

WILFORD PRESERVE UNIT 3B

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

LAND USE.....	"BF MPC/PCN"
ZONING.....	"BF-PUD"
AREA.....	31.17 ACRES
NUMBER OF LOTS.....	46
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 **49**
SHEET 1 OF 7 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 SOUTHEAST CORNER OF TRACT W-4 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, SAID SOUTHEAST CORNER OF TRACT W-4 LYING ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4080 PAGE 313 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF LAST SAID LANDS THE FOLLOWING THREE (3) COURSES: 1) SOUTH 17°40'28" WEST, A DISTANCE OF 434.97 FEET TO A POINT; 2) THENCE SOUTH 60°34'06" WEST, A DISTANCE OF 1475.42 FEET TO A POINT; 3) THENCE NORTH 71°39'13" WEST, A DISTANCE OF 940.95 FEET TO THE SOUTHEAST CORNER OF TRACTS "T" AND "T-2" OF WILFORD PRESERVE UNIT 2-A, AS RECORDED IN PLAT BOOK 64, PAGES 16 THROUGH 26 OF THE AFOREMENTIONED PUBLIC RECORDS THENCE ALONG THE SOUTHERLY LINE OF SAID WILFORD PRESERVE UNIT 2-A THE FOLLOWING TWENTY-THREE (23) COURSES: 1) NORTH 18°20'47" EAST, A DISTANCE OF 200.21 FEET TO A POINT; 2) THENCE SOUTH 85°14'01" EAST, A DISTANCE OF 65.18 FEET TO A POINT; 3) THENCE NORTH 02°32'27" WEST, A DISTANCE OF 36.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 180.00; 4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 192.15, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°02'29" EAST, 183.16 FEET TO A POINT; 5) THENCE NORTH 02°08'06" EAST, A DISTANCE OF 27.13 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1590.00; 6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 328.47, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°13'00" EAST, 327.89 FEET TO A POINT; 7) THENCE NORTH 09°42'05" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1580.00; 8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 110.09, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°18'09" EAST, 110.07 FEET TO A POINT; 9) THENCE SOUTH 09°42'05" EAST, A DISTANCE OF 134.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00; 10) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 110.21, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°19'32" EAST, 95.36 FEET TO A POINT; 11) THENCE NORTH 65°03'02" EAST, A DISTANCE OF 61.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00; 12) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.37, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°43'54" EAST, 37.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 370.00; 13) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 193.30, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°22'46" EAST, 191.11 FEET TO A POINT; 14) THENCE NORTH 58°20'46" EAST, A DISTANCE OF 270.87 FEET TO A POINT; 15) THENCE SOUTH 31°39'14" EAST, A DISTANCE OF 110.00 FEET TO A POINT; 16) THENCE NORTH 58°20'46" EAST, A DISTANCE OF 41.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00; 17) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 44.84, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°31'51" EAST, 40.78 FEET TO A POINT; 18) THENCE NORTH 27°16'53" WEST, A DISTANCE OF 82.53 FEET TO A POINT; 19) THENCE NORTH 43°49'19" EAST, A DISTANCE OF 63.42 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 340.00; 20) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 82.93, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°42'10" EAST, 82.72 FEET TO A POINT; 21) THENCE NORTH 76°41'22" EAST, A DISTANCE OF 305.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00; 22) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.01, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°32'21" EAST, 37.38 FEET TO A POINT; 23) THENCE NORTH 40°23'16" EAST, A DISTANCE OF 38.46 FEET TO A POINT COMMON TO WILFORD PRESERVE UNIT 2-A AND WILFORD PRESERVE UNIT 1 (BOTH AFOREMENTIONED); THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID WILFORD PRESERVE UNIT 1 THE FOLLOWING NINE (9) COURSES: 1) NORTH 40°23'20" EAST, A DISTANCE OF 88.71 FEET TO A POINT; 2) THENCE NORTH 31°39'14" WEST, A DISTANCE OF 4.39 FEET TO A POINT; 3) THENCE NORTH 58°20'46" EAST, A DISTANCE OF 110.00 FEET TO A POINT; 4) THENCE SOUTH 31°39'14" EAST, A DISTANCE OF 28.71 FEET TO A POINT; 5) THENCE NORTH 58°20'46" EAST, A DISTANCE OF 180.00 FEET TO A POINT; 6) THENCE SOUTH 31°39'14" EAST, A DISTANCE OF 4.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00; 7) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 185.82, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°21'38" EAST, 181.57 FEET TO A POINT; 8) THENCE NORTH 72°03'23" EAST, A DISTANCE OF 69.57 FEET TO A POINT; 9) THENCE SOUTH 72°19'32" EAST, A DISTANCE OF 158.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.28 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE:

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THIS 2 DAY OF October, 2022 AD, IN PLAT BOOK 68 PAGES 49 THROUGH 55 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

BY: Ther. Spear
CLERK OF THE CIRCUIT COURT

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 3B, 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. SYCAMORE WAY, WATER ELM POINT, AND SILVERBERRY AVENUE 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 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 3B. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE DEDICATOR SHALL BE SUBJECT TO IT.

- THE FOLLOWING TRACTS ARE HEREBY DEDICATED TO THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT FOR THE STATED PURPOSES:
 - TRACTS U-1 AND U-2 ARE UPLAND BUFFER AND UPLAND PRESERVATION TRACTS FOR THE PURPOSES OF OWNERSHIP AND PRESERVATION.
 - TRACTS W-1 AND W-2 ARE WETLAND CONSERVATION TRACTS FOR THE PURPOSES OF OWNERSHIP AND PRESERVATION.
 - TRACT W-1 IS 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. TRACT W-2 IS NOT SUBJECT TO SAID CONSERVATION EASEMENT.

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 6 DAY OF September, 2022 A.D.

BY: DFC WILFORD, LLC
Chris Butler
CHRIS BUTLER, MANAGER
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:
William Compton, Jr.
(SIGNATURE)
WILLIAM COMPTON, JR.
(PRINT NAME)

WITNESS:
Myra K...
(SIGNATURE)
Myra K...
(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 6 DAY OF September, 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.

Daniel Foley
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
H.H. 29/152
COMMISSION NO. 7/21/2026
MY COMMISSION EXPIRES

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 1ST DAY OF SEPTEMBER, 2022 A.D.
John S. Thomas
JOHN S. THOMAS
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6223
SURVEYING AND MAPPING, LLC. CERTIFICATE OF AUTHORIZATION No. 1B 7908

PREPARED BY:
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. 1B 7908
SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

FILE NO: B-99

WILFORD PRESERVE UNIT 3B

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

PLAT BOOK **68** PAGE **50**
SHEET 2 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES

LAND USE....."BF MPC/PCN"
ZONING....."BF-PUD"
AREA.....31.17 ACRES
NUMBER OF LOTS.....46
MINIMUM LOT SIZE.....6000 SQUARE FEET

ABBREVIATION LEGEND

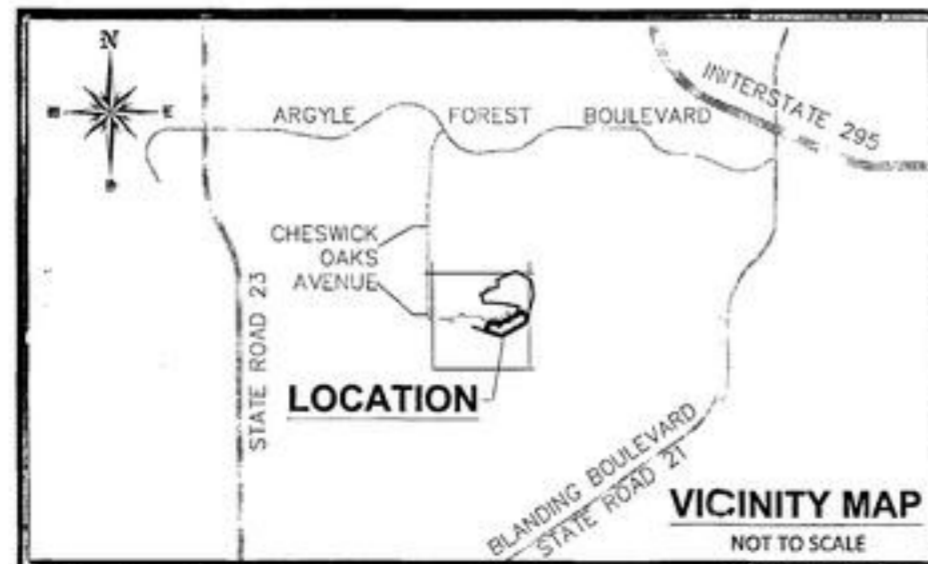
ABBREVIATION:	DEFINITION:
BF-MPC/PCN	BRANNAN FIELD MASTER PLANNED COMMUNITY/BRANNAN FIELD PRIMARY CONSERVATION NETWORK
CR	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CLL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CD=	ARC CHORD LENGTH
CEC	CLAY ELECTRIC COOPERATIVE
CL 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

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



BOARD OF COUNTY COMMISSIONERS APPROVAL:

EXAMINED AND APPROVED THIS 13 DAY OF September, 2022 AD. BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

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

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL:

APPROVED THIS 20th DAY OF September, 2022 AD.

BY: J. Clark
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 13th DAY OF SEPT., 2022 AD.

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

COUNTY ENGINEER APPROVAL:

APPROVED THIS 20th DAY OF September, 2022 AD.

BY: Rhonda C. Hylton
COUNTY ENGINEER

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

WILFORD PRESERVE UNIT 3B

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

LAND USE....."BF MPC/PCN"
 ZONING....."BF-PUD"
 AREA.....31.17 ACRES
 NUMBER OF LOTS.....46
 MINIMUM LOT SIZE.....6000 SQUARE FEET

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

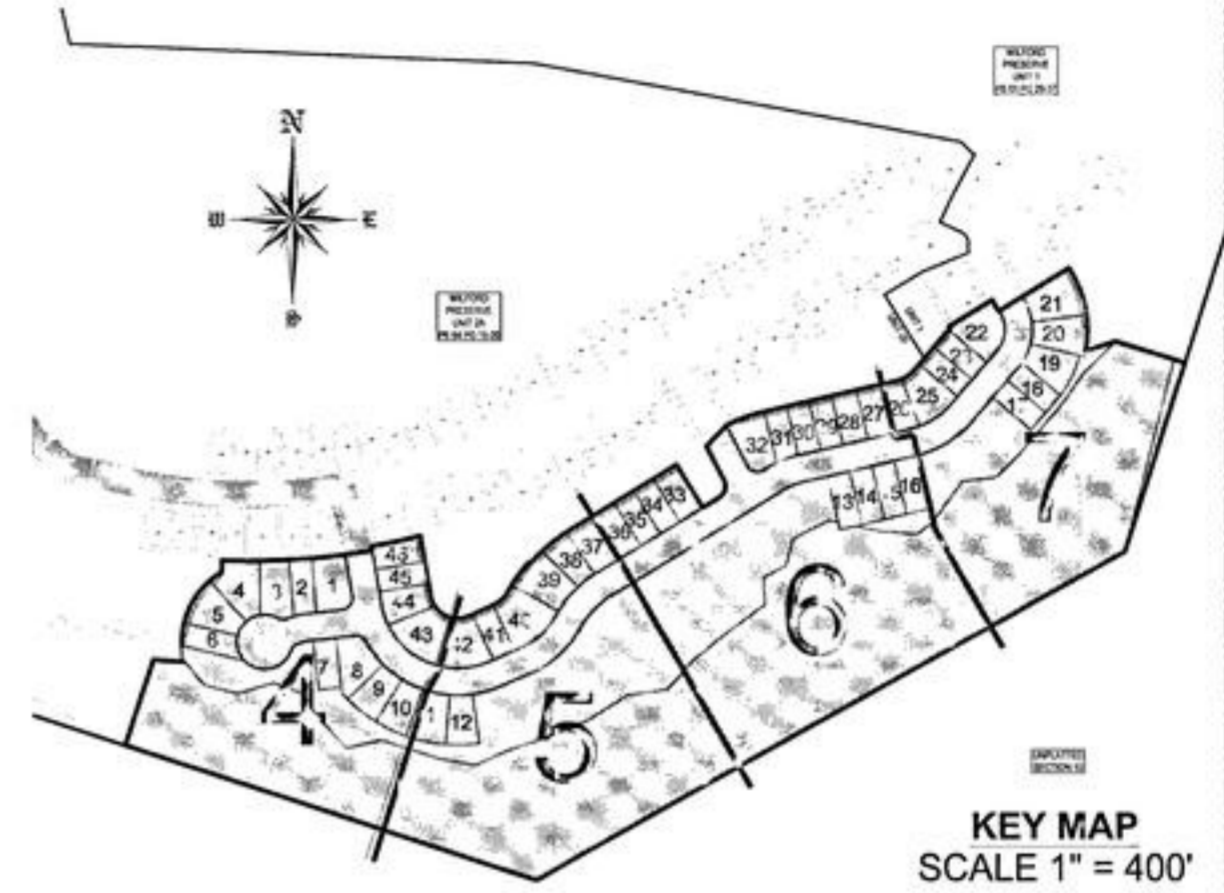
ENGINEER:
 TAYLOR AND WHITE, INC.
 9556 HISTORIC KINGS ROAD SOUTH
 JACKSONVILLE, FL 32257

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

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 SHEET 3 OF 7 SHEETS

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

TRACTS W-1 AND W-2.....WETLAND PRESERVATION.
 TRACTS U-1 AND U-2.....UPLAND PRESERVATION / UPLAND BUFFER




GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT W4 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 S72°19'32"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 ZONES "X" AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 13 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 BE 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)

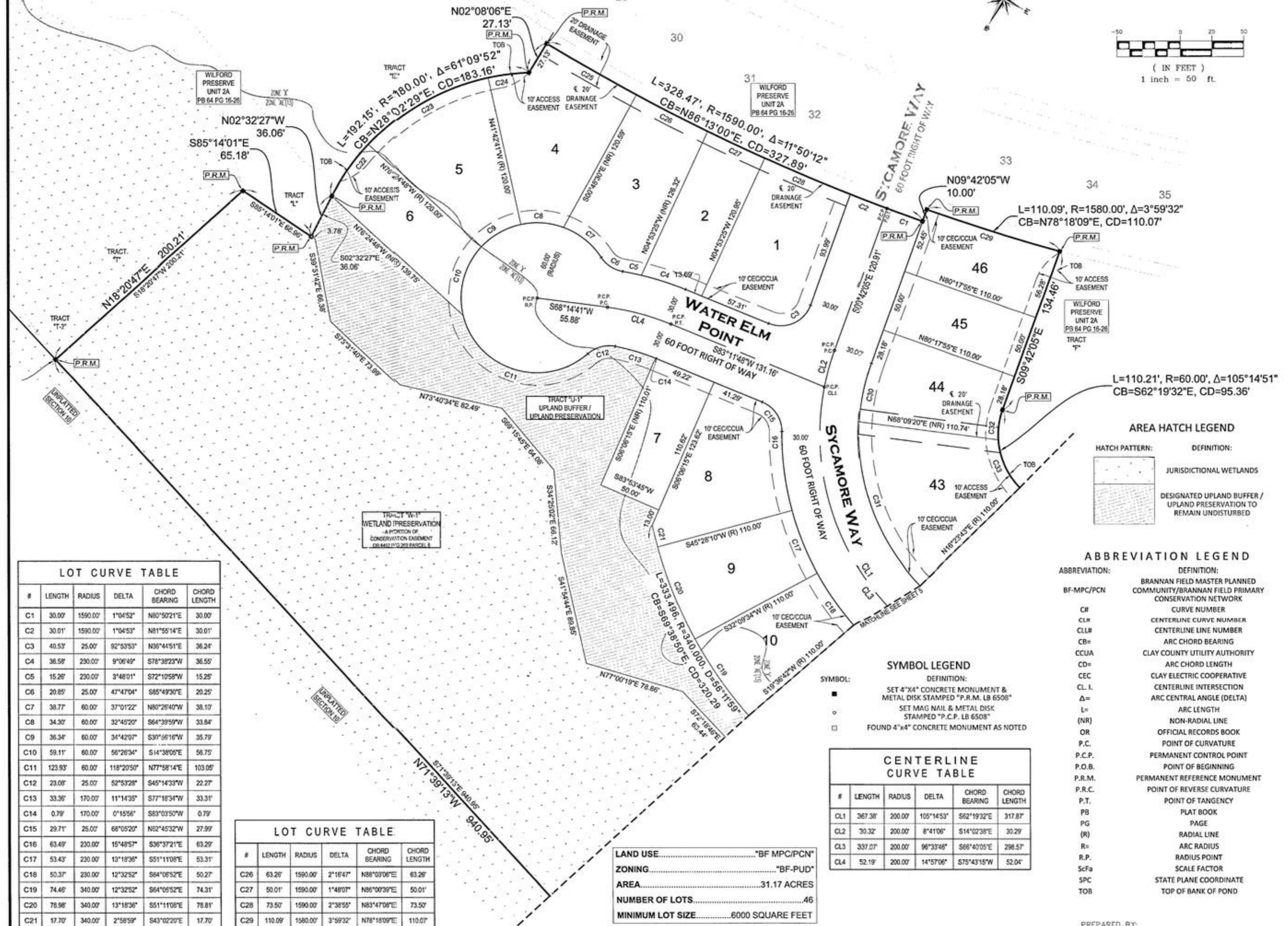
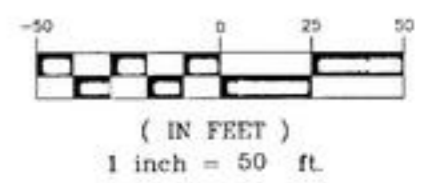
NOTICE:

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))

PREPARED BY:
SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
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WILFORD PRESERVE UNIT 3B

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



LOT CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.01	1590.00	1°04'52"	N80°50'21"E	30.00
C2	30.01	1590.00	1°04'53"	N81°55'14"E	30.01
C3	40.53	25.00	92°53'53"	N36°44'51"E	36.24
C4	38.58	230.00	9°06'49"	S78°38'23"W	36.55
C5	15.28	230.00	3°48'01"	S72°10'58"W	15.28
C6	20.85	25.00	47°47'04"	S85°49'30"E	20.25
C7	38.77	60.00	37°01'22"	N80°26'40"W	38.10
C8	34.30	60.00	32°45'20"	S64°39'59"W	33.84
C9	36.34	60.00	34°42'07"	S30°56'16"W	35.79
C10	59.11	60.00	56°26'34"	S14°38'09"E	56.75
C11	123.93	60.00	118°20'50"	N77°58'14"E	103.05
C12	23.08	25.00	52°53'28"	S45°14'33"W	22.27
C13	33.36	170.00	11°14'35"	S77°18'34"W	33.31
C14	0.79	170.00	0°15'56"	S83°03'50"W	0.79
C15	29.71	25.00	68°05'20"	N62°45'32"W	27.99
C16	63.49	230.00	15°48'57"	S36°37'21"E	63.29
C17	53.43	230.00	13°18'36"	S51°11'08"E	53.31
C18	50.37	230.00	12°32'52"	S64°05'52"E	50.27
C19	74.48	340.00	12°32'52"	S64°05'52"E	74.31
C20	78.98	340.00	13°18'36"	S51°11'08"E	78.81
C21	17.70	340.00	2°58'59"	S43°02'20"E	17.70
C22	50.67	180.00	16°07'39"	S05°31'23"W	50.50
C23	109.02	180.00	34°42'07"	S30°56'16"W	107.36
C24	32.47	180.00	10°20'04"	S53°27'21"W	32.42
C25	81.68	1590.00	2°56'36"	S89°20'12"E	81.67

LOT CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	63.26	1590.00	2°16'47"	N88°03'06"E	63.26
C27	50.01	1590.00	1°48'07"	N86°00'39"E	50.01
C28	73.50	1590.00	2°38'55"	N83°47'08"E	73.50
C29	110.09	1580.00	3°59'32"	N78°18'09"E	110.07
C30	47.71	170.00	16°04'44"	S17°44'27"E	47.55
C31	141.90	170.00	47°49'28"	S49°41'33"E	137.61
C32	24.46	60.00	23°21'29"	S21°22'49"E	24.29
C33	42.46	60.00	40°32'43"	S53°19'55"E	41.58

LAND USE....."BF MPC/PCN"
 ZONING....."BF-PUD"
 AREA.....31.17 ACRES
 NUMBER OF LOTS.....46
 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

AREA HATCH LEGEND

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

ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF-MPC/PCN	BRANNAN FIELD MASTER PLANNED COMMUNITY/BRANNAN FIELD 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

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

CENTERLINE CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CL1	367.38	200.00	105°14'53"	S62°19'32"E	317.87
CL2	30.32	200.00	8°41'06"	S14°02'38"E	30.29
CL3	331.07	200.00	96°33'46"	S66°40'05"E	296.57
CL4	52.19	200.00	14°57'06"	S75°43'15"W	52.04

PREPARED BY:
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WILFORD PRESERVE UNIT 3B

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

ABBREVIATION LEGEND

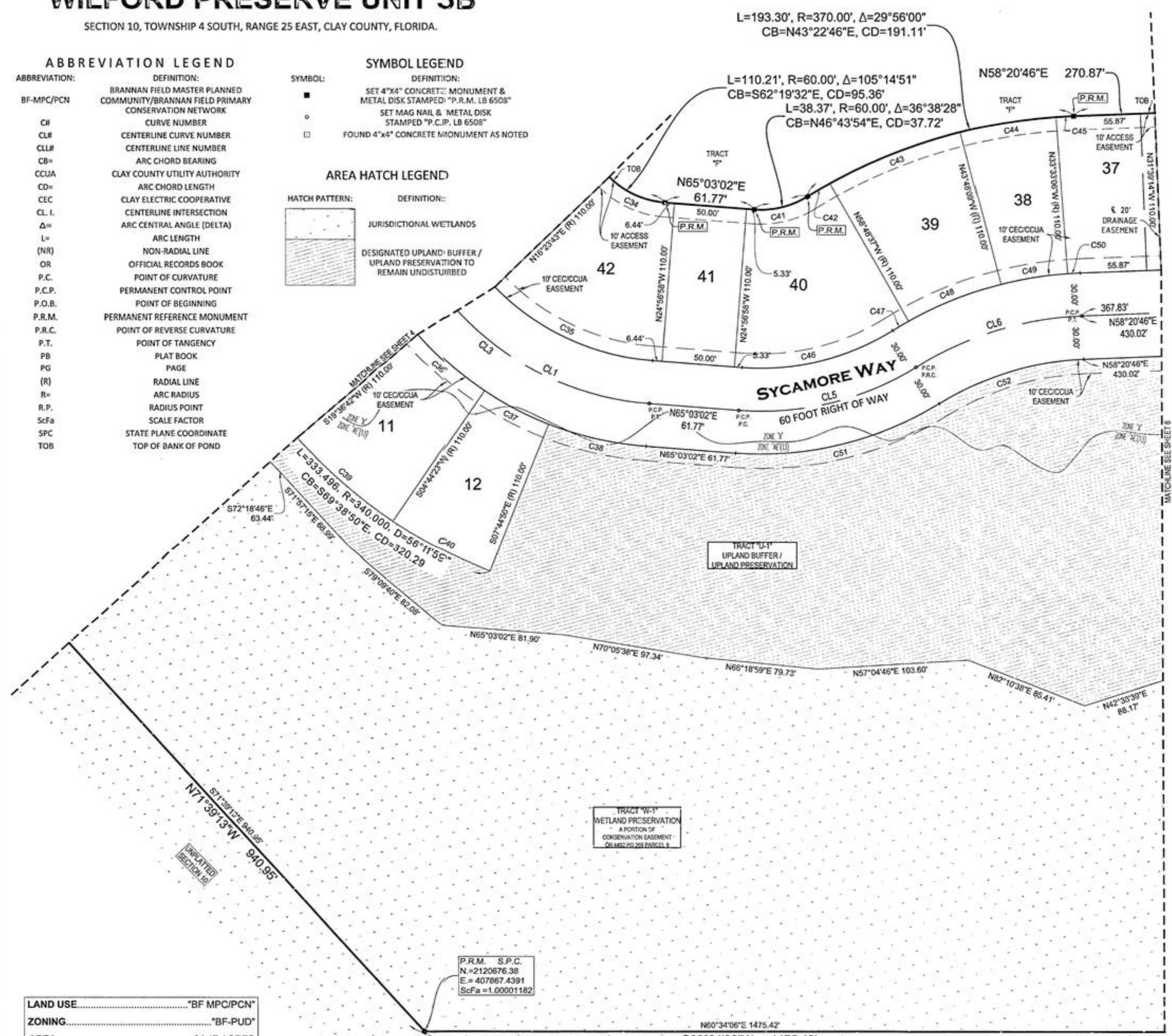
ABBREVIATION:	DEFINITION:
BF-MPC/PCN	BRANNAN FIELD MASTER PLANNED COMMUNITY/BRANNAN FIELD PRIMARY CONSERVATION NETWORK CURVE NUMBER
CH	CENTERLINE CURVE NUMBER
CL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CD=	ARC CHORD LENGTH
CEC	CLAY ELECTRIC COOPERATIVE
CL.I.	CENTERLINE 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
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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

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 Lines]	DESIGNATED UPLAND BUFFER / UPLAND PRESERVATION TO REMAIN UNDISTURBED



CENTERLINE CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CL1	367.38'	200.00'	105°14'53"	S62°19'32"E	317.87'
CL3	337.07'	200.00'	96°33'46"	S86°40'05"E	298.57'
CL5	127.89'	200.00'	36°38'15"	N46°43'54"E	125.72'
CL6	120.16'	230.00'	29°55'59"	N43°22'48"E	118.80'

LOT CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C34	43.30'	60.00'	41°20'41"	N85°43'22"E	42.36'
C35	122.67'	170.00'	41°20'41"	N85°43'22"E	120.03'
C36	59.70'	230.00'	14°52'19"	S77°49'28"E	59.53'
C37	50.13'	230.00'	12°29'13"	N89°29'46"E	50.03'
C38	69.05'	230.00'	17°12'08"	N73°39'06"E	68.80'
C39	88.25'	340.00'	14°52'19"	S77°49'28"E	88.00'
C40	74.10'	340.00'	12°29'13"	N89°29'46"E	73.96'
C41	38.37'	60.00'	36°38'15"	S46°43'54"E	37.72'
C42	17.93'	370.00'	2°46'36"	S29°48'05"W	17.93'
C43	96.92'	370.00'	15°00'28"	S38°41'37"W	96.64'
C44	66.20'	370.00'	10°15'03"	S51°19'22"W	66.11'
C45	12.25'	370.00'	1°53'52"	S57°23'50"W	12.25'
C46	108.71'	170.00'	36°38'15"	N46°43'54"E	106.86'
C47	12.60'	260.00'	2°46'36"	S29°48'05"W	12.60'
C48	68.10'	260.00'	15°00'28"	S38°41'37"W	67.91'
C49	46.52'	260.00'	10°15'03"	S51°19'22"W	46.45'
C50	8.61'	260.00'	1°53'52"	S57°23'50"W	8.61'
C51	147.07'	230.00'	36°38'15"	S46°43'54"E	144.58'
C52	104.49'	200.00'	29°55'59"	N43°22'48"W	103.30'

LAND USE....."BF MPC/PCN"
ZONING....."BF-PUD"
AREA.....31.17 ACRES
NUMBER OF LOTS.....46
MINIMUM LOT SIZE.....6000 SQUARE FEET

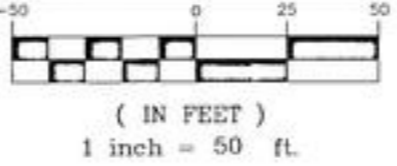
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N = 2120676.38
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OWNER:	ENGINEER:	SURVEYOR:
DFC WILFORD, LLC 14071 PHILIPS HIGHWAY JACKSONVILLE, FL 32256	TAYLOR AND WHITE, INC. 9556 HISTORIC KINGS ROAD SOUTH JACKSONVILLE, FL 32257	Surveying And Mapping, LLC. 2426 PHILIPS HIGHWAY JACKSONVILLE, FL 32207

PREPARED BY:
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM 2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
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WILFORD PRESERVE UNIT 3B

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



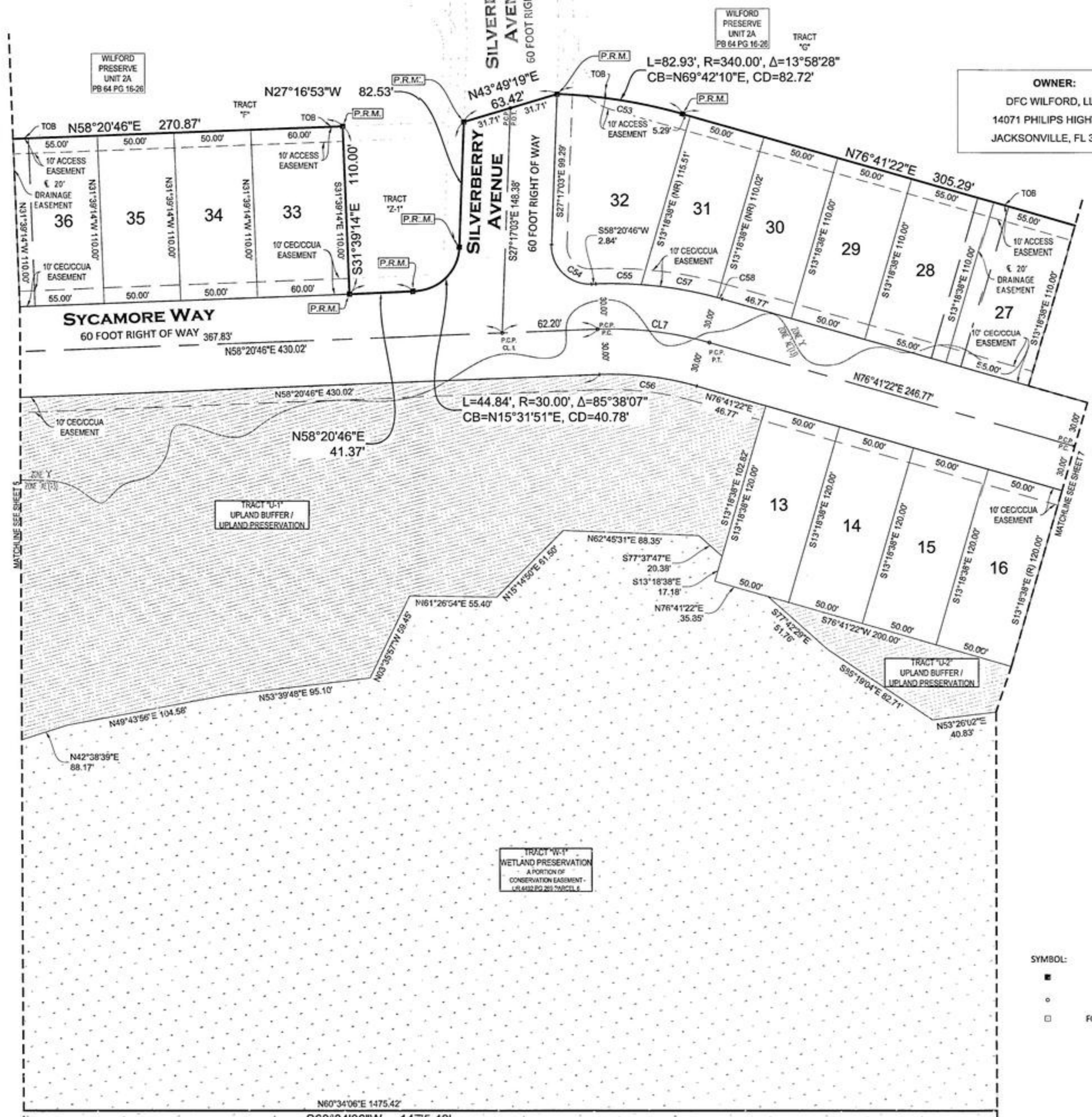
PLAT BOOK **68** PAGE **54**
 SHEET 6 OF 7 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES

LAND USE....."BF MPC/PCN"
 ZONING....."BF-PUD"
 AREA.....31.17 ACRES
 NUMBER OF LOTS.....46
 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



CENTERLINE CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CL7	73.64'	230.00'	18°20'37"	N67°31'04"E	73.32'

LOT CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C53	82.92'	340.00'	13°58'25"	S69°42'10"W	82.72'
C54	41.18'	25.00'	94°22'21"	S74°28'04"E	36.68'
C55	29.63'	260.00'	6°31'48"	S81°36'40"W	29.62'
C56	64.03'	200.00'	18°20'37"	S87°31'04"W	63.76'
C57	50.38'	260.00'	11°05'07"	S70°25'37"W	50.30'
C58	3.23'	260.00'	0°42'41"	S76°20'01"W	3.23'

ABBREVIATION LEGEND

ABBREVIATION:	DEFINITION:
BF-MPC/PCN	BRANNAN FIELD MASTER PLANNED COMMUNITY/BRANNAN FIELD 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
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

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

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

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UNPLATTED SECTION 10

WILFORD PRESERVE UNIT 3B

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

LAND USE....."BF MPC/PCN"
 ZONING....."BF-PUD"
 AREA.....31.17 ACRES
 NUMBER OF LOTS.....46
 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 **55**
 SHEET 7 OF 7 SHEETS
 SEE SHEET 3 FOR GENERAL NOTES

CENTERLINE LINE TABLE

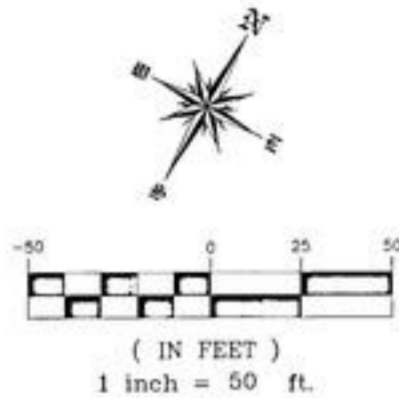
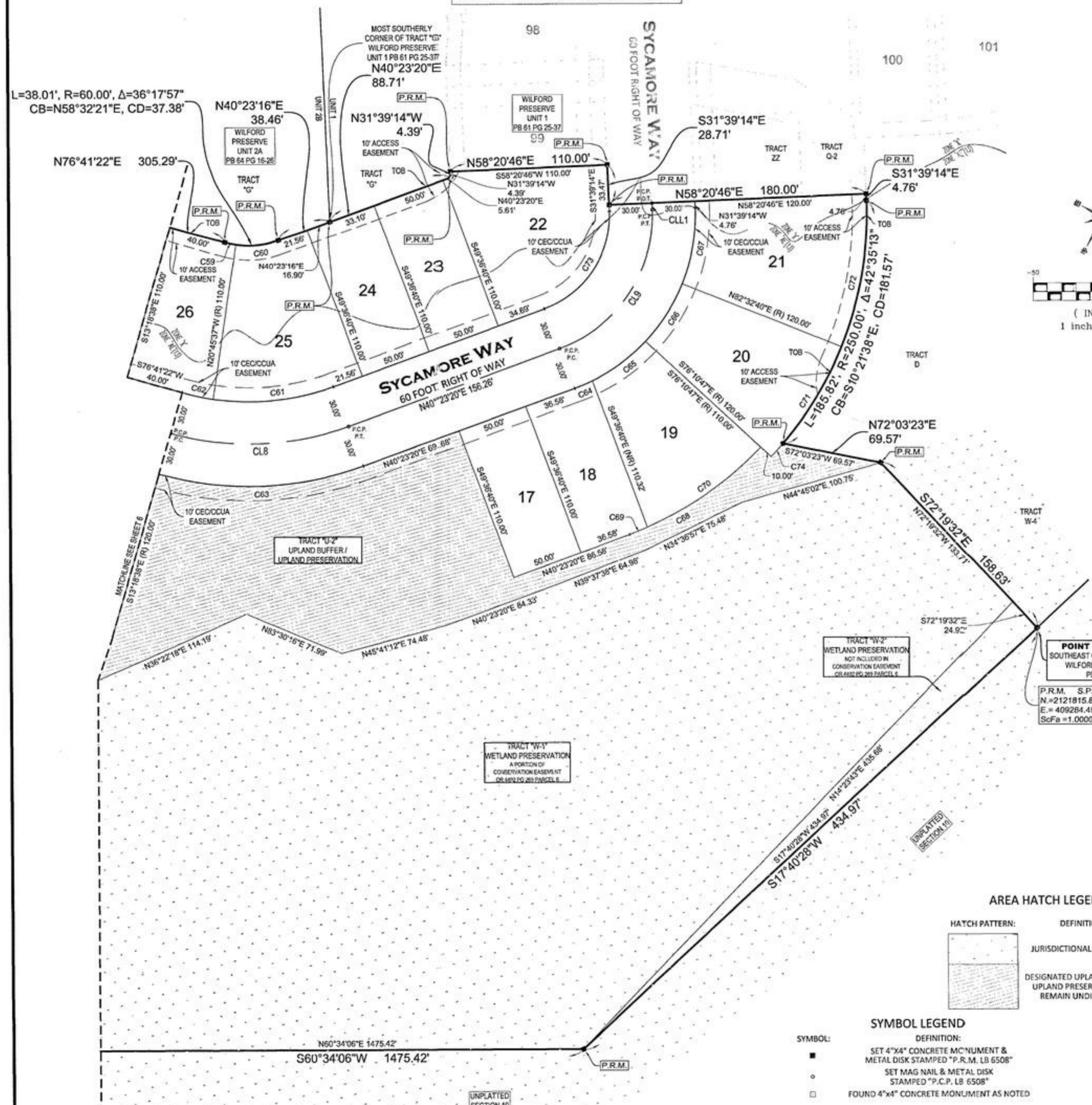
Line #	DIRECTION	LENGTH
CLL1	N31°39'14"W	4.76'

CENTERLINE CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CL8	126.71'	200.00'	36°18'02"	N58°32'21"E	124.60'
CL9	125.74'	100.00'	72°02'35"	N04°22'03"E	117.62'

LOT CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C59	7.80'	60.00'	7°26'59"	N72°57'52"E	7.80'
C60	30.21'	60.00'	28°51'03"	N54°48'51"E	29.89'
C61	85.60'	170.00'	28°51'03"	N54°48'51"E	84.70'
C62	22.10'	170.00'	7°26'59"	N72°57'52"E	22.09'
C63	145.72'	230.00'	36°18'02"	N58°32'21"E	143.29'
C64	13.45'	130.00'	5°55'30"	N37°25'31"E	13.44'
C65	46.83'	130.00'	20°38'28"	N24°08'27"E	46.58'
C66	48.27'	130.00'	21°16'34"	N03°10'56"E	48.00'
C67	54.90'	130.00'	24°11'54"	N19°33'17"W	54.50'
C68	111.29'	240.00'	26°34'07"	S27°06'17"E	110.30'
C69	13.43'	240.00'	3°12'24"	N38°47'08"E	13.43'
C70	97.86'	240.00'	23°21'43"	N25°30'05"E	97.18'
C71	92.83'	250.00'	21°16'34"	N03°10'56"E	92.30'
C72	105.59'	250.00'	24°11'54"	N19°33'17"W	104.80'
C73	88.02'	70.00'	72°02'35"	N04°22'03"E	82.33'
C74	12.60'	250.00'	2°53'15"	N12°22'36"E	12.60'



ABBREVIATION LEGEND


ABBREVIATION:	DEFINITION:
BF-MPC/PCN	BRANNAN FIELD MASTER PLANNED COMMUNITY/BRANNAN FIELD PRIMARY CONSERVATION NETWORK
CR	CURVE NUMBER
CL#	CENTERLINE CURVE NUMBER
CLL#	CENTERLINE LINE NUMBER
CB=	ARC CHORD BEARING
CUA	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
SFC	STATE PLANE COORDINATE
TOB	TOP OF BANK OF POND

AREA HATCH LEGEND

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

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

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FILE NO: B-99