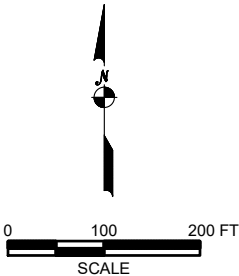


SPECIAL PURPOSE SURVEY
AND DESCRIPTION SKETCH

IN SECTIONS 3 & 4, TOWNSHIP 12 SOUTH, RANGE 22 EAST
ALACHUA COUNTY, FLORIDA
FOR: TEP GROUP



SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD'83 (2011) ADJUSTMENT, AS EVIDENCED BY THE BEARING OF SOUTH 87°21'20" WEST ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2291, PAGE 2644 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 5, 2026.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE RIGHTS-OF-WAYS OF THE CSX RAILROAD AND U.S. HIGHWAY NO. 301, AND TO DESCRIBE 10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS "A", "B", AND "C" FOR THE FUTURE INSTALLATION OF PROPOSED BURIED FIBER-OPTIC CABLES ALONG A PORTION OF BURNT ISLAND ROAD, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 301, AND TO DEPICT EXISTING ABOVE-GROUND IMPROVEMENTS WITHIN THE PROJECT AREA. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

LEGEND

- INDICATES IRON REBAR FOUND AS NOTED
- ▲ INDICATES NAIL & DISK FOUND AS NOTED
- INDICATES FOUND CONCRETE MONUMENT WITH NAIL & DISK STAMPED "L.B. 021"
- F.S.R.D. STATE OF FLORIDA STATE ROAD DEPARTMENT
- (D) INDICATES RECORD DESCRIPTION DATA PER OFFICIAL RECORD BOOK 2291, PAGE 2644
- O.R.B. OFFICIAL RECORD BOOK
- R/W RIGHT-OF-WAY
- C.C.R. FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORD
- INDICATES LIMEROCK / SAND ROAD
- INDICATES ASPHALT

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DESIGNED C. BREWER
DRAWN C. BREWER
CHECKED DAVE SHORT

DATE 05/05/2026
PROJECT # 266-31

LOCHLOOSA FIBER SITE
(BURNT ISLAND RD)

DRAWING# 266-31

SHEET# 1 OF 3

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 87°20'50" E N 87°20'22" E(D)	42.94'
L2	N 83°19'12" W N 83°20'20" W(D)	10.00'
L3	S 87°21'20" W S 87°21'03" W(D)	121.68' 121.74'(D)

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C1	3943.72'	04°49'49" 04°49'26"(D)	332.48 332.04'(D)	S 09°13'22" W 332.38' S 09°04'24" W 331.94'(D)
C2	3953.72'	07°50'55" 07°51'13"(D)	541.59' 541.95'(D)	S 02°45'17" W 541.17' S 02°44'04" W 541.53'(D)

PARCEL OWNERSHIP INFORMATION

PARCEL	OWNER	PARCEL IDENTIFICATION NUMBER	O.R.B. / PAGE
(A)	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	20166-001-000	2291 / 2644
(B)	MILTON FANTIN	20168-001-000	3002 / 944
(C)	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	20170-000-000	1950 / 1620
(D)	ALACHUA COUNTY	20167-000-000	4741 / 1647
(E)	CSX TRANSPORTATION, INC.	92060-502-900	NOT PROVIDED
(F)	SEABOARD COASTLINE RAILROAD COMPANY	20170-001-000	280 / 200

CALCULATED N.W. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3-12S-22E (CORNER NOT RECOVERED AS A PART OF THIS SURVEY)

S. LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 4-12S-22E
N. LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 4-12S-22E

PORTION OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 22 EAST

SEE SITE DETAILS ON SHEET 2 OF 2

BURNT ISLAND ROAD
NO RIGHT-OF-WAY INFORMATION PROVIDED BY THE CLIENT OR FOUND IN THIS OFFICE'S SEARCH OF THE PUBLIC RECORDS

COOTER BOB ROAD
(NOT LOCATED AS A PART OF THIS SURVEY)
NO RIGHT OF WAY INFORMATION PROVIDED BY THE CLIENT OR FOUND IN THIS OFFICE'S SEARCH OF THE PUBLIC RECORDS

POINT OF COMMENCEMENT:
S.W. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3-12S-22E

S.W. CORNER OF THE S.W. 1/4 OF SECTION 3-12S-22E
HORIZONTAL POSITION INFORMATION PER C.C.R. DOCUMENT NUMBER 065261 (CORNER NOT RECOVERED AS A PART OF THIS SURVEY)

OLD STATE ROAD NO. 31
DEPICTED ON F.S.R.D. MAP SECTION NO. 26060-2109
100' WIDE R/W
(NO PHYSICAL ROADWAY EXISTS)

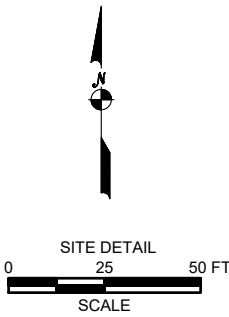
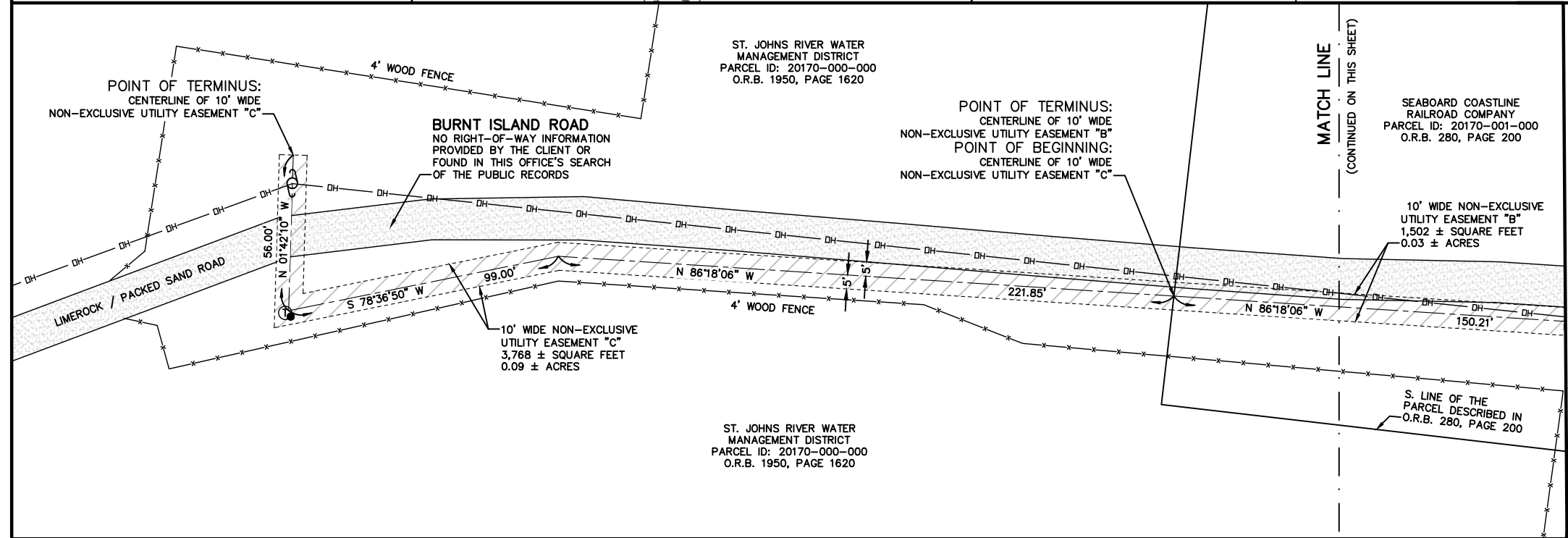
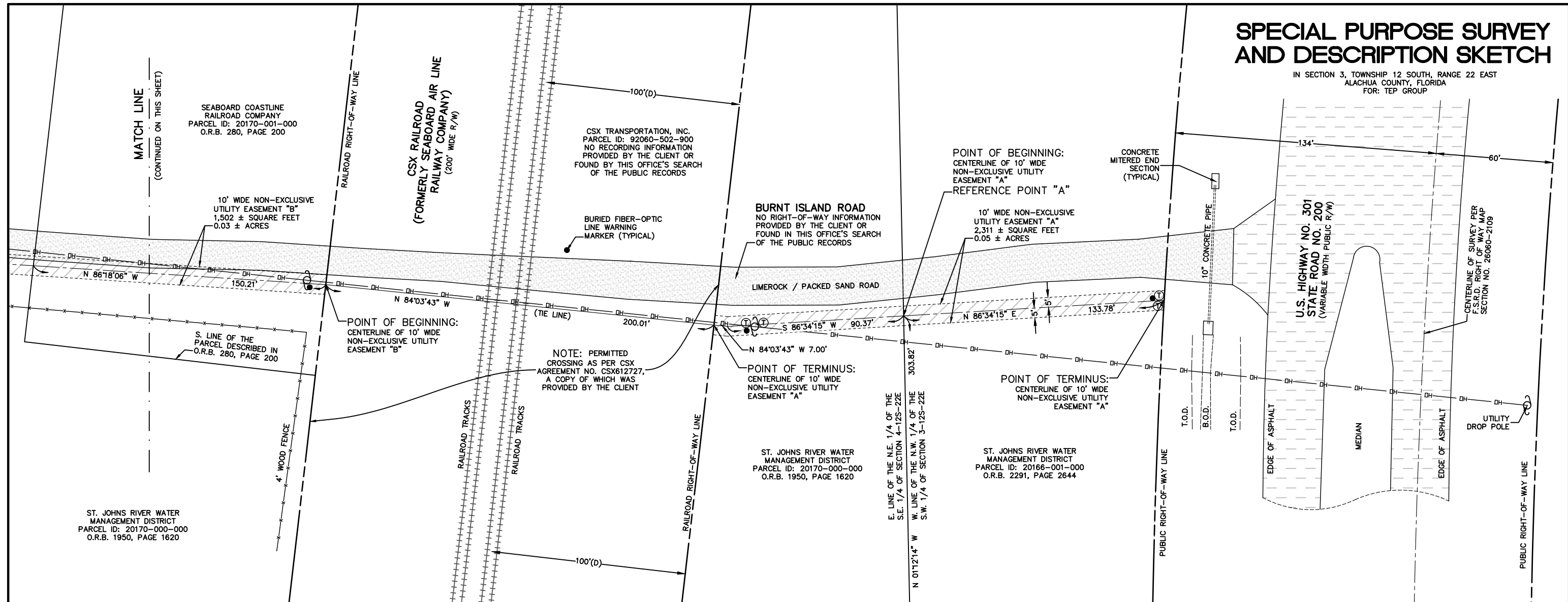
S. LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 3-12S-22E
N. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3-12S-22E

CENTERLINE OF SURVEY PER F.S.R.D. RIGHT OF WAY MAP SECTION NO. 26060-2109

S. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3-12S-22E
N. LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 3-12S-22E

SPECIAL PURPOSE SURVEY AND DESCRIPTION SKETCH

IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 22 EAST
ALACHUA COUNTY, FLORIDA
FOR: TEP GROUP



- LEGEND**
- OH — INDICATES OVERHEAD UTILITY LINE
 - INDICATES UTILITY POLE
 - x — INDICATES FENCE AS NOTED
 - ▨ INDICATES LIMEROCK / SAND ROAD
 - ▬ INDICATES ASPHALT
 - ① INDICATES TELEPHONE PEDESTAL
 - INDICATES BURIED FIBER-OPTIC LINE WARNING MARKER
 - O.R.B. OFFICIAL RECORD BOOK
 - F.S.R.D. STATE OF FLORIDA STATE ROAD DEPARTMENT

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DESIGNED	C. BREWER	TEP	SCALE	AS SHOWN
DRAWN	C. BREWER		DATE	05/05/2026
CHECKED	DAVE SHORT		PROJECT #	266-31

LOCHLOOSA FIBER SITE
(BURNT ISLAND RD)

DRAWING# 266-31SHEET# 2 OF 3

SPECIAL PURPOSE SURVEY
AND DESCRIPTION SKETCH

IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 22 EAST
ALACHUA COUNTY, FLORIDA
FOR: TEP GROUP

PROPERTY DESCRIPTIONS

10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT "A"
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, AND THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 22 EAST,
ALACHUA COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 3, TOWNSHIP 12 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH
01°12'14" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR
303.82 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT
WIDE NON-EXCLUSIVE UTILITY EASEMENT "A", SAID POINT ALSO BEING REFERENCE POINT "A";
THENCE NORTH 86°34'15" EAST FOR 133.78 FEET TO AN INTERSECTION WITH THE WESTERLY
RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND A
POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURN TO SAID REFERENCE
POINT "A"; THENCE SOUTH 86°34'15" WEST FOR 90.37 FEET; THENCE NORTH 84°03'43" WEST FOR
7.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD
(FORMERLY THE SEABOARD AIR LINE RAILWAY COMPANY) (A 200 FOOT WIDE RIGHT-OF-WAY) AND
THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 2,311 SQUARE FEET (0.05 ACRES), MORE OR LESS.

10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT "B"
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH,
RANGE 22 EAST, ALACHUA COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 3, TOWNSHIP 12 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH
01°12'14" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR
303.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 10 FOOT WIDE NON-EXCLUSIVE
UTILITY EASEMENT "A"; THENCE SOUTH 86°34'15" WEST ALONG SAID CENTERLINE FOR 90.37 FEET;
THENCE NORTH 84°03'43" WEST ALONG SAID CENTERLINE FOR 7.00 FEET TO THE MOST WESTERLY
ENDPOINT OF SAID CENTERLINE, AT AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF
THE CSX RAILROAD (FORMERLY THE SEABOARD AIR LINE RAILWAY COMPANY) (A 200 FOOT WIDE
RIGHT-OF-WAY); THENCE CONTINUE NORTH 84°03'43" WEST FOR 200.01 FEET TO AN INTERSECTION
WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD, SAID POINT ALSO BEING ON THE
EASTERLY LINE OF THE "SEABOARD COASTLINE RAILROAD COMPANY" PARCEL, AS PER DESCRIPTION
RECORDED IN OFFICIAL RECORD BOOK 280, PAGE 200 OF THE PUBLIC RECORDS OF SAID ALACHUA
COUNTY AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT
WIDE NON-EXCLUSIVE UTILITY EASEMENT; THENCE NORTH 86°18'06" WEST FOR 150.21 FEET TO AN
INTERSECTION WITH THE WESTERLY LINE OF SAID "SEABOARD COASTLINE RAILROAD COMPANY"
PARCEL AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

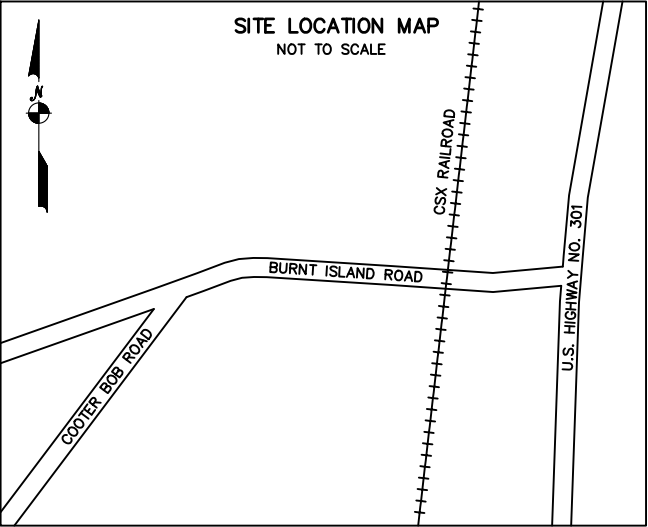
CONTAINING 1,502 SQUARE FEET (0.03 ACRES), MORE OR LESS.

10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT "C"
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH,
RANGE 22 EAST, ALACHUA COUNTY, FLORIDA, LYING WITHIN 5 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 3, TOWNSHIP 12 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH
01°12'14" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR
303.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 10 FOOT WIDE NON-EXCLUSIVE
UTILITY EASEMENT "A"; THENCE SOUTH 86°34'15" WEST ALONG SAID CENTERLINE FOR 90.37 FEET;
THENCE NORTH 84°03'43" WEST ALONG SAID CENTERLINE FOR 7.00 FEET TO THE MOST WESTERLY
ENDPOINT OF SAID CENTERLINE, AT AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF
THE CSX RAILROAD (FORMERLY THE SEABOARD AIR LINE RAILWAY COMPANY) (A 200 FOOT WIDE
RIGHT-OF-WAY); THENCE CONTINUE NORTH 84°03'43" WEST FOR 200.01 FEET TO THE MOST
EASTERLY ENDPOINT OF THE CENTERLINE OF A 10 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT
"B", AT AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD, SAID
POINT ALSO BEING ON THE EASTERLY LINE OF THE "SEABOARD COASTLINE RAILROAD COMPANY"
PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 280, PAGE 200 OF THE
PUBLIC RECORDS OF SAID ALACHUA COUNTY; THENCE NORTH 86°18'06" WEST ALONG SAID
CENTERLINE FOR 150.21 FEET TO THE MOST WESTERLY ENDPOINT OF SAID CENTERLINE, AT AN
INTERSECTION WITH THE WESTERLY LINE OF SAID "SEABOARD COASTLINE RAILROAD COMPANY"
PARCEL AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 10 FOOT
WIDE NON-EXCLUSIVE UTILITY EASEMENT "C"; THENCE NORTH 86°18'06" WEST FOR 221.85 FEET;
THENCE SOUTH 78°36'50" WEST FOR 99.00 FEET; THENCE NORTH 01°42'10" WEST FOR 56.00 FEET
TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 3,768 SQUARE FEET (0.09 ACRES), MORE OR LESS.



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DRAWN	C. BREWER
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LOCHLOOSA FIBER SITE
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SHEET# 3 OF 3