CFN # 1000001416, PB BK: 67 PG: 36, Pages1/ 8, Recorded 6/22/2022 2:12 PM,
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk IANNUCCIS

SUGAR LEAF FARMS

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY FLORIDA.

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 8 and 9, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly most corner of Fall Creek At Oakleaf Plantation, as recorded in Plat Book 44, pages 73 through 80, of the Public Records of said county; thence South 88°34'27" East, along the Southerly lines of Tract "B" and Tract "A", said Fall Creek At Oakleaf Plantation, said line also being the Southerly line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 8, a distance of 1002.23 feet to its intersection of the East line of said Section 8, said line also being the West line of said Section 9 with said Southerly line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 8; thence North 88°37'03" East, continuing along said Southerly line of Tract "A" and along an Easterly prolongation of said Southerly line, 586.47 feet; thence South 01°22'29" East, 552.00 feet; thence South 63°13'02" East, 490.66 feet; thence South 17°49'24" West, 233.33 feet; thence South 39°08'36" West, 177.28 feet; thence South 59°03'14" West, 214.34 feet; thence South 71°53'11" West, 209.62 feet; thence North 53°13'13" West, 190.63 feet; thence North 38°27'19" West, 200.77 feet; thence South 88°24'14" West, 399.52 feet; thence North 63°15'05" West, 328.43 feet; thence North 55°40'07" West, 376.21 feet; thence South 79°52'11" West, 48.65 feet; thence South 11°11'29" East, 64.14 feet; thence South 08°27'11" East, 145.63 feet; thence South 81°32'49" West, 224.46 feet; thence North 10°07'49" West, 203.13 feet; thence South 79°52'11" West, 255.13 feet to the Southerly prolongation of the Easterly line of Tract "D", as depicted on Oaks At Oakleaf Plantation ~ Phase 2, as recorded in Plat Book 43, pages 57 through 66 of said Public Records; thence North 00°10'23" West, along said Southerly prolongation and along said Easterly line, 800.24 feet; thence South 88°34'27" East, continuing along said Easterly line, the Southerly line of Tract "C", said Oaks At Oakleaf Plantation ~ Phase 2, and along the Southerly line of Tract "A", the Southerly terminus of Oakleaf Village Parkway, a variable width right of way as presently established and the Southerly line of Tract "B" as depicted on Oakleaf Village Parkway Phase 4, as recorded in Plat Book 64, pages 53 and 54 of said Public Records, 333.23 feet to the Point of Beginning.

Containing 47.53 acres, more or less.

UTILITIES

Electric Service Provided By: Clay Electric Cooperative, Inc.
Water and Sanitary Sewer Service Provided By: CCUA

Engineer
Dominion Engineering Group, Inc.
4348 Southpoint Blvd.
Jacksonville, Florida 32216

Surveyor
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Owner
Richmond American Homes of Florida, LP
10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 22nd day of June, 2022 in Plat Book 67, Pages 36 through 43, of the Public Records of Clay County, Florida.

For Mani Cmrn, Chief Operations Officer
Tara S. Green, Clay County Clerk of Court

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 14 day of June, 2022.

Director

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Examined and approved this 13th day of June, 2022.

Richard Smith, P.E., Director. Department of Engineering

COUNTY COMMISSIONER'S APPROVAL

Examined and approved this 14 day of June, 2022 by the Board of County Commissioners, Clay County, Florida.

For Mani Cmrn, Chief Operations Officer
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board

Chairman of the Board

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 10th day of June, 2022.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

ADOPTION AND DEDICATION

This is to certify that Richmond American Homes of Florida, LP, a Colorado limited partnership, hereinafter "Owner", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as SUGAR LEAF FARMS made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as unobstructed maintenance easements, unobstructed access and drainage easements and drainage easements are hereby retained by Owner.

All rights-of-way shown hereon as Auvenshine Way, Bartram Downs Road, Cunningham Road, Oakleaf Village Parkway and Saint Charles Way, Tracts "A", "B", "C" and "D" (Stormwater Management Facility and Drainage Easement), Tracts "F" and "G" (Park) Tracts "H", "I" and "L" (Conservation Tracts), Tract "J" (Flood Compensatory Area) and Tract "K" (Future right of way) and 8' Private Unobstructed Drainage, Maintenance and Access Easements shall remain private and are hereby retained by Owner, its successors and assigns provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The roads, streets, drainage, sidewalks 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.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots 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 owner 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 private roadways shown on this plat. The Owner, its successors and assigns, reserves 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.

The Owner, hereby irrevocably and without reservation dedicates to CCUA, 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 CCUA utilities, together with the right of CCUA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Tract "E" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to Clay County Utility Authority, its successors and assigns.

The 25'x25' CEC easement and the CEC Easements are dedicated to the Clay Electric Cooperative, Inc., its successors in title, for use in its underground electrical distribution system.

CCUA Utility Easements and 3' foot CCUA Easements are dedicated to Clay County Utility Authority, its successors and assigns.

Owner hereby irrevocably and without reservation dedicates to Clay Electric Cooperative, its successors and assigns, a non-exclusive easement over, upon and under the road rights-of-way designated on this plat and all future right of way tracts, for its non-exclusive use in conjunction with the installation, maintenance, and use of C.E.C. utilities together with the right of C.E.C. its successors and assigns, of ingress and egress to and over said road rights-of-way designated on this plat, as authorized by owner in writing.

The Owner, hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as tracts, parcels and easements, except for CEC easements and CEC/CCUA easements.

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, the undersigned Owner has executed this plat on the _____ day of _____, 2022.

Richmond American Homes of Florida, LP
a Colorado limited partnership

By: _____
Print Name: Matthew Stack
Its: SVP Land Acquisition

Witness: _____ Witness: _____
Alex Allison — Print Name
Jeffrey D. Yost — Print Name

Notary Public State of Florida
Amanda M Belair
My Commission HH 143929
Expires 06/20/2025

STATE OF FL, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [__] online notarization, this 10 day of June, 2022, by Matthew Stack, the SVP Land Acquisition of Richmond American Homes of Florida, LP, a Colorado limited partnership, who [X] is personally known to me or who [__] has produced _____ as identification.

Notary Public, State of Florida at Large
Amanda Belair
Printed Name

My Commission expires 6/20/25
Commission Number HH143929

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 Part 1, Section 177.081 (1), and that said plat has been reviewed for conformity to Florida statutes chapter 17 part 1. This certification is made on this 10th day of June, 2022.

Signed: _____
Print Name: Nathan P. Perret
Florida Registration No.: LS 6900
For Perret and Associates, Inc.

Print Address: 1484 Monticello Road
Jacksonville, Florida
32207

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CFN # 1000001416, PB BK: 67 PG: 36, Pages1/ 8, Recorded 6/22/2022 2:12 PM,
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk IANNUCCIS

SUGAR LEAF FARMS

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY FLORIDA.

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 8 and 9, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly most corner of Fall Creek At Oakleaf Plantation, as recorded in Plat Book 44, pages 73 through 80, of the Public Records of said county; thence South 88°34'27" East, along the Southerly lines of Tract "B" and Tract "A", said Fall Creek At Oakleaf Plantation, said line also being the Southerly line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 8, a distance of 1002.23 feet to its intersection of the East line of said Section 8, said line also being the West line of said Section 9 with said Southerly line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 8; thence North 88°37'03" East, continuing along said Southerly line of Tract "A" and along an Easterly prolongation of said Southerly line, 586.47 feet; thence South 01°22'29" East, 552.00 feet; thence South 63°13'02" East, 490.66 feet; thence South 17°49'24" West, 233.33 feet; thence South 39°08'36" West, 177.28 feet; thence South 59°03'14" West, 214.34 feet; thence South 71°53'11" West, 209.62 feet; thence North 53°13'13" West, 190.63 feet; thence North 38°27'19" West, 200.77 feet; thence South 88°24'14" West, 399.52 feet; thence North 63°15'05" West, 328.43 feet; thence North 55°40'07" West, 376.21 feet; thence South 79°52'11" West, 48.65 feet; thence South 11°11'29" East, 64.14 feet; thence South 08°27'11" East, 145.63 feet; thence South 81°32'49" West, 224.46 feet; thence North 10°07'49" West, 203.13 feet; thence South 79°52'11" West, 255.13 feet to the Southerly prolongation of the Easterly line of Tract "D", as depicted on Oaks At Oakleaf Plantation ~ Phase 2, as recorded in Plat Book 43, pages 57 through 66 of said Public Records; thence North 00°10'23" West, along said Southerly prolongation and along said Easterly line, 800.24 feet; thence South 88°34'27" East, continuing along said Easterly line, the Southerly line of Tract "C", said Oaks At Oakleaf Plantation ~ Phase 2, and along the Southerly line of Tract "A", the Southerly terminus of Oakleaf Village Parkway, a variable width right of way as presently established and the Southerly line of Tract "B" as depicted on Oakleaf Village Parkway Phase 4, as recorded in Plat Book 64, pages 53 and 54 of said Public Records, 333.23 feet to the Point of Beginning.

Containing 47.53 acres, more or less.

UTILITIES

Electric Service Provided By: Clay Electric Cooperative, Inc.
Water and Sanitary Sewer Service Provided By: CCUA

Engineer
Dominion Engineering Group, Inc.
4348 Southpoint Blvd.
Jacksonville, Florida 32216

Surveyor
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Owner
Richmond American Homes of Florida, LP
10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 22nd day of June, 2022 in Plat Book 67, Pages 36 through 43, of the Public Records of Clay County, Florida.

For Mani Cmrn, Chief Operations Officer
Tara S. Green, Clay County Clerk of Court

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 14 day of June, 2022.

Director

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Examined and approved this 13th day of June, 2022.

Richard Smith, P.E., Director. Department of Engineering

COUNTY COMMISSIONER'S APPROVAL

Examined and approved this 14 day of June, 2022 by the Board of County Commissioners, Clay County, Florida.

For Mani Cmrn, Chief Operations Officer
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board

Chairman of the Board

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 10th day of June, 2022.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

ADOPTION AND DEDICATION

This is to certify that Richmond American Homes of Florida, LP, a Colorado limited partnership, hereinafter "Owner", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as SUGAR LEAF FARMS made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as unobstructed maintenance easements, unobstructed access and drainage easements and drainage easements are hereby retained by Owner.

All rights-of-way shown hereon as Auvenshine Way, Bartram Downs Road, Cunningham Road, Oakleaf Village Parkway and Saint Charles Way, Tracts "A", "B", "C" and "D" (Stormwater Management Facility and Drainage Easement), Tracts "F" and "G" (Park) Tracts "H", "I" and "L" (Conservation Tracts), Tract "J" (Flood Compensatory Area) and Tract "K" (Future right of way) and 8' Private Unobstructed Drainage, Maintenance and Access Easements shall remain private and are hereby retained by Owner, its successors and assigns provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The roads, streets, drainage, sidewalks 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.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots 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 owner 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 private roadways shown on this plat. The Owner, its successors and assigns, reserves 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.

The Owner, hereby irrevocably and without reservation dedicates to CCUA, 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 CCUA utilities, together with the right of CCUA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

Tract "E" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to Clay County Utility Authority, its successors and assigns.

The 25'x25' CEC easement and the CEC Easements are dedicated to the Clay Electric Cooperative, Inc., its successors in title, for use in its underground electrical distribution system.

CCUA Utility Easements and 3' foot CCUA Easements are dedicated to Clay County Utility Authority, its successors and assigns.

Owner hereby irrevocably and without reservation dedicates to Clay Electric Cooperative, its successors and assigns, a non-exclusive easement over, upon and under the road rights-of-way designated on this plat and all future right of way tracts, for its non-exclusive use in conjunction with the installation, maintenance, and use of C.E.C. utilities together with the right of C.E.C. its successors and assigns, of ingress and egress to and over said road rights-of-way designated on this plat, as authorized by owner in writing.

The Owner, hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as tracts, parcels and easements, except for CEC easements and CEC/CCUA easements.

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, the undersigned Owner has executed this plat on the _____ day of _____, 2022.

Richmond American Homes of Florida, LP
a Colorado limited partnership

By: _____
Print Name: Matthew Stack
Its: SVP Land Acquisition

Witness: _____ Witness: _____
Alex Allison — Print Name
Jeffrey D. Yost — Print Name

Notary Public State of Florida
Amanda M Belair
My Commission HH 143929
Expires 06/20/2025

STATE OF FL, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [__] online notarization, this 10 day of June, 2022, by Matthew Stack, the SVP Land Acquisition of Richmond American Homes of Florida, LP, a Colorado limited partnership, who [X] is personally known to me or who [__] has produced _____ as identification.

Notary Public, State of Florida at Large
Amanda Belair
Printed Name

My Commission expires 6/20/25
Commission Number HH143929

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 Part 1, Section 177.081 (1), and that said plat has been reviewed for conformity to Florida statutes chapter 17 part 1. This certification is made on this 10th day of June, 2022.

Signed: _____
Print Name: Nathan P. Perret
Florida Registration No.: LS 6900
For Perret and Associates, Inc.

Print Address: 1484 Monticello Road
Jacksonville, Florida
32207

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624