42°36'31"	N35°20'15"E	50.86
C38	72.71	70.00	59°30'46"	S54°27'07"W	69.45
C39	9.61	130.00	4°14'07"	N82°05'27"W	9.61
C40	48.78	130.00	21°30'04"	N69°13'22"W	48.50
C41	52.40	130.00	23°05'39"	N46°55'30"W	52.05
C42	24.24	130.00	10°40'56"	N30°02'12"W	24.20
C43	90.20	70.00	73°49'35"	S61°36'31"E	84.05
C45	58.45	130.00	25°45'47"	S38°48'22"E	57.95
C46	46.39	130.00	20°26'40"	S61°54'36"E	46.14
C47	50.82	130.00	22°18'32"	S83°17'12"E	50.30
C48	9.26	130.00	4°04'50"	N83°31'08"E	9.26
C49	49.11	25.00	112°33'18"	N42°14'40"W	41.59
C50	38.15	25.00	87°26'10"	S57°45'04"W	34.56
C51	27.78	130.00	12°14'40"	S87°36'01"W	27.73
C52	17.58	130.00	7°44'48"	N82°24'15"W	17.56
C73	17.74	240.00	4°14'07"	N82°05'27"W	17.74
C74	90.06	240.00	21°30'04"	N69°13'22"W	89.54
C75	96.74	240.00	23°05'39"	N46°55'30"W	96.06
C77	179.33	240.00	42°48'46"	N62°48'07"W	175.19
C79	65.93	240.00	15°44'21"	N32°33'54"W	65.72
C80	66.20	240.00	15°48'14"	N39°22'48"W	65.99
C81	17.54	240.00	4°11'13"	N80°37'28"W	17.53
C82	83.74	240.00	19°59'28"	S88°31'35"W	83.31
C85	107.75	242.48	25°27'41"	S38°57'25"E	106.87
C86	86.52	242.48	20°26'40"	S61°54'36"E	86.06
C87	18.04	242.48	4°15'46"	S74°15'49"E	18.04
C88	46.49	20.00	133°11'06"	S74°57'04"W	36.71
C89	194.28	242.48	45°54'22"	S49°10'46"E	189.12
C90	50.08	20.00	143°28'28"	S05°14'06"E	37.99
CL5	103.87	100.00	50°30'46"	S54°27'07"E	99.26
CL6	128.85	100.00	73°49'35"	S61°36'31"E	120.12
CL7	34.89	100.00	19°59'28"	S88°31'35"E	34.71

ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF MPC/PCN	BRANNANFIELD MASTER PLANNED COMMUNITY/PRIMARY CONSERVATION NETWORK
C#	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CLL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CD=	ARC CHORD LENGTH
CEC	CLAY ELECTRIC COOPERATIVE
CL I.	CENTERLINE INTERSECTION
Δ=	ARC CENTRAL ANGLE (DELTA)
L=	ARC LENGTH
(NR)	NON-RADIAL LINE
OR	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
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PB	PLAT BOOK
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(R)	RADIAL LINE
R=	ARC RADIUS
R.P.	RADIUS POINT
ScFa	SCALE FACTOR
SPC	STATE PLANE COORDINATE
TOB	TOP OF BANK OF POND

SYMBOL LEGEND

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Dotted Pattern]	JURISDICTIONAL WETLANDS
[Diagonal Line Pattern]	DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED

PREPARED BY:
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WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

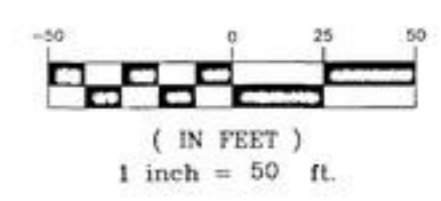
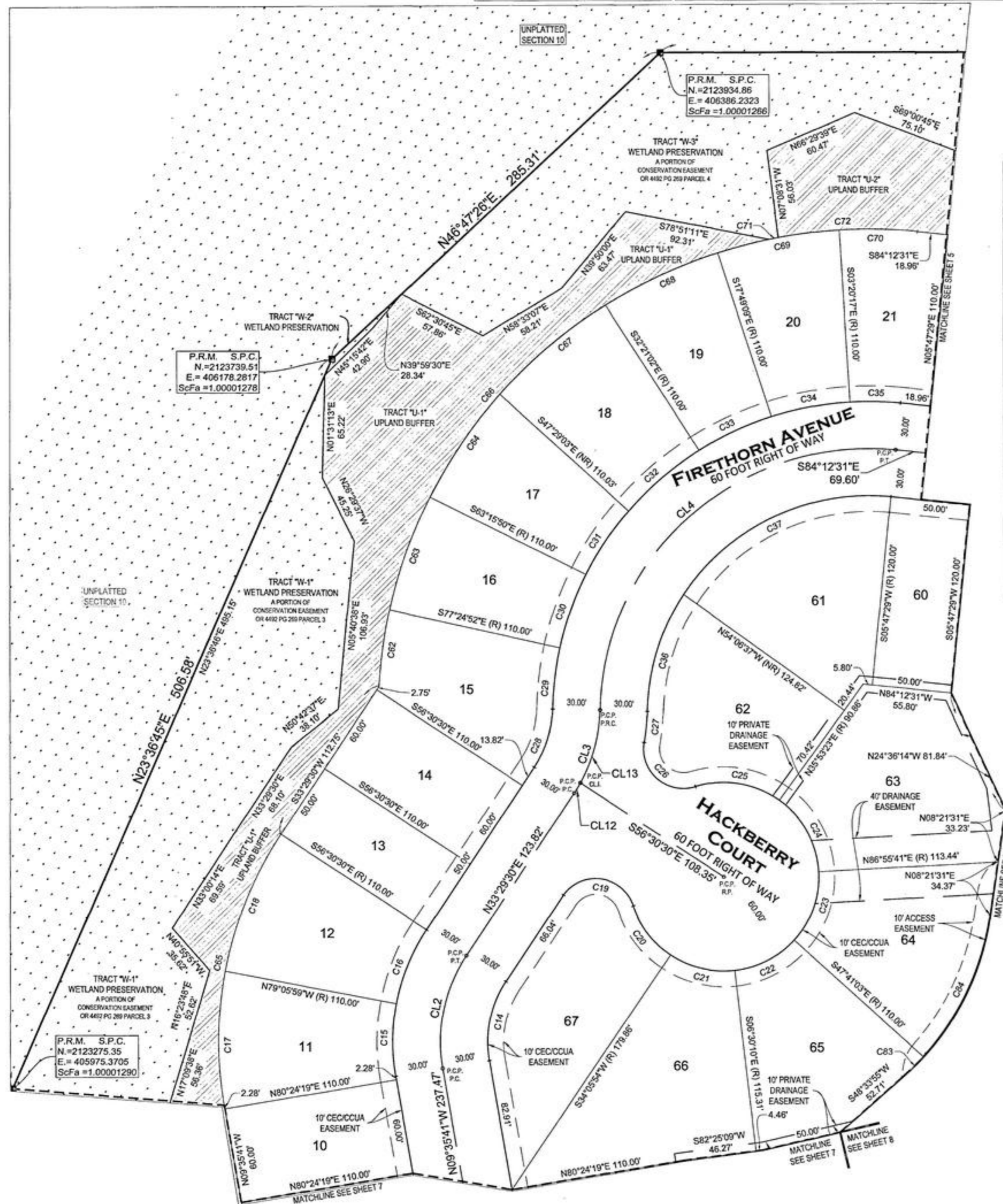
OWNER:
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14071 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

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9556 HISTORIC KINGS ROAD SOUTH
JACKSONVILLE, FL 32257

SURVEYOR:
Surveying And Mapping, LLC.
2426 PHILIPS HIGHWAY
JACKSONVILLE, FL 32207

LAND USE....."BF MPC/PCN"
ZONING....."BF PUD"
AREA.....29.50 ACRES
NUMBER OF LOTS.....92
MINIMUM LOT SIZE.....6000 SQUARE FEET

PLAT BOOK 6E **PAGE** 2F
SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES



ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF MPC/PCN	BRANNANFIELD MASTER PLANNED COMMUNITY/PRIMARY CONSERVATION NETWORK
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CEC	CLAY ELECTRIC COOPERATIVE
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ScFa	SCALE FACTOR
SPC	STATE PLANE COORDINATE
TOB	TOP OF BANK OF POND

SYMBOL LEGEND

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
○	SET MAG NAIL & METAL DISK STAMPED "P.C.P. LB 6508"
□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED

AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
[Stippled pattern]	JURISDICTIONAL WETLANDS
[Diagonal lines]	DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	52.64'	70.00'	43°05'11"	S11°56'55"W	51.41'
C15	46.50'	130.00'	20°29'42"	S00°39'10"W	46.25'
C16	51.26'	130.00'	22°35'29"	S22°11'46"W	50.93'
C17	85.85'	240.00'	20°29'42"	S00°39'10"W	85.39'
C18	94.63'	240.00'	22°35'29"	S22°11'46"W	94.02'
C19	55.13'	24.97'	126°29'00"	N81°05'28"W	44.60'
C20	39.81'	60.00'	38°00'49"	S36°53'42"E	39.08'
C21	42.52'	60.00'	40°36'04"	S78°12'08"E	41.63'
C22	43.12'	60.00'	41°10'53"	N62°54'23"E	42.20'
C23	47.53'	60.00'	45°23'16"	N19°37'19"E	46.30'
C24	53.45'	60.00'	51°02'18"	N28°35'28"W	51.70'
C25	55.60'	60.00'	53°05'42"	N80°39'28"W	53.63'
C26	51.19'	25.00'	117°19'21"	S48°32'38"E	42.71'
C27	19.73'	130.00'	8°41'50"	N05°46'07"E	19.71'
C28	39.18'	70.00'	32°04'18"	N17°27'21"E	38.67'
C29	38.97'	200.00'	11°09'55"	S07°00'10"W	38.91'
C30	49.39'	200.00'	14°09'02"	S19°39'39"W	49.27'
C31	48.87'	200.00'	14°00'01"	S33°44'10"W	48.75'
C32	59.04'	200.00'	16°54'47"	S49°11'35"W	58.82'
C33	50.72'	200.00'	14°31'52"	S64°54'54"W	50.59'
C34	50.55'	200.00'	14°28'53"	S79°25'17"W	50.41'

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C35	31.87'	200.00'	9°07'46"	N88°46'24"W	31.83'
C36	78.18'	140.00'	31°59'44"	S17°25'04"W	77.17'
C37	152.41'	140.00'	62°22'34"	S64°36'13"W	145.00'
C62	48.55'	310.00'	8°58'23"	S08°05'56"W	48.50'
C63	76.56'	310.00'	14°09'02"	S19°39'39"W	76.37'
C64	79.17'	310.00'	14°37'55"	S34°03'07"W	78.95'
C65	180.48'	240.00'	43°05'11"	S11°56'55"W	176.26'
C66	404.59'	310.00'	74°46'43"	N41°00'06"E	376.48'
C67	88.09'	310.00'	16°16'53"	S49°30'31"W	87.80'
C68	78.62'	310.00'	14°31'52"	S64°54'54"W	78.41'
C69	78.35'	310.00'	14°28'53"	S79°25'17"W	78.14'
C70	49.40'	310.00'	9°07'46"	N88°46'24"W	49.34'
C71	5.88'	310.00'	1°05'14"	N78°56'05"E	5.88'
C72	88.28'	310.00'	16°18'48"	N87°38'06"E	87.97'
C83	18.54'	170.00'	6°14'58"	N45°26'28"E	18.53'
C92	119.30'	170.00'	40°12'24"	N28°27'43"E	116.86'
CL2	75.20'	100.00'	43°05'11"	N11°56'55"E	73.44'
CL3	55.98'	100.00'	32°04'18"	N17°27'21"E	55.25'
CL4	280.01'	170.00'	94°22'17"	N48°36'21"E	249.41'
CL12	7.66'	100.00'	4°23'22"	N31°17'49"E	7.66'
CL13	48.31'	100.00'	27°40'56"	N15°15'40"E	47.85'

PREPARED BY:
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WILFORD PRESERVE UNIT 3A

SECTION 10, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

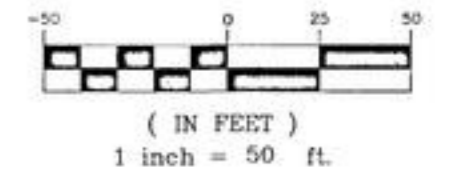
LAND USE....."BF MPC/PCN"
 ZONING....."BF PUD"
 AREA.....29.50 ACRES
 NUMBER OF LOTS.....92
 MINIMUM LOT SIZE.....6000 SQUARE FEET

OWNER:
 DFC WILFORD, LLC
 14071 PHILIPS HIGHWAY
 JACKSONVILLE, FL 32256

ENGINEER:
 TAYLOR AND WHITE, INC.
 9556 HISTORIC KINGS ROAD SOUTH
 JACKSONVILLE, FL 32257

SURVEYOR:
 Surveying And Mapping, LLC.
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PLAT BOOK **65** PAGE **22**
 SHEET 7 OF 8 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES



ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF MPC/PCN	BRANNANFIELD MASTER PLANNED COMMUNITY/PRIMARY CONSERVATION NETWORK
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SYMBOL LEGEND

SYMBOL:	DEFINITION:
■	SET 4"x4" CONCRETE MONUMENT & METAL DISK STAMPED "P.R.M. LB 6508"
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AREA HATCH LEGEND

HATCH PATTERN:	DEFINITION:
(Dotted pattern)	JURISDICTIONAL WETLANDS
(Diagonal lines)	DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.87'	25.00'	100°32'36"	S26°42'01"W	38.45'
C2	31.71'	130.00'	13°58'36"	S16°34'58"W	31.63'
C3	40.77'	25.00'	93°26'00"	S56°18'41"E	36.40'
C4	58.55'	240.00'	13°58'36"	S16°34'58"W	58.40'
CL1	24.39'	100.00'	13°58'36"	N16°34'59"W	24.33'
CL10	20.46'	100.00'	11°43'31"	S17°42'31"E	20.43'
CL11	3.93'	100.00'	2°15'05"	S10°43'13"E	3.93'

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PLAT BOOK **65** PAGE **20**
 SHEET 8 OF 8 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES

