

WILFORD PRESERVE UNIT 4

Being a Replat of a portion of Tracts "T" and "T-2", Wilford Preserve Unit 2A according to Plat Book 64, pages 16 through 26, of the Public Records of Clay County, Florida, together with all of Tract "T-2", Wilford Preserve Unit 2B according to Plat Book 64, pages 27 through 37, of said Public Records, also together with part of Sections 9 & 10, Township 4 South, Range 25 East, Clay County, Florida

86.55 acres ±

Total number of lots = 148
Total number of tracts = 13

Caption

A parcel of land being a portion of Tracts "T" and "T-2", Wilford Preserve Unit 2A according to Plat Book 64, pages 16 through 26, of the Public Records of Clay County, Florida, together with all of Tract "T-2", Wilford Preserve Unit 2B according to Plat Book 64, pages 27 through 37, of said Public Records, also together with 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 Southwesterly corner of Tract "E", according to plat of Cheswick Oak Avenue, as recorded in Plat Book 62, pages 66 through 70, of said Public Records; thence along the Southerly line of said Tract "E", S89°31'02"E, 550.00 feet to the Southeasterly corner thereof; thence along the Easterly line of said Tract "E", and then along the Easterly lines of Tracts "D" and "C", according to said plat of Cheswick Oak Avenue, N00°13'37"W, 250.00 feet to the Northeastly corner of last said Tract; thence along the Southerly line of Tract "X", said Wilford Preserve Unit 2B, S89°31'02"E, 471.27 feet to the most Westerly corner of Tract "V", said Wilford Preserve Unit 2B; thence along the Southwesterly line of said Tract "V", and then along the Southwesterly line of Tract "V-1", said Wilford Preserve Unit 2B, S41°04'37"E, 158.91 feet to the Southerly line of last said Tract; thence along said line, and then along the Southerly line of Tract "T", said Wilford Preserve Unit 2B, S89°51'41"E, 402.10 feet to the most Westerly corner of said Tract "T-2", Wilford Preserve Unit 2B; thence along the Northerly line of said Tract "T-2", run the following 4 courses: 1) N27°39'46"E, 118.07 feet; 2) S80°58'49"E, 274.50 feet; 3) N79°32'07"E, 267.78 feet; 4) S73°33'36"E, 261.87 feet to the Northeastly corner of last said Tract "T-2"; thence departing said Northerly line, S41°24'40"E, 566.94 feet; thence S00°44'00"E, 950.67 feet to the Northerly line of that certain 80 foot power line right-of-way easement described in Official Records Book 283, page 179, of said Public Records; thence along said Northerly line of 80 foot power line right-of-way easement, S89°16'00"W, 1389.75 feet to the Easterly line of that certain 100 foot power line right-of-way easement described in Official Records Book 281, page 481, of said Public Records; thence along said Easterly line, N00°05'50"W, 10.00 feet to the Northeastly corner of said easement; thence along the Northerly line of said easement, S89°16'00"W, 1,572.45 feet to the Southeastly corner of Cheswick South, according to Plat Book 70, pages 24 through 43, of said Public Records; thence along the Easterly line thereof, run the following 7 courses: 1) N00°13'37"W, 719.07 feet; 2) N89°46'31"E, 157.27 feet; 3) S00°19'03"E, 100.00 feet; 4) N89°46'31"E, 103.72 feet; 5) N53°48'31"E, 293.25 feet; 6) N36°11'29"W, 486.88 feet; 7) N00°13'37"W, 60.82 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 86.55 acres, more or less.
Said lands situated, lying and being in Clay County, Florida.

* NOTE: THERE IS NO TRACT "A" IN THIS PLAT. *

Adoption and Dedication

(Streets and Easements)
This is to certify that DFC WILFORD 4, LLC, a Florida limited liability company, a Dedicator, and WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, a Dedicator, are the lawful owners and developers of the lands described in the Caption hereon known as WILFORD PRESERVE UNIT 4, 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. CHESWICK OAK AVENUE is hereby dedicated to Clay County, Florida, its successors and assigns, which will assume all obligation of maintenance and operation thereof under the plat. GADWALL ROAD, WOODIE RUN, CYNTHIA LANE & PINTAIL TRACE are hereby dedicated to WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns, which will assume all obligation of maintenance and operation thereof under the plat. The "DRAINAGE" easements including the drainage easements through and over the stormwater management facilities shown on this plat are hereby dedicated to Clay County, Florida, its successors and assigns.

The drainage easements through and over the stormwater management facilities shown on this plat are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit Clay County, Florida, its successors and assigns, to discharge into said stormwater management facilities which these easements traverse, all water which may fall or come upon the land hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from CHESWICK OAK AVENUE, GADWALL ROAD, WOODIE RUN, CYNTHIA LANE & PINTAIL TRACE; from adjacent land or from any other source of public waters into or through said stormwater management facilities, without any liability whatsoever on the part of Clay County, Florida, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of the drainage easements by Clay County, Florida, its successors and assigns;

(2) Tracts B, C, D & E shown on this plat, dedicated to WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT ("the C.D.D."), its successors and assigns, are established for the placement and maintenance of stormwater retention/detention stormwater management facilities. The C.D.D. shall remain responsible for the maintenance and/or repair of said stormwater management facilities in accordance with all applicable permits and laws, unless the tracts are conveyed to an owners association which has the duty and authority, and has accepted responsibility therefor. Clay County by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may ever be or come within said stormwater management facilities which these easements traverse, or any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of the C.D.D. Clay County, Florida, its successors and assigns are hereby granted an easement for drainage purposes across said Tracts B, C, D & E;

(3) Clay County, Florida, its successors and assigns shall not be liable or responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Dedicators or any other person within the area of the lands hereby platted, or of the stormwater management facilities shown on this plat, but shall have the right to modify the existence of the stormwater management facilities 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 Dedicators, as owners of the lands described and captioned hereon, shall indemnify Clay County, Florida and hold it harmless from suits, actions, 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 stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with WILFORD PRESERVE UNIT 4. This indemnification shall run with the land and the successors and assigns of the Dedicator, shall be bound by and subject to it.

The "C.E.C." easements shown on said plat are dedicated to Clay Electric Cooperative, Inc. and its successors for use in its electric distribution system. All "C.C.U.A." utility easements shown on said plat are dedicated to Clay County Utility Authority ("C.C.U.A."), its successors and assigns, and are subject to the following covenants which shall run with the land.

The Dedicators hereby irrevocably and without reservation dedicate to C.C.U.A., its successors and assigns, easements over, upon and under all road rights-of-way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance and use of the utilities of C.C.U.A., together with the right of C.C.U.A., its successors and assigns, of ingress and egress to and over said road rights-of-way designated hereon.

The Dedicators, their successors and assigns, hereby grant to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said Dedicators, their successors and assigns, in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Dedicators, their successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

All Drainage easements shown hereon shall also serve as Access easements for drainage maintenance purposes. These Drainage & Access easements and the Easements for Maintenance & Access are hereby dedicated to WILFORD PRESERVE HOMEOWNERS ASSOCIATION, INC., its successors and assigns, which will assume all obligation of maintenance and operation thereof under the plat.

(Tracts)

Tracts B, C, D, & E (STORMWATER MANAGEMENT FACILITIES), Tracts F, G, AND H (OPEN SPACES), Tract J (NATURE PRESERVE), and Tracts K, L, & M (PARKS) are hereby irrevocably and without reservation dedicated to WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns.

Tract I (ACCESS, UTILITIES & LIFT STATION), is hereby dedicated in fee simple to Clay County Utility Authority, its successors and assigns.

(continued)

Adoption and Dedication (continued)

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 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.

In witness whereof, DFC WILFORD 4, LLC, has caused these presents to be executed this 3rd day of JUNE, 2024.

Witness Causton Burkard
Print name
Witness Nicholas Carlsby
Print name
By: Kyle M. Hudson
Vice President

State of Florida, County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of May, 2024, by Kyle M. Hudson, Vice President of DFC WILFORD 4, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or who produced as identification.

Place notary stamp beside: 

In witness whereof, WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, has caused these presents to be executed this 3rd day of May, 2024.

Witness Shawn Buda
Print name
Witness Louis P. Cowling
Print name
By: Louis P. Cowling
Vice Chairman

State of Florida, County of Clay

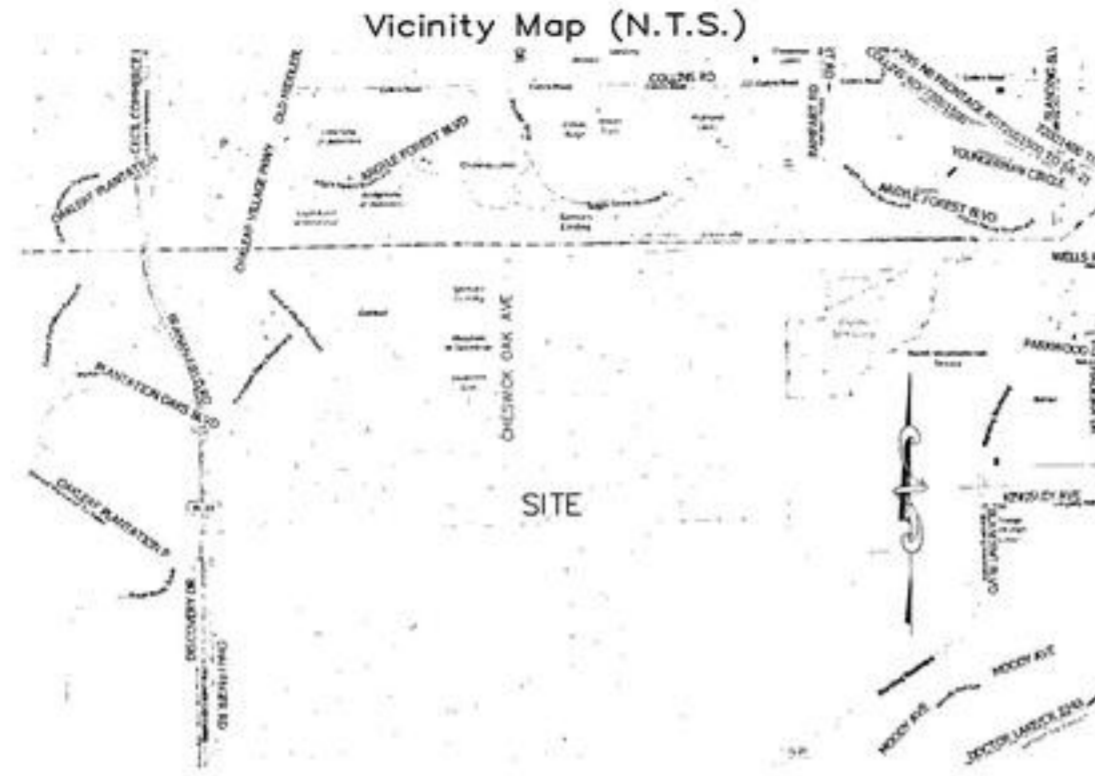
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2024, by Louis Cowling, Vice Chairman of WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, on behalf of the district. He is personally known to me, or who produced as identification.

Place notary stamp beside: 

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

WILFORD PRESERVE UNIT 4

Being a Replat of a portion of Tracts "T" and "T-2", Wilford Preserve Unit 2A according to Plat Book 64, pages 16 through 26, of the Public Records of Clay County, Florida, together with all of Tract "T-2", Wilford Preserve Unit 2B according to Plat Book 64, pages 27 through 37, of said Public Records, also together with part of Sections 9 & 10, Township 4 South, Range 25 East, Clay County, Florida



Owner: DFC WILFORD 4, LLC
13000 Sawgrass Village Circle,
Building 5, Suite 24,
Ponte Vedra Beach, Florida 32082

Owner: WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Engineer: Taylor & White, Inc.
9556 Historic Kings Road, S., Suite 102
Jacksonville, Florida 32257

Utilities Suppliers:

Water, Sewer & Fire Main
Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907

Electricity (Underground)
Clay Electric Cooperative, Inc.
734 Blanding Blvd.
Orange Park, Florida 32065

Subdivision Improvement Guarantee

As a condition precedent to the recordation of this plat in the Public Records of Clay County, Florida, the undersigned owners of this subdivision do 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 owners, that said owners shall within 12 months of the date of acceptance of the streets and drainage improvements by the C.D.D. 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 the filing of this final plat insofar as the same affects a lot or lots sold. Time of such performance being of the essence, said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners 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 4, LLC, a Florida limited liability company, has caused these presents to be executed on its own behalf by its Vice President.

Signed in the presence of: _____
Witness: Gaston Reback
Print name: _____
By: Kyle M. Hudson
Print name: _____
DFC WILFORD 4, LLC
13000 Sawgrass Village Circle,
Building 5, Suite 24,
Ponte Vedra Beach, Florida 32082
By: Kyle M. Hudson
Print name: _____
Kyle M. Hudson, Its Vice President

Board of County Commissioners' Approval

Examined and approved this 14 day of MAY, 2024,
by the Board of County Commissioners, Clay County, Florida.

Tara S. Green
Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board
John K. Remy
Chairman of the Board

Clerk's Certificate

I certify that this plat is recorded in Plat Book 74,
pages 48 through 62, of the Public Records of Clay
County, Florida, this 7th day of June, 2024.

Tara S. Green
Tara S. Green
Clerk of Court

Department of Economic and Development Services

Examined and Approved this 20th day of May, 2024

Chereese Stewart
Chereese Stewart, Director

County Engineer's Approval

Examined and Approved this 15th day of MAY, 2024

Richard Smith
Richard Smith, P.E. County Engineer

Surveyor's Certificate of Review

The undersigned surveyor hereby certifies that he has 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 requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat.

This certificate is made as of the 1st day of May, 2024.

Thomas P. Hughes
Thomas P. Hughes
Professional Land Surveyor
Fla. Certificate No. 3507
1501 CR 315, Suite #106
Green Cove Springs, FL 32043

Notes regarding Utility Easements:

- 1) Whether depicted on the plat or not, the developer/owner hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority, a 10 foot wide perpetual easement for utility services over, under, upon, and across all lands lying within said plat that are adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
- 2) 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.
- 3) 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.
- 4) All easements, for the water and sewer systems, marked "C.C.U.A." and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns.
- 5) All easements for the underground electrical distribution system, marked "C.E.C." and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative Inc. (C.E.C.).

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 May, 2024 A.D.

Certified this 1st day of May, A.D., 2024

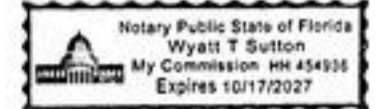
John S. Adams
John S. Adams
Professional Land Surveyor
Fla. Certificate No. 4469
1501 County Road 315, Suite 106
Green Cove Springs, FL 32043

State of Florida, County of Clay

The foregoing instrument was acknowledged before me by means of physical

presence or online notarization, this 1st day of May, 2024, by Kyle M. Hudson as Vice President for DFC WILFORD 4, LLC.

Wyatt Sutton
Notary Public, State of Florida
Name: Wyatt Sutton
My Commission Expires: 10/17/2027
My Commission Number is: HH 454936
Personally Known OR produced Identification _____
Type of Identification Produced _____



In witness whereof, WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, has caused these presents to be executed on its own behalf by its Vice Chairman.

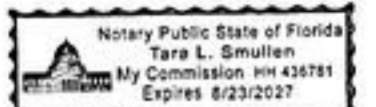
Signed in the presence of: _____
Witness: Shaun ISUDA
Print name: _____
By: Louis P. Cowling
Print name: _____
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, Florida 32092
By: Louis P. Cowling
Louis Cowling, Its Vice Chairman

State of Florida, County of Clay

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presence or online notarization, this 1st day of May, 2024, by Louis Cowling as Vice Chairman for WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT.

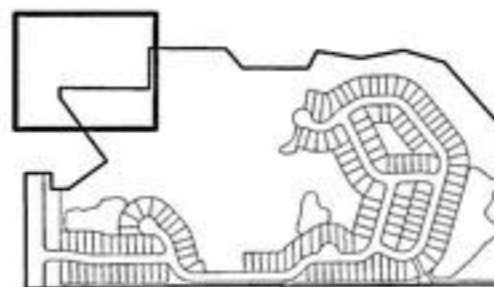
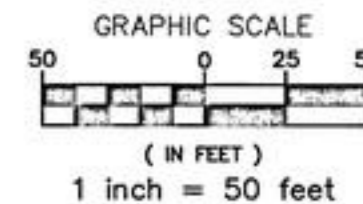
Tara L. Smullen
Notary Public, State of Florida
Name: Tara L. Smullen
My Commission Expires: 8/23/2027
My Commission Number is: HH 436781
Personally Known OR produced Identification _____
Type of Identification Produced _____



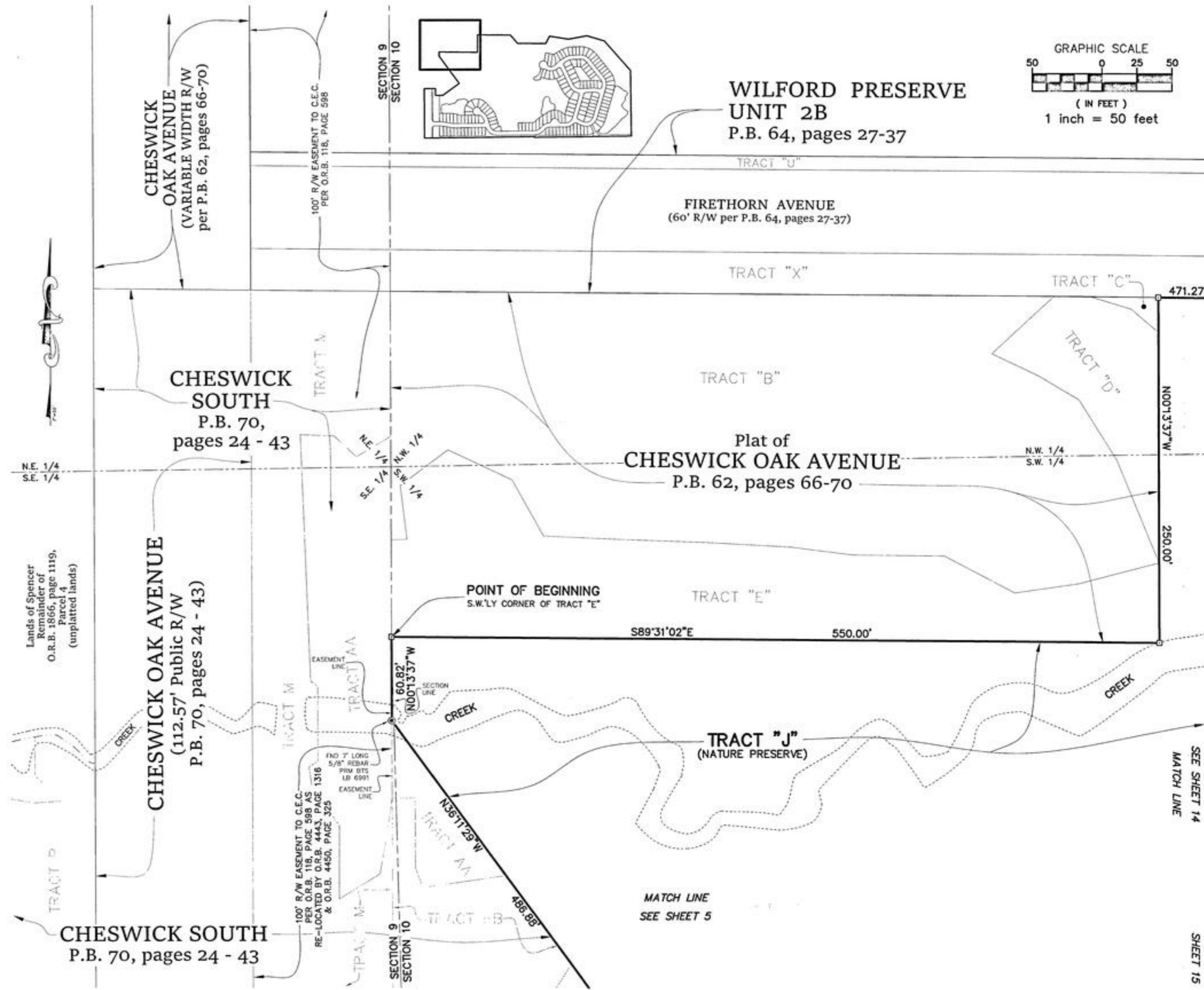
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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WILFORD PRESERVE UNIT 2B P.B. 64, pages 27-37



CHESWICK OAK AVENUE (VARIABLE WIDTH R/W per P.B. 62, pages 66-70)

CHESWICK SOUTH P.B. 70, pages 24 - 43

CHESWICK OAK AVENUE (112.57' Public R/W P.B. 70, pages 24 - 43)

Plat of CHESWICK OAK AVENUE P.B. 62, pages 66-70

FIRETHORN AVENUE (60' R/W per P.B. 64, pages 27-37)

POINT OF BEGINNING S.W.'LY CORNER OF TRACT "E"

TRACT "J" (NATURE PRESERVE)

MATCH LINE SEE SHEET 5

SEE SHEET 14 MATCH LINE

SHEET 15

Lands of Spencer Remainder of O.R.B. 1866, page 1119, Parcel 4 (unplatted lands)

100' R/W EASEMENT TO C.E.C. PER O.R.B. 118, PAGE 588 AS RE-LOCATED BY O.R.B. 4443, PAGE 1316 & O.R.B. 4450, PAGE 325

EASEMENT LINE

SECTION LINE

SECTION 9

SECTION 10

TRACT "A"

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

TRACT "I"

TRACT "J"



PREPARED BY: BARTRAM TRAIL SURVEYING, INC. CERTIFICATE OF AUTHORIZATION LB #6991 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS 1501 COUNTY ROAD 315 SUITE 106 GREEN COVE SPRINGS, FL 32043 (904) 284-2224 FAX (904) 284-2258

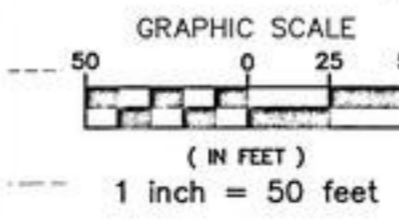
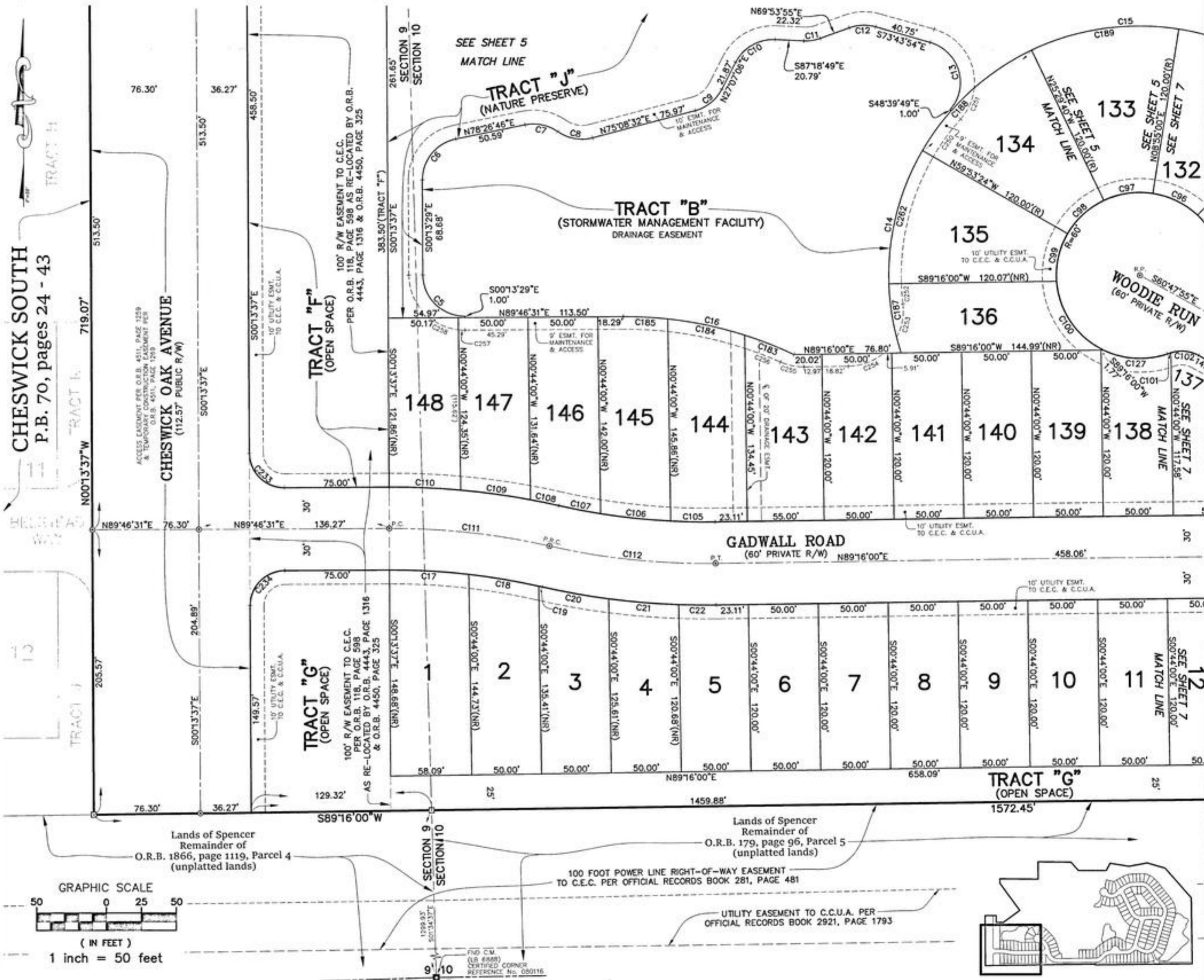
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CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C5	30.00	47.12	S45°13'29"E	42.43	90°00'00"
C6	30.00	41.19	S39°06'38"W	38.03	78°40'15"
C7	30.00	24.59	N78°04'21"W	23.91	46°57'47"
C8	30.00	26.32	S79°43'27"E	25.48	50°16'01"
C9	30.00	25.15	N51°07'49"E	24.42	48°01'27"
C10	30.00	34.33	S59°54'08"W	32.49	65°34'05"
C11	30.00	11.93	N81°17'33"E	11.85	22°47'15"
C12	30.00	19.04	S88°05'01"W	18.73	36°22'11"
C13	30.00	60.25	N16°11'51"W	50.62	115°04'05"
C14	180.00	186.67	S11°37'40"W	178.41	59°25'03"
C15	180.00	299.73	S89°02'25"W	286.28	95°24'29"
C16	280.00	126.17	N77°18'56"W	125.11	25°49'07"
C17	470.00	56.95	N86°45'12"W	56.92	6°56'34"
C18	470.00	50.88	N80°10'49"W	50.86	6°12'11"
C19	470.00	0.86	N77°01'35"W	0.86	0°06'18"
C20	530.00	50.11	S79°40'57"E	50.09	5°25'03"
C21	530.00	50.26	S85°06'29"E	50.24	5°26'00"
C22	530.00	26.91	S89°16'45"E	26.90	2°54'31"
C95	60.00	36.12	N63°50'17"W	35.58	34°29'26"
C97	60.00	36.04	S81°42'40"W	35.50	34°24'41"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C98	60.00	36.02	S47°18'28"W	35.46	34°23'44"
C99	60.00	35.97	S12°56'05"W	35.44	34°21'02"
C100	60.00	62.77	S34°12'35"E	59.94	59°56'17"
C101	25.00	1.20	S70°53'37"W	1.20	2°44'38"
C102	25.00	20.48	N84°15'59"W	19.91	46°56'09"
C105	470.00	31.92	S88°47'16"E	31.91	3°53'28"
C106	470.00	50.40	S83°46'14"E	50.37	6°08'37"
C107	470.00	30.56	S78°50'11"E	30.55	3°43'30"
C108	530.00	20.61	N78°05'16"W	20.61	2°13'40"
C109	530.00	50.61	N81°56'15"W	50.60	5°28'18"
C110	530.00	51.35	N87°26'57"W	51.33	5°33'05"
C111	500.00	115.64	S83°35'58"E	115.38	13°15'03"
C112	500.00	120.07	S83°51'13"E	119.79	13°45'34"
C127	60.00	48.48	S87°19'43"E	47.18	46°17'58"
C183	280.00	37.88	N68°16'55"W	37.85	7°45'04"
C184	280.00	56.50	N77°56'16"W	56.40	11°33'39"
C185	280.00	31.80	N86°58'17"W	31.78	6°30'24"
C187	180.00	50.83	S09°59'29"E	50.86	16°10'45"
C188	180.00	108.06	S47°18'28"W	106.44	34°23'44"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C189	180.00	108.11	S81°42'40"W	106.49	34°24'41"
C233	25.00	39.27	S45°13'33"E	35.35	89°59'52"
C234	25.00	39.27	S44°46'27"W	35.36	90°00'08"
C250	171.00	33.51	S35°43'24"W	33.45	11°13'35"
C251	40.00	24.87	N23°31'28"E	24.47	35°37'27"
C252	171.00	14.74	S04°25'56"E	14.73	4°56'17"
C253	40.00	24.87	N10°54'39"E	24.47	35°37'27"
C254	40.00	27.36	N89°40'09"E	26.83	39°11'42"
C255	40.00	17.42	S78°15'15"E	17.29	24°57'29"
C256	271.00	27.16	N68°38'45"W	27.15	5°44'29"
C257	40.00	4.73	S86°50'24"E	4.72	6°46'11"
C258	40.00	22.64	S67°14'33"E	22.34	32°25'31"
C262	180.00	100.57	S14°06'15"W	99.27	32°00'43"

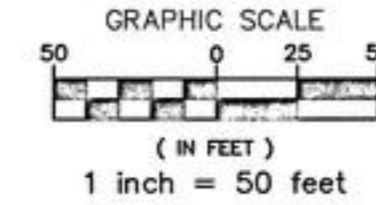


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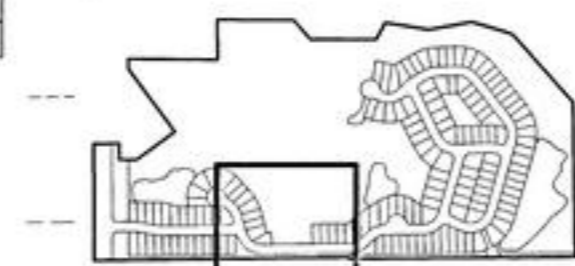
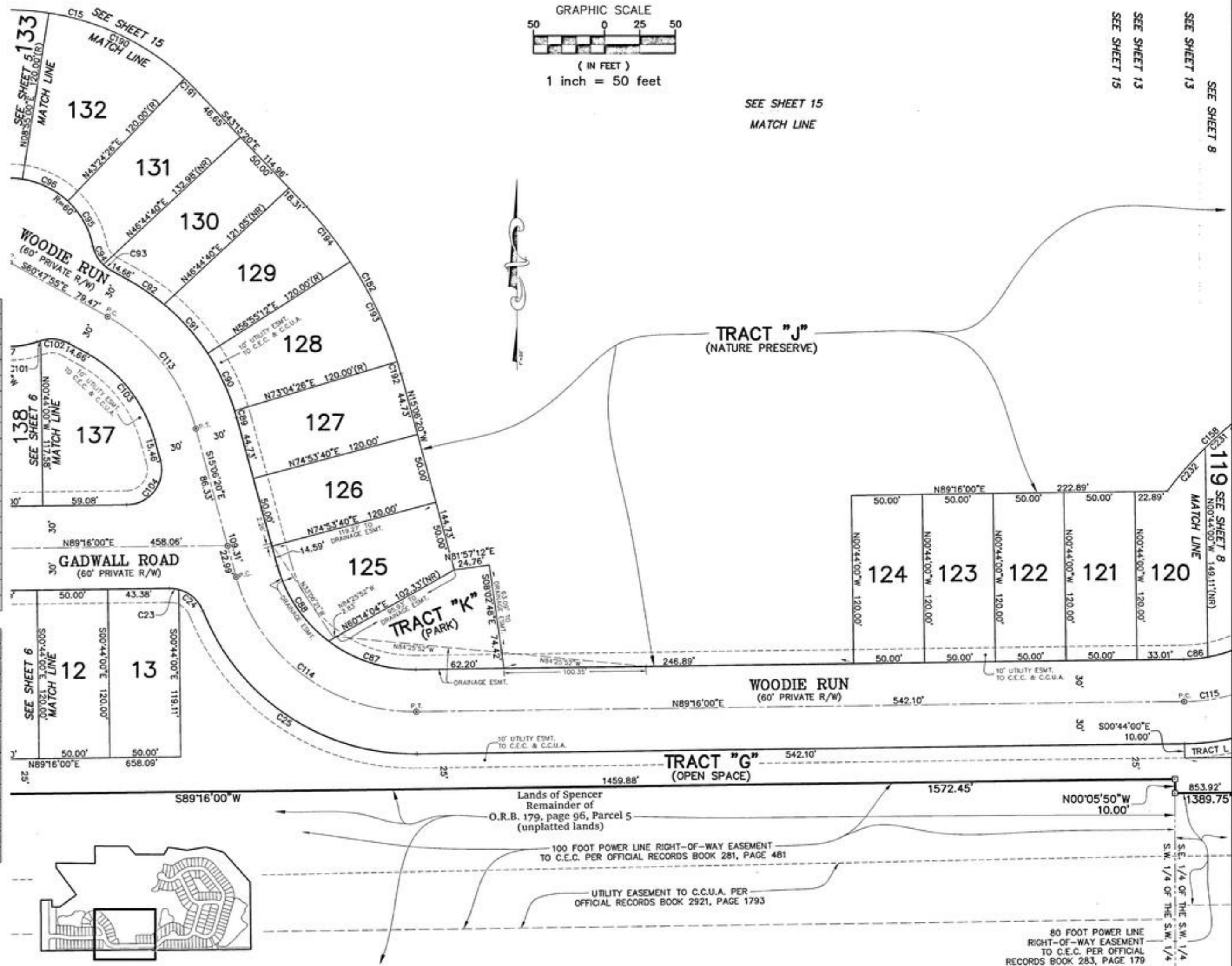


SEE SHEET 13
SEE SHEET 15
SEE SHEET 8

SEE SHEET 15
MATCH LINE

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C15	180.00	299.73	S89°02'25"W	266.28	95°24'29"
C23	25.00	6.70	N83°03'32"W	6.68	15°20'57"
C24	25.00	23.60	N48°20'38"W	22.73	54°04'51"
C25	160.00	193.89	S56°01'06"E	182.24	69°25'48"
C86	100.00	17.07	N84°22'33"E	17.05	9°46'53"
C87	100.00	66.00	S71°49'35"E	64.81	37°48'50"
C88	100.00	66.00	S34°00'45"E	64.81	37°48'50"
C89	160.00	5.08	N16°00'57"W	5.08	1°49'14"
C90	160.00	45.11	N25°00'11"W	44.96	16°09'14"
C91	160.00	46.77	N41°27'13"W	46.60	16°44'50"
C92	160.00	30.64	N55°18'46"W	30.59	10°58'17"
C93	25.00	6.22	S53°40'11"E	6.21	14°15'27"
C94	25.00	15.46	S28°49'47"E	15.21	35°25'20"
C95	60.00	37.15	N28°51'21"W	36.56	35°28'27"
C96	60.00	36.12	N63°50'17"W	35.58	34°29'26"
C101	25.00	1.20	S70°53'37"W	1.20	2°44'38"
C102	25.00	20.48	N84°15'59"W	19.91	46°56'09"
C103	100.00	79.75	N37°57'07"W	77.65	45°41'35"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C104	25.00	45.54	N37°04'50"E	39.50	104°22'20"
C113	130.00	103.67	S37°57'07"E	100.95	45°41'35"
C114	130.00	171.59	S52°55'10"E	159.41	75°37'40"
C115	130.00	124.26	N61°53'02"E	119.58	54°45'56"
C156	280.00	98.51	S46°43'42"W	98.00	20°09'25"
C182	280.00	137.57	N29°10'50"W	136.19	28°09'00"
C190	180.00	108.35	N63°50'17"W	106.73	34°29'26"
C191	180.00	10.48	N44°55'27"W	10.48	3°20'14"
C192	280.00	8.90	N16°00'57"W	8.90	1°49'14"
C193	280.00	78.94	N25°00'11"W	78.68	16°09'14"
C194	280.00	49.73	N38°10'04"W	49.66	10°10'32"
C231	280.00	57.61	S50°54'44"W	57.51	11°47'22"
C232	280.00	40.89	S40°50'01"W	40.86	8°22'03"



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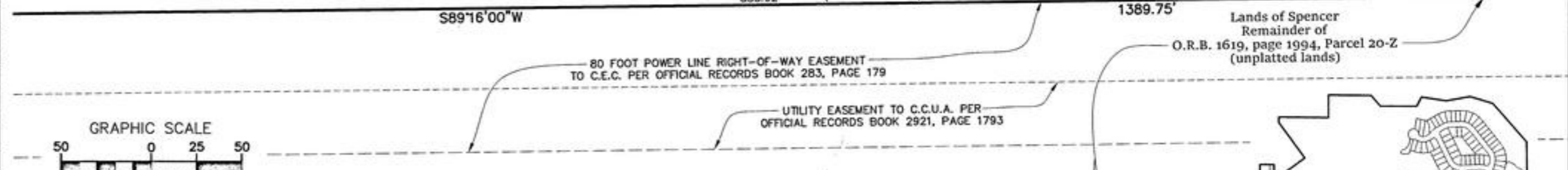
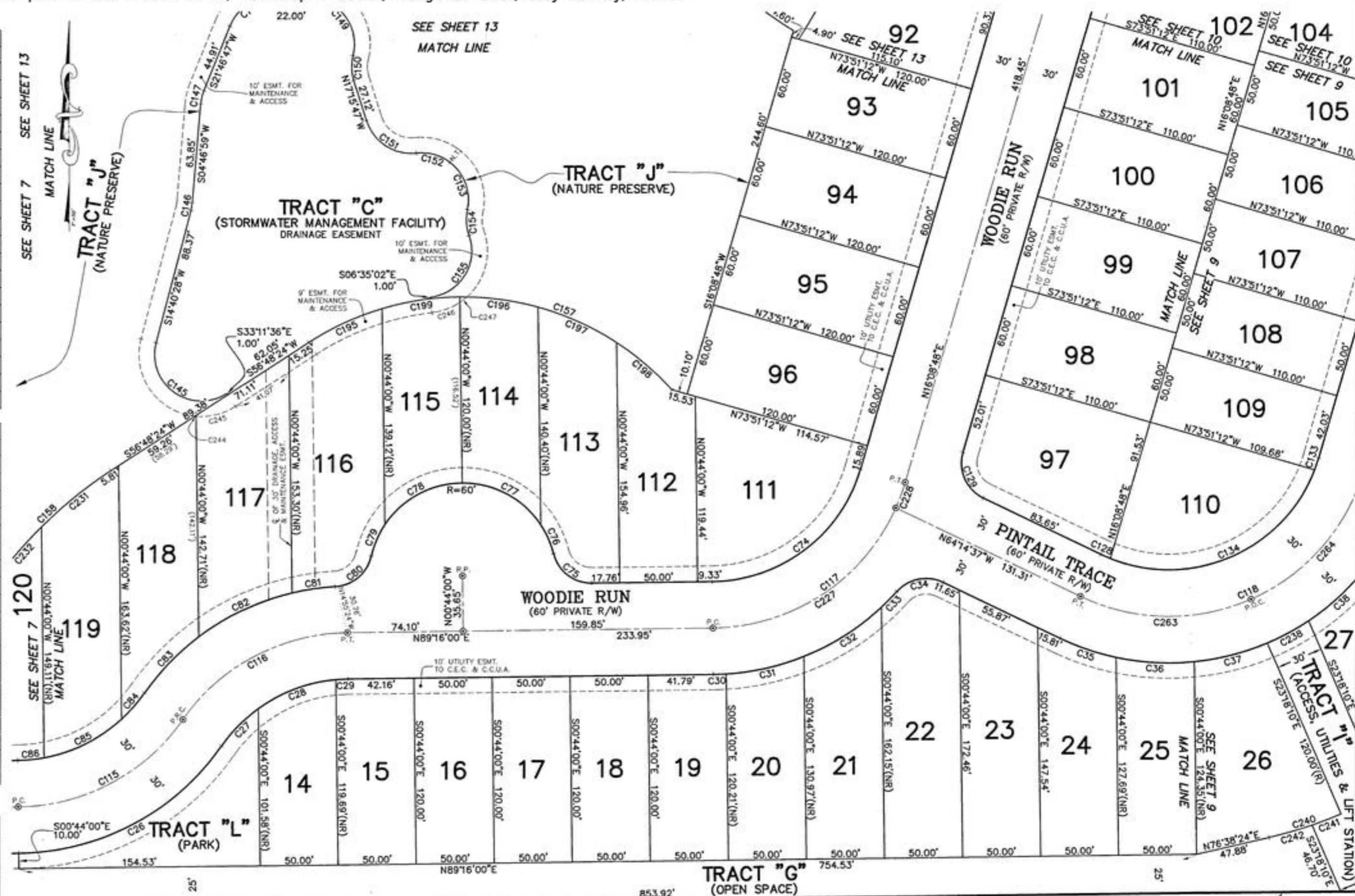
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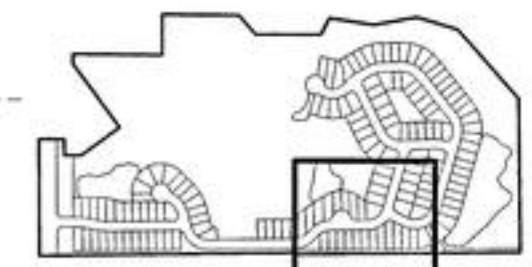
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C26	160.00	152.93	N61°53'02"E	147.18	54°45'56"
C27	100.00	33.91	S44°12'55"W	33.75	19°25'42"
C28	100.00	53.83	S69°21'00"W	53.16	30°50'29"
C29	100.00	7.85	S87°01'07"W	7.84	4°29'45"
C30	160.00	8.22	N87°47'43"E	8.22	2°56'34"
C31	160.00	51.36	N77°07'37"E	51.14	18°23'36"
C32	160.00	59.26	N57°19'10"E	58.93	21°13'20"
C33	160.00	14.11	N44°10'55"E	14.11	5°03'10"
C34	25.00	32.33	S78°42'21"W	30.13	74°06'03"
C35	160.00	38.16	S71°04'35"E	38.07	13°39'56"
C36	160.00	50.32	S86°55'07"E	50.11	18°01'08"
C37	160.00	48.52	N75°23'04"E	48.33	17°22'30"
C38	160.00	47.25	N47°25'48"E	47.08	16°55'13"
C74	100.00	127.62	N52°42'24"E	119.13	73°07'12"
C75	25.00	33.53	S52°18'48"E	31.07	76°50'24"
C76	60.00	20.40	N23°37'59"W	20.30	19°28'46"
C77	60.00	59.54	N61°48'09"W	57.13	56°51'33"
C78	60.00	58.69	S61°44'38"W	56.38	56°02'52"
C79	60.00	22.45	S23°00'08"W	22.32	21°26'08"
C80	25.00	32.41	N49°25'30"E	30.19	74°16'51"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C81	160.00	28.13	S81°31'43"W	28.09	10°04'24"
C82	160.00	66.51	S64°35'00"W	66.03	23°49'03"
C83	160.00	50.75	S43°35'16"W	50.54	18°10'24"
C84	100.00	22.18	N40°51'16"E	22.13	12°42'25"
C85	100.00	56.33	N63°20'48"E	55.59	32°16'38"
C86	100.00	17.07	N84°22'33"E	17.05	9°46'53"
C115	130.00	124.26	N61°53'02"E	119.58	54°45'56"
C116	130.00	124.26	N61°53'02"E	119.58	54°45'56"
C117	130.00	165.90	N52°42'24"E	154.87	73°07'12"
C118	130.00	226.01	S65°57'05"W	198.60	99°36'35"
C128	100.00	6.76	S66°10'44"E	6.75	3°52'14"
C129	25.00	35.08	S24°02'55"E	32.27	80°23'25"
C133	100.00	7.98	N18°25'57"E	7.98	4°34'17"
C134	100.00	159.12	N66°18'07"E	142.86	91°10'04"
C145	30.00	72.19	S54°15'34"E	55.99	137°52'04"
C146	30.00	5.18	N09°43'43"E	5.17	9°53'29"
C147	30.00	8.90	S13°16'53"W	8.87	16°59'49"
C149	30.00	54.08	N37°29'03"W	47.05	103°17'24"
C150	30.00	16.45	S01°33'04"E	16.25	31°25'27"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C151	30.00	41.51	S56°53'58"E	38.27	79°16'21"
C152	30.00	22.87	N74°42'00"W	22.32	43°40'16"
C153	30.00	34.44	N20°06'39"W	32.58	65°46'20"
C154	30.00	16.98	S03°26'25"E	16.76	32°25'52"
C155	30.00	53.97	N31°52'48"E	46.98	103°04'19"
C157	180.00	172.04	N69°12'09"W	165.57	54°49'45"
C158	280.00	98.51	S46°43'42"W	98.00	20°09'25"
C195	180.00	51.86	S65°03'35"W	51.68	16°30'22"
C196	180.00	50.69	N82°29'56"W	50.52	16°08'04"
C197	180.00	55.44	N65°36'27"W	55.23	17°38'55"
C198	180.00	47.00	N49°18'08"W	46.87	14°57'43"
C199	180.00	50.65	S81°22'24"W	50.48	16°07'15"
C227	130.00	148.42	N56°33'34"E	140.49	65°24'53"
C228	130.00	17.48	N19°59'58"E	17.47	7°42'19"
C231	280.00	57.61	S50°54'44"W	57.51	11°47'22"
C232	280.00	40.89	S40°50'01"W	40.86	8°22'03"
C238	160.00	30.18	N61°17'37"E	30.13	10°46'25"
C240	280.00	48.59	N71°40'07"E	48.53	9°56'34"
C241	280.00	20.02	N68°44'42"E	20.01	4°05'46"
C242	280.00	28.57	N73°43'00"E	28.56	5°50'49"



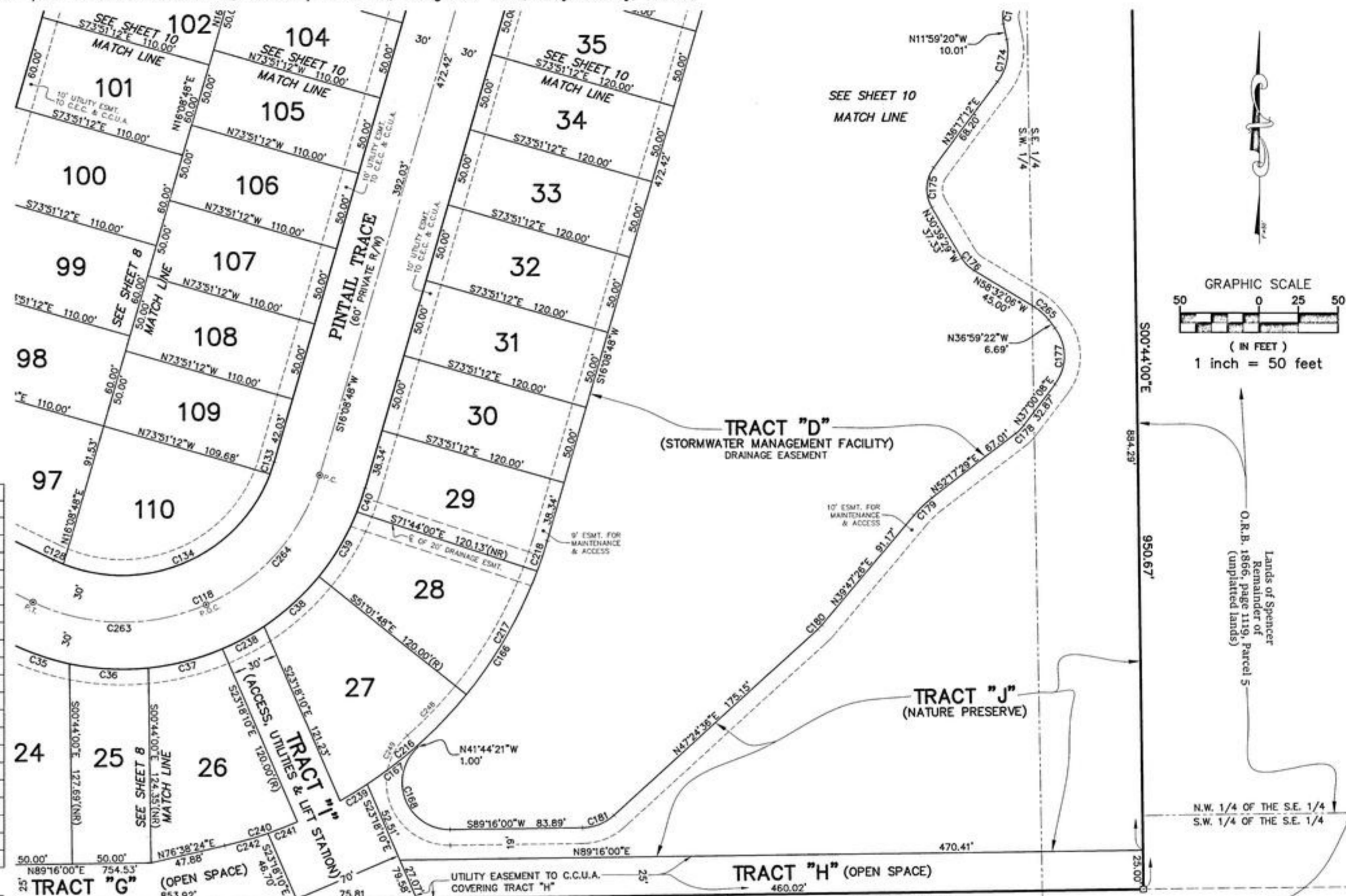
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C244	40.00	0.82	S84°35'06"E	0.82	1°10'25"
C245	40.00	26.54	N75°49'03"E	26.06	38°01'17"
C246	40.00	19.25	N69°37'47"E	19.06	27°34'22"
C247	40.00	5.62	N51°49'04"E	5.62	8°03'05"
C263	130.00	113.00	N89°08'46"W	109.48	49°48'17"
C264	130.00	113.00	S41°02'57"W	109.48	49°48'17"



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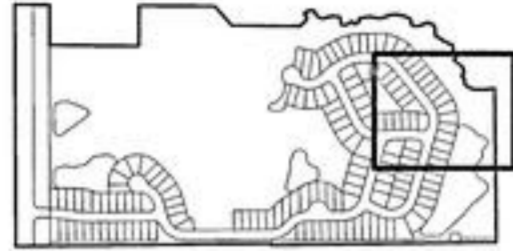
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C35	160.00	38.16	S71°04'35"E	38.07	13°39'56"
C36	160.00	50.32	S86°55'07"E	50.11	18°01'08"
C37	160.00	48.52	N75°23'04"E	48.33	17°22'30"
C38	160.00	47.25	N47°25'48"E	47.08	16°55'13"
C39	160.00	47.81	N30°24'36"E	47.63	17°07'12"
C40	160.00	15.93	N18°59'54"E	15.92	5°42'12"
C118	130.00	226.01	S65°37'05"W	198.60	99°36'35"
C128	100.00	6.76	S66°10'44"E	6.75	3°52'14"
C133	100.00	7.98	N18°25'57"E	7.98	4°34'17"
C134	100.00	159.12	N66°18'07"E	142.86	91°10'04"
C166	280.00	156.94	N32°12'14"E	154.89	32°06'51"
C167	280.00	39.83	N52°20'09"E	39.79	8°08'58"
C168	30.00	72.78	S21°14'10"E	56.20	138°59'40"
C174	34.00	28.65	N12°08'56"E	27.81	48°16'32"
C175	23.00	26.87	S02°48'52"W	25.37	66°56'42"
C176	23.00	11.19	S44°35'48"E	11.08	27°52'36"
C177	30.00	38.74	N00°00'23"E	36.11	73°59'30"
C178	28.00	7.47	N44°38'48"E	7.45	15°17'21"
C179	72.00	15.71	S46°02'28"W	15.68	12°30'03"
C180	28.00	3.72	N43°36'01"E	3.72	7°37'09"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C181	30.00	21.92	N68°20'18"E	21.43	41°51'24"
C216	280.00	105.44	N49°45'29"E	104.62	21°34'36"
C217	280.00	91.17	N29°38'30"E	90.77	16°39'24"
C218	280.00	20.36	N18°13'48"E	20.36	4°10'00"
C238	160.00	30.18	N61°17'37"E	30.13	10°48'25"
C239	280.00	20.21	N58°28'43"E	20.21	4°08'09"
C240	280.00	48.59	S71°40'07"E	48.53	9°56'34"
C241	280.00	20.02	N68°44'42"E	20.01	4°05'46"
C242	280.00	28.57	N73°43'00"E	28.56	5°50'49"
C248	271.00	43.95	N43°36'56"E	43.90	9°17'28"
C249	40.00	25.89	S29°51'31"W	25.25	36°48'17"
C263	130.00	113.00	N89°08'46"W	109.48	49°48'17"
C264	130.00	113.00	S41°02'57"W	109.48	49°48'17"
C265	32.00	12.03	N47°45'44"W	11.96	21°32'44"

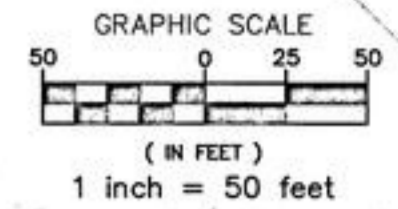
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DENOTES CONSERVATION EASEMENT
PARCEL 8 AS RECORDED IN O.R.B.
4492, PAGE 269.

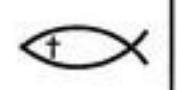


CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C41	160.00	31.93	N10°25'49"E	31.87	11°25'59"
C42	160.00	44.44	N03°14'39"W	44.30	15°54'56"
C43	160.00	44.44	N19°09'34"W	44.30	15°54'56"
C44	160.00	32.19	N32°52'53"W	32.14	11°31'41"
C45	160.00	27.35	N43°32'35"W	27.32	9°47'43"
C46	160.00	44.44	N56°23'54"W	44.30	15°54'56"
C119	130.00	124.32	S11°14'58"E	119.64	54°47'31"
C120	130.00	43.03	S83°20'13"E	42.84	16°58'02"
C122	130.00	121.84	S65°29'39"E	117.43	53°41'50"
C130	25.00	30.99	S51°39'47"W	29.05	71°01'58"
C131	100.00	33.10	N83°20'13"W	32.95	16°58'02"
C132	25.00	39.27	N28°51'12"W	35.36	90°00'00"
C135	25.00	39.27	N61°08'48"E	35.36	90°00'00"
C136	160.00	5.74	N74°52'51"W	5.74	2°03'19"
C137	160.00	47.23	N84°21'52"W	47.06	16°54'42"
C142	100.00	93.72	N65°29'39"W	90.33	53°41'50"
C143	100.00	33.58	N29°01'32"W	33.42	19°14'23"
C144	100.00	62.05	N01°37'46"W	61.06	35°33'08"
C159	280.00	30.35	N13°02'29"E	30.34	61°2'39"
C160	280.00	237.41	N14°21'17"W	230.36	48°34'52"

CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C169	30.00	54.22	S67°55'12"W	47.13	103°32'48"
C170	36.00	21.13	N43°29'23"W	20.83	33°36'01"
C171	34.00	27.87	S50°09'26"E	27.10	46°58'05"
C172	34.00	68.28	N16°06'31"W	57.37	115°03'55"
C173	21.00	19.58	S14°43'03"W	18.88	53°24'46"
C174	34.00	28.65	N12°08'56"E	27.81	48°16'32"
C212	280.00	55.87	N10°25'49"E	55.78	11°25'59"
C213	280.00	77.78	N03°14'39"W	77.53	15°54'56"
C214	280.00	77.78	N19°09'34"W	77.53	15°54'56"
C215	280.00	56.34	N32°52'53"W	56.24	11°31'41"
C220	40.00	14.70	N81°49'02"W	14.61	21°03'04"
C222	40.00	27.36	N19°02'52"W	26.83	39°11'42"
C223	40.00	27.36	N67°34'56"E	26.83	39°11'42"
C224	40.00	21.70	S77°16'37"E	21.44	31°05'13"
C225	40.00	13.57	S52°01'02"E	13.50	19°25'56"
C235	40.00	6.46	N43°16'22"W	6.45	9°15'17"
C259	40.00	19.44	S30°04'12"W	19.25	27°50'48"



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CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C45	160.00	27.35	N43°32'35"W	27.32	9°47'43"
C46	160.00	44.44	N56°23'54"W	44.30	15°54'56"
C47	160.00	44.44	N72°18'50"W	44.30	15°54'56"
C122	130.00	121.84	S65°29'39"E	117.43	53°41'50"
C142	100.00	93.72	N65°29'39"W	90.33	53°41'50"
C160	280.00	237.41	N14°21'17"W	230.36	48°34'52"
C161	280.00	262.41	N65°29'39"W	252.92	53°41'50"
C208	280.00	47.87	N43°32'35"W	47.81	9°47'43"
C209	280.00	77.78	N56°23'54"W	77.53	15°54'56"
C210	280.00	77.78	N72°18'50"W	77.53	15°54'56"
C211	280.00	58.99	N86°18'26"W	58.88	12°04'16"
C215	280.00	56.34	N32°52'53"W	56.24	11°31'41"
C235	40.00	6.46	N43°16'22"W	6.45	9°15'17"



PREPARED BY:
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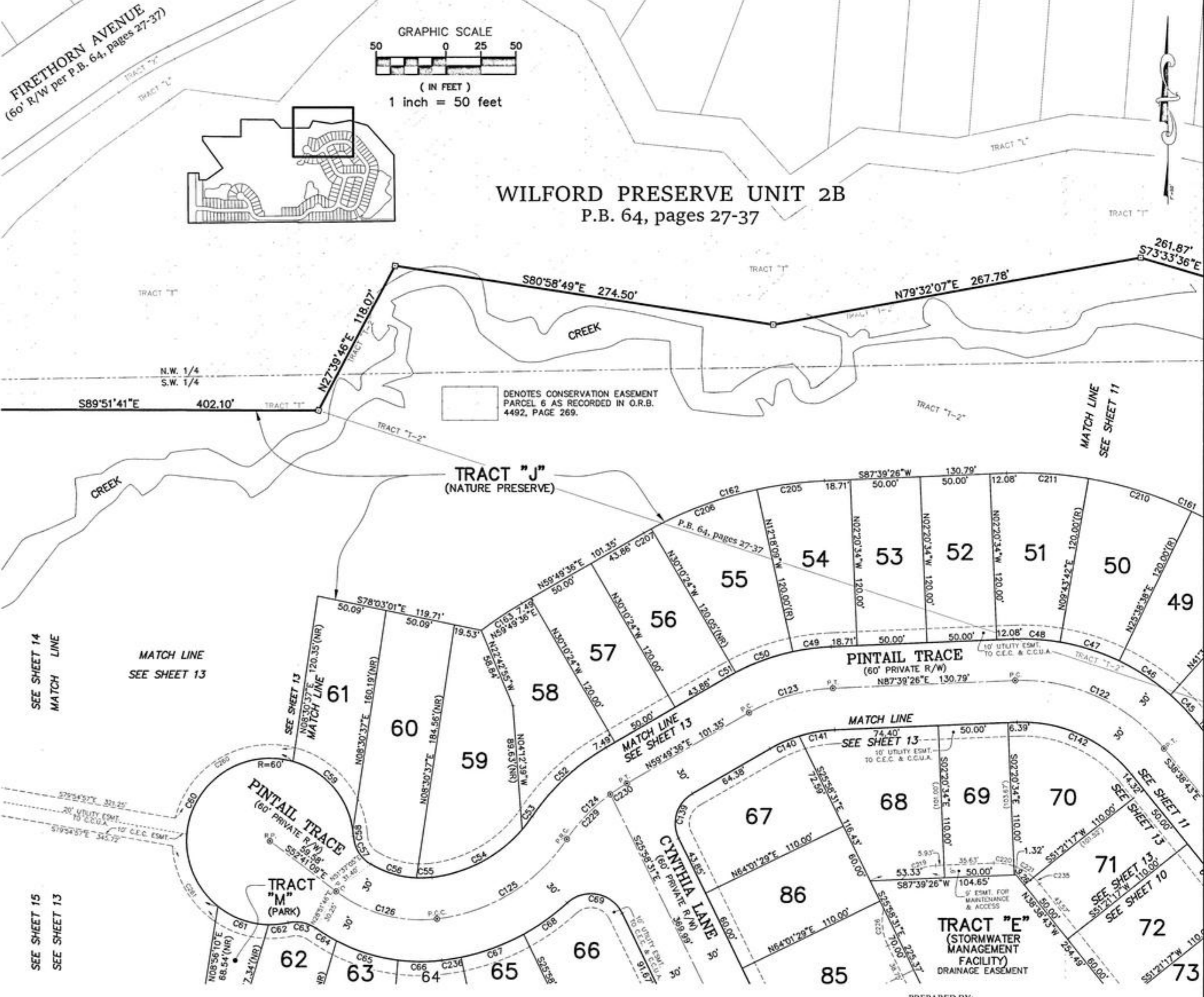
WILFORD PRESERVE UNIT 4

Being a Replat of a portion of Tracts "T" and "T-2", Wilford Preserve Unit 2A according to Plat Book 64, pages 16 through 26, of the Public Records of Clay County, Florida, together with all of Tract "T-2", Wilford Preserve Unit 2B according to Plat Book 64, pages 27 through 37, of said Public Records, also together with part of Sections 9 & 10, Township 4 South, Range 25 East, Clay County, Florida

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C45	160.00	27.35	N43°32'35"W	27.32	9°47'43"
C46	160.00	44.44	N56°23'54"W	44.30	15°54'56"
C47	160.00	44.44	N72°16'50"W	44.30	15°54'56"
C48	160.00	33.71	N86°18'26"W	33.65	12°04'16"
C49	160.00	27.81	S82°40'39"W	27.78	9°57'35"
C50	160.00	43.76	S69°51'43"W	43.63	15°40'15"
C51	160.00	6.14	S60°55'36"W	6.14	2°12'00"
C52	160.00	73.23	S46°42'54"W	72.59	26°13'23"
C53	100.00	11.99	N37°02'17"E	11.98	6°52'09"
C54	100.00	74.79	N61°54'00"E	73.06	42°51'16"
C55	70.00	11.29	N87°56'53"E	11.28	9°14'31"
C56	70.00	34.67	S73°14'25"E	34.32	28°22'52"
C57	25.00	24.35	S31°09'03"E	23.40	55°47'53"
C58	60.00	4.58	N05°26'10"W	4.57	4°22'08"
C59	60.00	69.70	N40°53'55"W	65.84	66°33'21"
C60	60.00	164.55	S27°15'30"W	117.62	157°07'50"
C61	60.00	39.48	S70°09'29"E	38.77	37°42'08"
C62	60.00	14.07	N84°16'21"E	14.04	13°26'12"
C63	25.00	20.86	N78°32'45"W	20.26	47°48'00"
C64	130.00	17.44	S58°28'19"E	17.42	7°41'08"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C65	130.00	46.31	S72°32'12"E	46.07	20°24'39"
C66	130.00	31.61	S89°42'27"E	31.53	13°55'51"
C67	160.00	47.87	N69°43'09"E	47.69	17°08'32"
C68	160.00	38.48	N54°15'28"E	38.39	13°46'50"
C69	25.00	46.54	N79°18'14"W	40.10	106°39'27"
C122	130.00	121.84	S65°29'39"E	117.43	53°41'50"
C123	130.00	63.15	N73°44'31"E	62.53	27°49'50"
C124	130.00	59.50	N46°42'54"E	58.98	26°13'23"
C125	130.00	112.82	N58°27'55"E	109.31	49°43'25"
C126	100.00	76.77	S74°40'46"E	74.90	43°59'14"
C139	25.00	37.44	S16°55'32"W	34.04	85°48'07"
C140	100.00	22.69	S66°19'32"W	22.64	12°59'52"
C141	100.00	25.89	S80°14'27"W	25.82	14°49'58"
C142	100.00	93.72	N65°29'39"W	90.33	53°41'50"
C161	280.00	262.41	N65°29'39"W	252.92	53°41'50"
C162	280.00	136.01	S73°44'31"W	134.67	27°49'50"
C163	280.00	34.96	S58°14'59"W	34.94	7°09'13"
C205	280.00	48.67	S82°40'39"W	48.61	9°57'35"
C206	280.00	81.19	S69°23'25"W	80.91	16°36'51"
C207	280.00	6.14	S60°27'18"W	6.14	1°15'24"

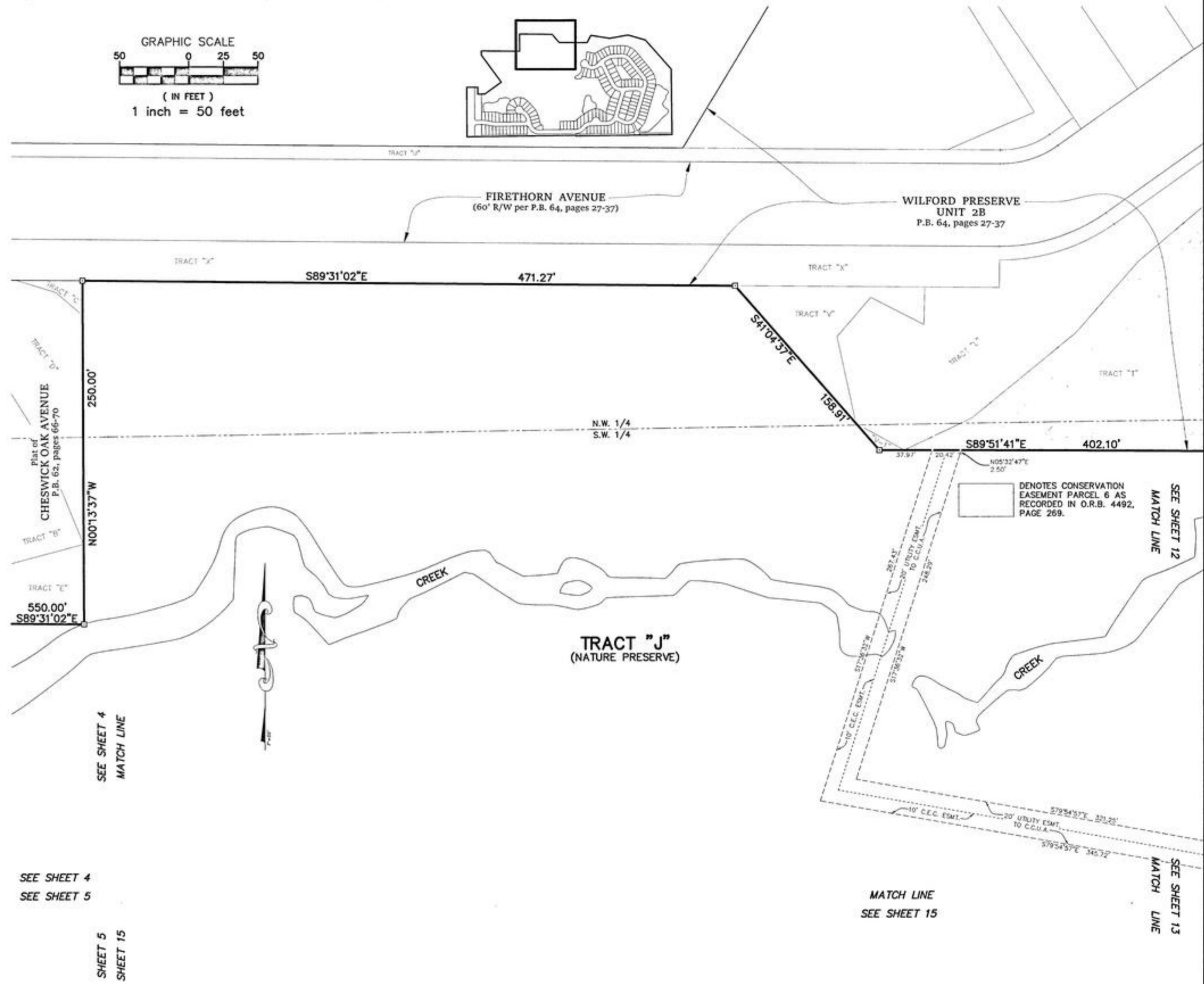
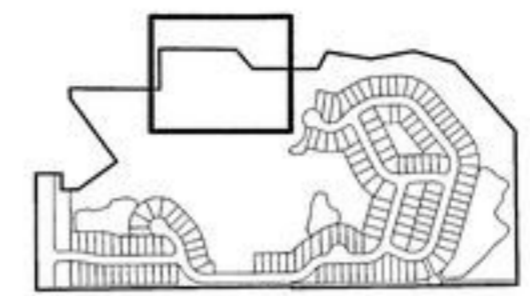
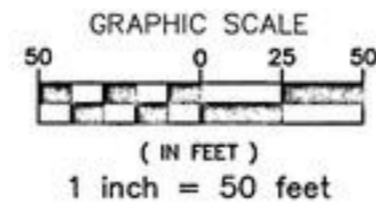
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C210	280.00	77.78	N72°18'50"W	77.53	15°54'56"
C211	280.00	58.99	N86°18'26"W	58.88	12°04'16"
C219	40.00	27.36	S68°03'35"W	26.83	39°11'42"
C220	40.00	14.70	N81°49'02"W	14.61	21°03'04"
C221	40.00	16.33	N59°35'45"W	16.22	23°23'30"
C226	40.00	27.36	S06°22'40"E	26.83	39°11'42"
C229	130.00	45.27	N43°34'46"E	45.04	19°57'07"
C230	130.00	14.23	N56°41'28"E	14.22	6°16'16"
C235	40.00	6.46	N43°16'22"W	6.45	9°15'17"
C236	160.00	14.07	N80°48'31"E	14.06	5°02'13"
C260	70.00	111.40	S59°10'52"W	100.01	91°11'10"
C261	70.00	64.74	S29°23'27"E	62.46	52°59'30"



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DENOTES CONSERVATION EASEMENT PARCEL 6 AS RECORDED IN O.R.B. 4492, PAGE 269.

SEE SHEET 4
SEE SHEET 5

SHEET 5
SHEET 15

MATCH LINE
SEE SHEET 15

SEE SHEET 12
MATCH LINE

SEE SHEET 13
MATCH LINE



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WILFORD PRESERVE UNIT 4

PLAT BOOK 74 PAGE 62
SHEET 15 OF 15 SHEETS

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SEE SHEET 4
SEE SHEET 14

SEE SHEET 14
MATCH LINE

SEE SHEET 5
MATCH LINE

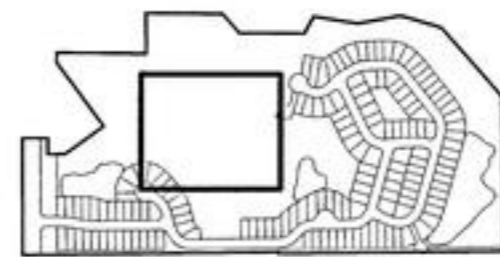
SEE SHEET 13
MATCH LINE

TRACT "J"
(NATURE PRESERVE)

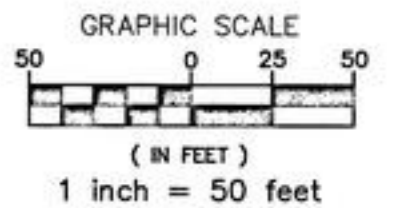
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C15	180.00	299.73	S89°02'25"W	266.28	95°24'29"
C95	60.00	37.15	N28°31'21"W	36.56	35°28'27"
C96	60.00	36.12	N63°50'17"W	35.58	34°29'26"
C97	60.00	36.04	S81°42'40"W	35.50	34°24'41"
C189	180.00	108.11	S81°42'40"W	106.49	34°24'41"
C190	180.00	108.35	N63°50'17"W	106.73	34°29'26"
C191	180.00	10.48	N44°35'27"W	10.48	3°20'14"



WOODIE RUN
(60' PRIVATE R/W)



MATCH LINE
SEE SHEET 7



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