

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of First Coast Regional
Utilities, Inc. for amendment to
Certificate No. 680-W and No. 578-S
for water and wastewater service
in Baker County, Florida.

DOCKET NO.

**APPLICATION FOR AMENDMENT OF WATER
AND WASTEWATER SERVICE TERRITORIES**

Applicant, First Coast Regional Utilities, Inc. (hereinafter "FCRU", the "Utility", or "the Applicant"), by and through its undersigned attorneys, and pursuant to Sections 367.045, Florida Statutes, and Rule 25-30.036, Florida Administrative Code, files this Application for an amendment to the certificates of authorization for its water and wastewater service territories in Duval, Baker and Nassau Counties and in support thereof states:

1. The Applicant's name, mailing address and telephone number is:

First Coast Regional Utilities, Inc.
Post Office Box 238
Lake Butler, Florida 32054
Phone: 386-496-3509 / Fax: 386-496-4309

2. The name and address of the persons to contact concerning this Application is:

F. Marshall Deterding
William E. Sundstrom, P.A.
Sundstrom & Mindlin, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
Phone: 850-877-6555
mdeterding@sfflaw.com
wsundstrom@sfflaw.com

3. Hand delivered in accordance with the requirements of Rule 25-30.036(2)(a) and 25-30.020(2)(b) as filing fee for both water and wastewater totaling

\$3,500 and representing 3,500 ERCs each for water and wastewater service to be served by the proposed amendment of service territory.

4. Proof of noticing in accordance with the requirements of Rule 25-30.036, FAC and 25-30.030, FAC, will be provided as late filed **Exhibit A** to this application as soon as such noticing is complete.

5. The Utility's certificated name, address, phone number, federal employment identification number and authorized representative is:

First Coast Regional Utilities, Inc.
12469 West State Road 100
Lake Butler, Florida 32054
Robert Kennelly, President
FEIN: 84-1954483

A Florida corporation authorized to do business in Florida which was formed on March 26, 2019. The names and addresses of the officers are as follows:

Robert Kennelly, President
Denise Howard, Secretary
Post Office Box 238
Lake Butler, Florida 32054
Phone: 386-496-3509 / Fax: 386-496-4309

The names and addresses of the sole shareholder of the Applicant is as follows:

301 Capital Partners, LLC
Post Office Box 238
Lake Butler, Florida 32054
Phone: 386-496-3509 / Fax: 386-496-4309

6. Based upon the Utility's original certification filing approved by the Commission in Docket No. 20190168-WS, the Utility initially intends to serve 2,500 residential and 300 commercial ERCs with wastewater and reuse irrigation services within the first phase of its original service territory.

7. The Utility anticipates that the extension of the service area will result in the addition of approximately 1,000 ERCs of Industrial Demand, 1,830 single family ERCs, and 670 townhome ERCs at buildout, all of which will be provided water and wastewater services. The Utility will also serve those single family customers with reuse service. The proposed extension area is known as the “Midpoint Commons” development. It is unknown at this time what the exact configuration or meter sizes of the future ERCs will be. The great majority of the single family and townhome customers will be served with 5/8” meters. The industrial customers meter configuration is unknown. The Development is expected to progress in five - 5 year phases.

The first of the planned phases of development anticipates approximately 200 ERCs of Industrial, and 300 ERCs of single family, development over the first 5 years.

8. The current land use designation of the proposed extension territory as described in local comprehensive plan at the time of this application is designated Industrial, Commercial and Agriculture Zone A and Agriculture Zone B on the Baker County Future Land Use Map.

Future Land Use Designation	Acreage
Agriculture Zone A	1379 ac
Agriculture Zone B	92.23 ac
Commercial	34.84 ac
Industrial	701.52 ac

A large scale land use amendment will be filed with Baker County to change the current land use designations from the categories listed above to Mixed Use land use. The proposed Mixed Use designation is planned for 10.5MSF of Industrial Use and 2,500

residential units.

9. The proposed service territory is located in Baker County, Florida generally defined as that area between US90 to the north and Interstate 10 to the south. The Baker County Comprehensive Plan or Land Development Code does not designate the property as subject to any special environmental overlay or area plan. The proposed service territory includes wetland habitat subject to state jurisdictional permitting.

10. The Midpoint Commons development also consists of a small area along the western boundary that is planned for commercial development. That portion of the development is to be served with water and wastewater service by the City of Macclenny which is immediately adjacent thereto. The City does not have the capacity in place or planned to service the remainder of the Midpoint Commons property.

11. The Midpoint Commons developer has requested service from FCRU and FCRU has agreed to provide that service. See attached **Exhibit B**.

12. The Utility is in the permitting and design phases for construction of a water treatment plant with a capacity of 1 MGD and a wastewater plant with a capacity of 0.3 MGD. Both are planned for expansion as needed to meet the needs of the existing territory as well as the extension area.

13. The Utility is not aware of any land use restrictions, such as environmental restrictions, imposed by governmental authorities, which would conflict with or oppose the provision of services as outlined herein.

The Utility is planning to service the immediate needs of the current and proposed territories from its existing planned treatment facilities and will have adequate excess capacity to do so once these facilities are completed.

14. A legal description of the territory proposed to be served in a format prescribed by Rule 25-30.020, FAC, is attached hereto as **Exhibit C**. Included as part of **Exhibit C** is (a) a legal description and map of the complete territory, including the existing and expanded services areas; (b) a legal description and map of the proposed extension. Both of these legal descriptions and maps are in a format prescribed by Rule 25-30.029, FAC.

15. There are no existing lines and treatment facilities at present.

16. There is currently no detailed system map showing the proposed lines and treatment facilities and the territory proposed to be served. In addition, the development of the extension parcel, known as “Midpoint Commons”, is not yet finalized and, as such, exact plans for proposed lines and facilities have not been finalized and, therefore, are not depicted on any map.

17. As noted, there are no existing facilities in place at present. The capacity of the proposed lines, the capacity of the proposed treatment facilities and design capacity of the proposed extension is as outlined above and will be modified and expanded to meet the needs of both the existing and proposed territory.

18. The current wastewater plant operating permit issued by the Department of Environmental Protection is attached as **Exhibit D**. The Consumptive Use Permits issued by the Southwest Florida Water Management District is attached hereto as **Exhibit E**.

19. As there are no existing facilities in place at present, there are no DEP and/or County Health Department sanitary survey, compliance inspection report, and secondary standards drinking water report at the present time.

20. There has been no correspondence with DEP, the County Health Departments or Water Management District related to Consent Orders or Warning Letters for the last five years. The Utility, through its engineers, has only corresponded with DEP, the County Health Department and the Water Management District concerning required permitting.

21. The Utility is currently exploring its options for obtaining a low-cost financing for construction that the Utility will undertake within the next two years to comply with DEP requirements for water and wastewater treatment and lines. At this time, the exact source of such funding is unknown. As such, the impact on the Utility's capital structure is currently unknown.

22. To date, there have been no permits issued for the proposed amendment by the Department of Environmental Protection.

23. A description of the type of customers anticipated to be served by the amendment (i.e., single family homes, single family attached, duplexes, golf course, club house, commercial properties, etc.) is provided in paragraphs 7 and 8 hereof.

24. The Utility does not anticipate at this time that there will be any impact on the Utility's monthly rates or service availability charges as a direct result of the amendment requested herein. However, independent of the Utility's agreement to provide service to the proposed extension area, the Utility plans to undertake a review of its existing service availability policy and charges and to seek modification of same in the near future. The Utility does anticipate that the addition of the proposed service area will assist the Utility in achieving economies of scale and in accelerating full utilization of those facilities to be constructed and keeping Service Availability Charges at reasonable levels.

25. Attached hereto as **Exhibit F** are the original and two copies of the tariff sheets reflecting the amended service area as proposed for service herein. These tariffs are revised to include an all new legal description which combines the previously approved certificated areas with the amendments outlined and noticed herein.

26. The Applicant's current certificates are reflected in Order No. PSC-2022-0193-FOF-WS as issued by the Commission in the recent grant of original Water and Wastewater Certificates. These are attached as Appendix A to **Exhibit G**.

27. The Commission last established rates in the original Certificate Docket No. 201901268-WS and issued Order No. PSC-2022-0193-FOF-WS establishing the rates and charges for Applicant for both water and wastewater service.

28. An affidavit that the Utility has tariffs and annual reports on file with the Commission is attached hereto as **Exhibit H**.

29. Attached hereto as **Exhibit I** is a draft notice prepared by the Utility. After approval of that notice, the Utility will perform the noticing requirements by rule and file the affidavit showing that the Utility has provided notice in accordance with the requirements of Rule 25-30.030, Florida Administrative Code, to all those entitled to such notice. A publication notice, in compliance with Rule 25-30.030(7), Florida Administrative Code, will be published as soon as possible after approval. Proof of publication will be late filed to the Commission as **Exhibit J** immediately after it is received from the newspaper utilized for this purpose. A copy of the approved notice will also be provided by regular mail or personal service to each of the customers of the amended territory to be certified. An affidavit of such compliance will be late filed as **Exhibit K**.

30. In accordance with the requirements of Section 367.045(1)(d), Florida Statutes, and Rule 25-30.020(2)(b), Florida Administrative Code, a check will be hand

delivered for the combined filing fee in the amount of \$3,500.00 which is intended to satisfy the requirements of those rules and statutory sections for a water and wastewater system intended to serve between 2000 and 4000 ERCs.

31. The Applicant herein requests that the Florida Public Service Commission issue amended certificates to First Coast Regional Utilities, Inc. to provide water and wastewater service to the proposed amendment territories requested herein in Baker County.

Respectfully submitted this 14th day of October, 2025, by:

SUNDSTROM & MINDLIN, LLP
2548 Blairstone Pines Drive
Tallahassee, Florida 32301
(850) 877-6555

/s/ F. Marshall Deterding

F. MARSHALL DETERDING
Of Counsel

EXHIBITS

Exhibit A – Proof of noticing (late-filed)

Exhibit B – Request for service and agreement to provide service

Exhibit C – Legal Description and maps of proposed extension area and combined service areas

Exhibit D – FDEP Permits

Exhibit E – SWFWMD Permits

Exhibit F – Tariff sheets

Exhibit G – Certificates 680-W and 578-S

Exhibit H – Affidavit that Utility has tariff and annual reports on file

Exhibit I – Notice

Exhibit J - Proof of Publication of Notice (late-filed)

Exhibit K - Affidavit (late-filed)

Exhibit A
Proof of noticing (late-filed)

Exhibit B

Request for service and agreement to provide service



Schulco Real Estate, LLC

5144 West Hurley Pond Road, Wall, New Jersey 07727
12 East Macclenny Avenue, Macclenny, Florida 32063

May 29, 2025

Mr. Robert Kennelly
President
First Coast Regional Utilities, Inc.
P.O. Box 238
Lake Butler, Florida 32504
Via email: rkennelly@bhkcap.com

Re: Utility Service Request for Midpoint Commons
Master Planned Community

Dear Mr. Kennelly:

S&S Partners – Midpoint, LLC, is developing the Midpoint Commons mixed-use development in Baker County, Florida. The project is adjacent to the First Coast Regional Utilities PSC certificated service area.

Midpoint Commons is respectfully requesting water, sewer, and reuse utility services from First Coast Regional Utilities to serve the portions of Midpoint Commons within the unincorporated portions of Baker County. The portion of Midpoint Commons within the City limits of the City of Macclenny will be served by the City of Macclenny. The City of Macclenny does not have the capacity to service the Midpoint Commons Development outside the City limits.

Attached is a project site plan and projected water, sewer, and reuse demands over a 25-year buildout period composed of five 5-year phases (see attachment).

Your consideration of this service availability request is appreciated. Should you require any additional information or would like to meet in person to discuss, our team is available. You can feel free to reach me anytime on my mobile at 973-713-4925 or by email at rschulz@schulcore.com.

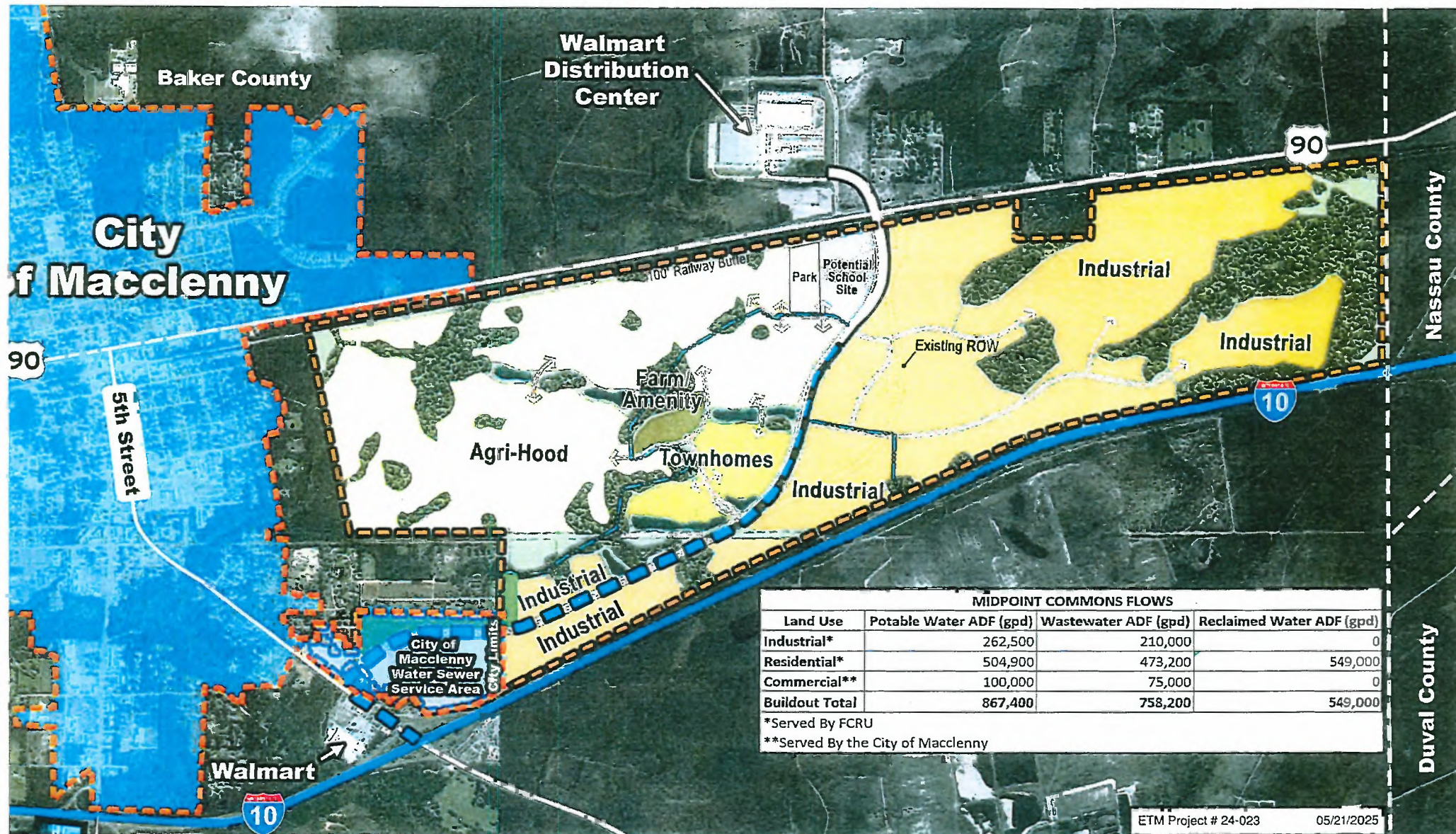
Respectfully,

SCHULCO REAL ESTATE

A handwritten signature in black ink, appearing to read "Richard Schulz", written over a horizontal line.

Richard Schulz
Chief Executive Officer

cc Doug Miller
Avery Roberts
Bill Sundstrom



First Coast Regional Utilities, Inc.
Post Office Box 238
Lake Butler, Florida 32054

June 24, 2025

Mr. Richard Schulz
Chief Executive Office
Schulco Real Estate, LLC
rschulz@schulcore.com

Re: First Coast Regional Utilities, Inc.; Service to Midpoint Commons Development
in Baker County, Florida

Dear Mr. Schulz,

This letter is in response to your May 29, 2025 letter in which you state that the project known as Midpoint Commons is seeking water, wastewater and reuse/irrigation services from First Coast Regional Utilities, Inc. (FCRU) for all portions of the development located within unincorporated Baker County but not the portion of the development located in the City of Macclenny. FCRU understands that the portion of the project inside the city limits of Macclenny will be served by the City of Macclenny.

The provision of such service to the project requires that FCRU extend its certificated service territory to include the Midpoint Commons project with the Florida Public Service Commission (FPSC), and subject to FPSC approval, prior to the provision of such services. FCRU understands that Midpoint Commons will pay all of the reasonable costs incurred by FCRU to extend its certificated service area to include Midpoint Commons. Midpoint Commons and FCRU should begin drafting the cost reimbursement agreement so that the FPSC process can begin expeditiously.

As a precondition of agreeing to provide such services, FCRU will require the completion and execution of a Water and Wastewater Service Agreement that contains the necessary financial arrangements and other provisions governing the extension of water, wastewater, and reuse/irrigation services to Midpoint Commons. FCRU will begin providing water, wastewater, and reuse/irrigation services to the project as soon as the extension of service territory and required agreements are completed.

FCRU is committed to providing water and wastewater service to all of its service area, consistent with the rules, statutes, and regulations of both the Baker County Commission and the Florida Department of Health.

Mr. Richard Schulz
June 24, 2025
Page 2

If you have any questions in this regard, please let me know.

Sincerely,

First Coast Regional Utilities, Inc.

A handwritten signature in black ink that reads "Robert C. Kennelly". The signature is written in a cursive style with a long, sweeping underline.

Robert Kennelly
President

RK/bf

Exhibit C

Legal Description and maps of proposed extension area and combined service areas

EXHIBIT "A"

301 PARCEL "B"

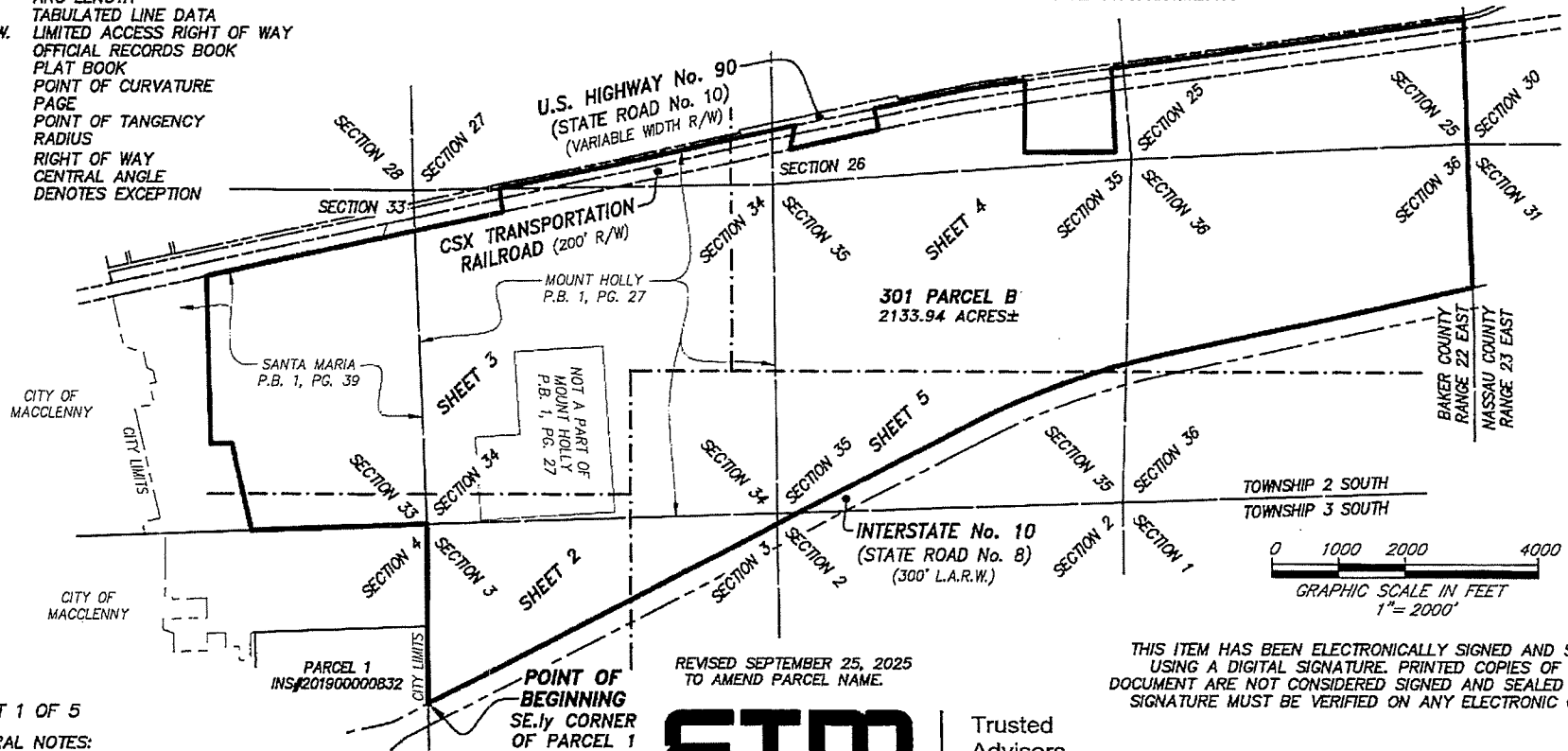
Sketch and legal description of area to be added to FCRU service area Mid Point

LEGEND:

CB CHORD BEARING
CH CHORD DISTANCE
INS# INSTRUMENT#
L ARC LENGTH
L1 TABULATED LINE DATA
L.A.R.W. LIMITED ACCESS RIGHT OF WAY
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PC POINT OF CURVATURE
PG. PAGE
PT POINT OF TANGENCY
R RADIUS
R/W RIGHT OF WAY
Δ CENTRAL ANGLE
□ DENOTES EXCEPTION

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 25, 26, 27, 33, 34, 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 5

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE No. 10 AS BEING SOUTH 62°34'52" WEST. BEARINGS, DISTANCES AND ACREAGES DEPICTED HEREON BASED ON COMPILATION OF RECORD DATA AND ARE SUBJECT TO CHANGE UPON A COMPLETE AND ACCURATE BOUNDARY SURVEY.
- 3) CITY OF MACCLENLY LIMITS DEPICTED APPROXIMATELY HEREON PER CONCEPTUAL MASTER SITE PLAN PREPARED BY ETM INC., DATED MAY 14, 2025.

REVISED SEPTEMBER 25, 2025
TO AMEND PARCEL NAME.

ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No: LB 3824

(904) 642-8550
www.etm-inc.com

Trusted
Advisors,
Creating
Community.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

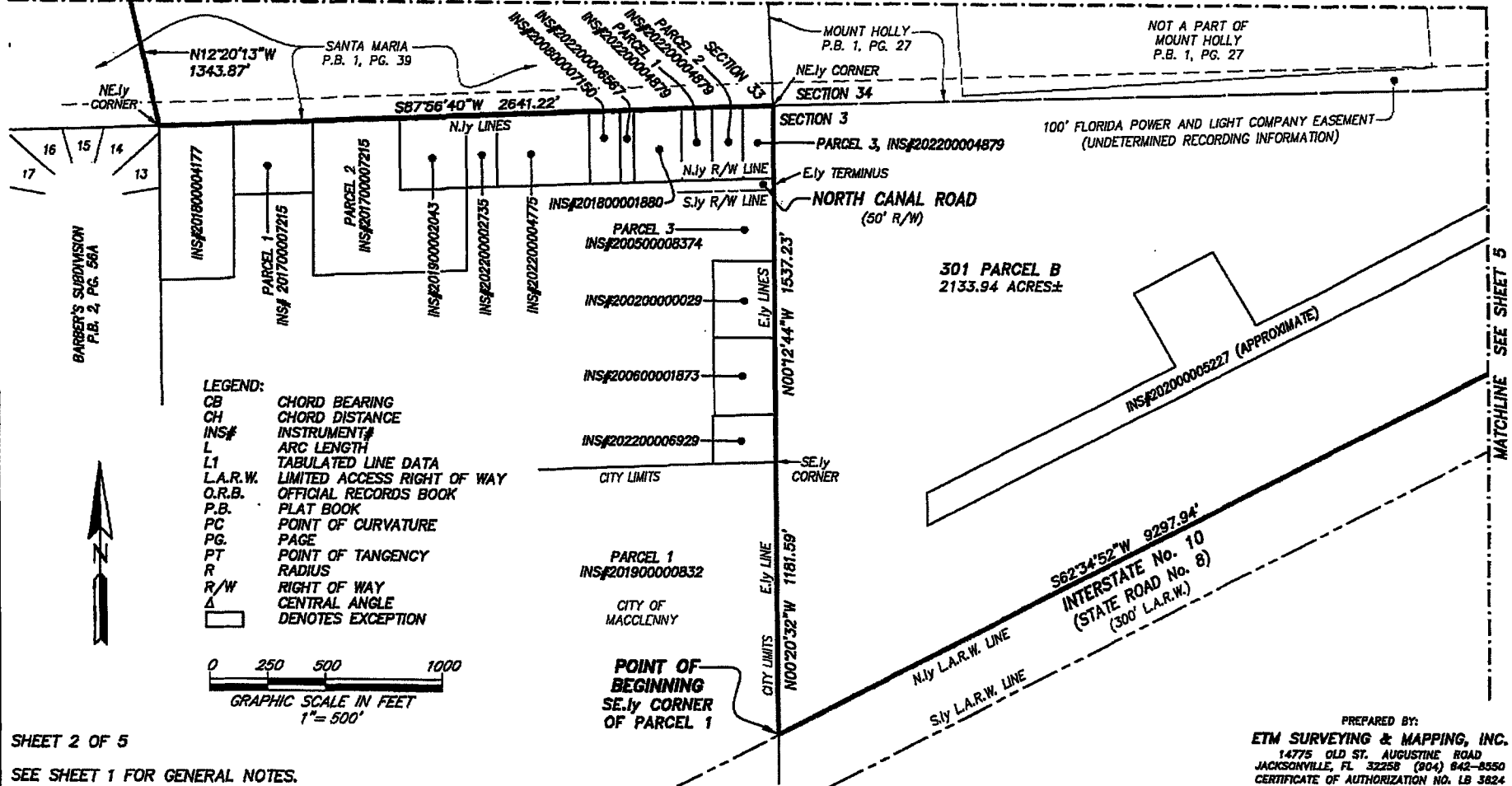
SCALE: 1"=2000'

DATE: SEPTEMBER 5, 2025

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

**A PORTION OF SECTIONS 25, 26, 27, 33, 34, 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOGETHER
WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA.**

MATCHLINE SEE SHEET 3



SHEET 2 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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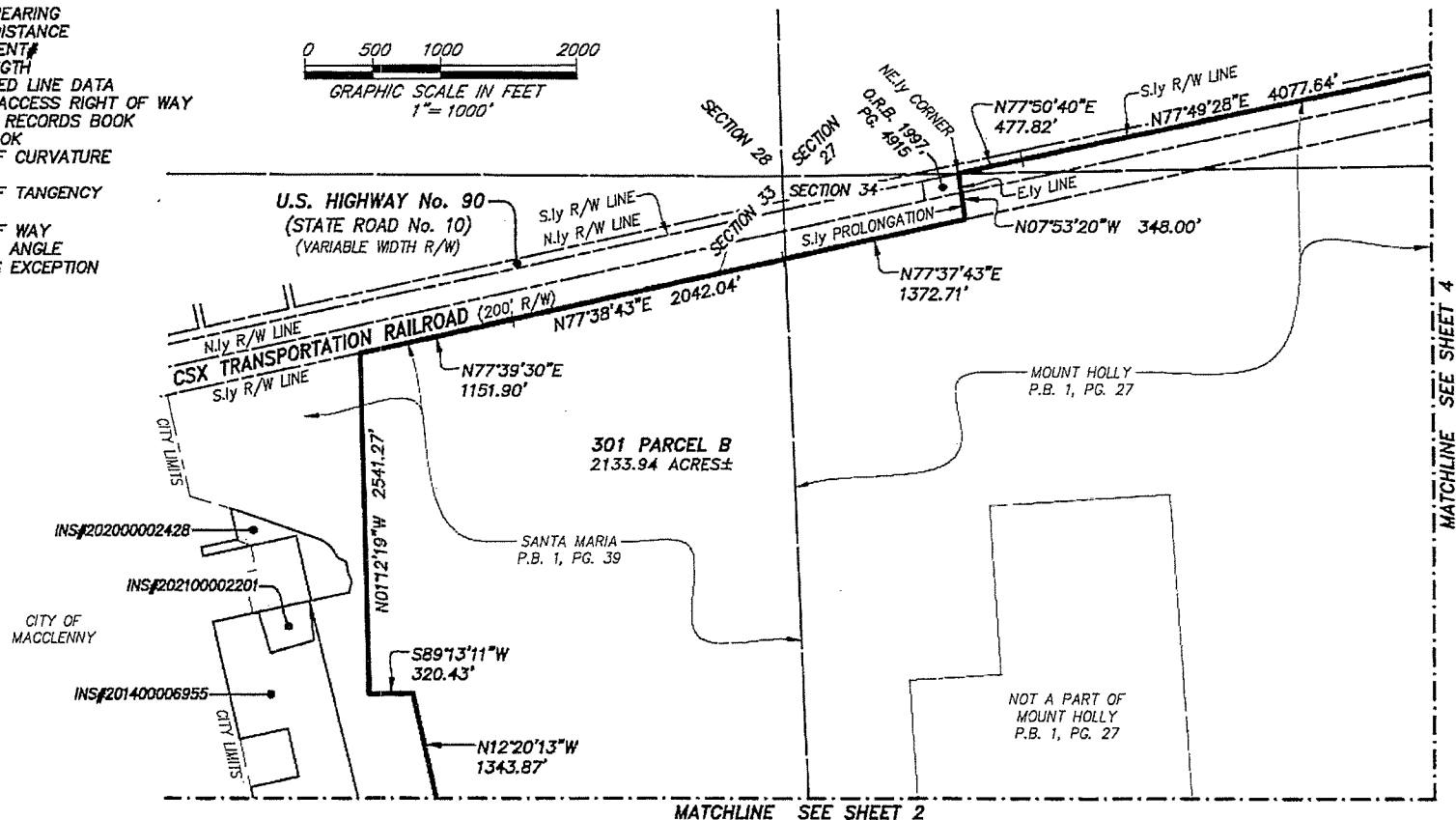
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF SECTIONS 25, 26, 27, 33, 34, 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOGETHER
WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA.

LEGEND:

CB CHORD BEARING
CH CHORD DISTANCE
INS# INSTRUMENT#
L ARC LENGTH
L1 TABULATED LINE DATA
L.A.R.W. LIMITED ACCESS RIGHT OF WAY
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
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□ DENOTES EXCEPTION

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GRAPHIC SCALE IN FEET
1" = 1000'



SHEET 3 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:

ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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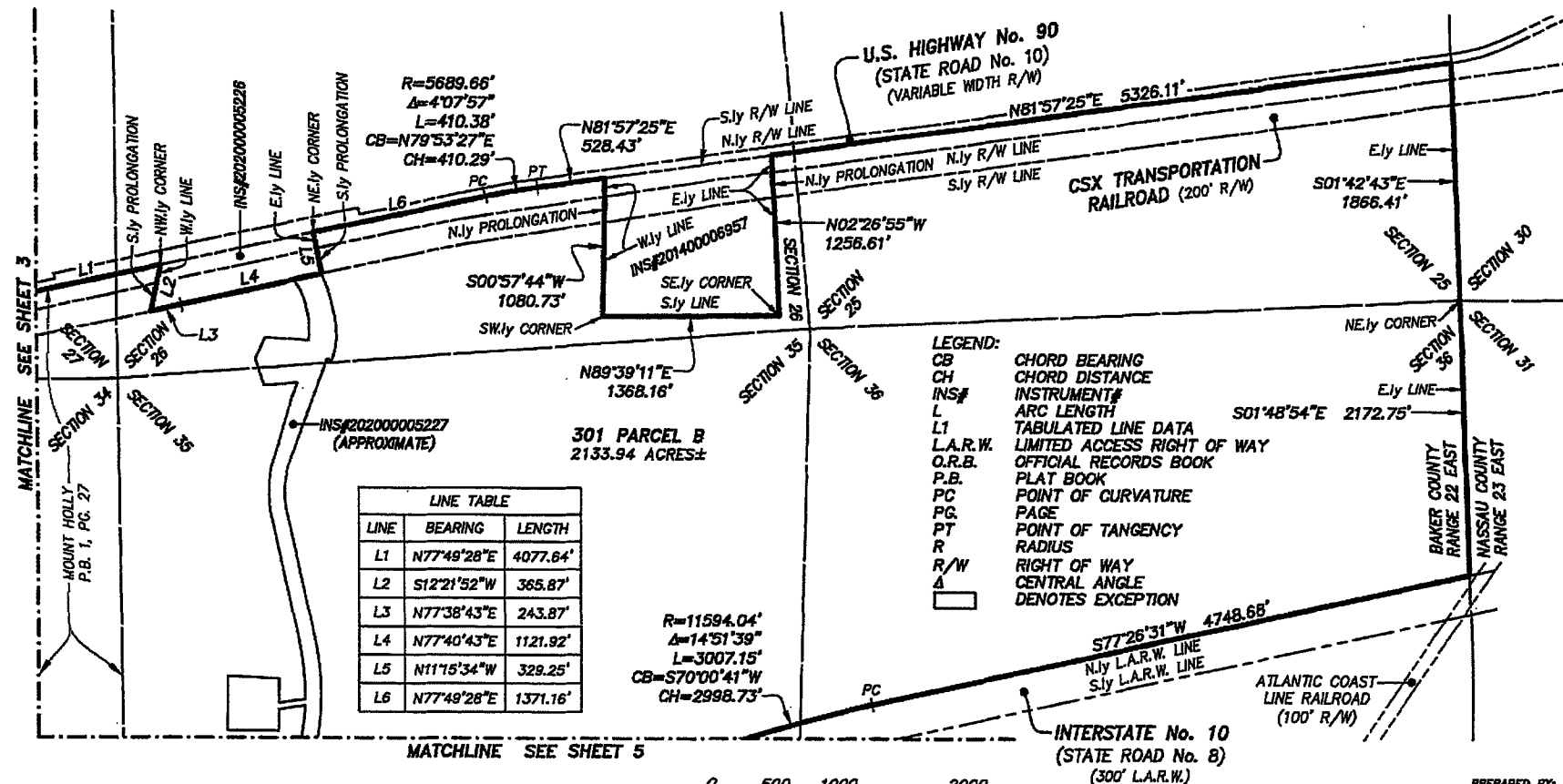
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DRAWN BY: BAC

ORDER NO.: 25-350.00

FILE NO.: 131C-29.00A

A PORTION OF SECTIONS 25, 26, 27, 33, 34, 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA.



SHEET 4 OF 5

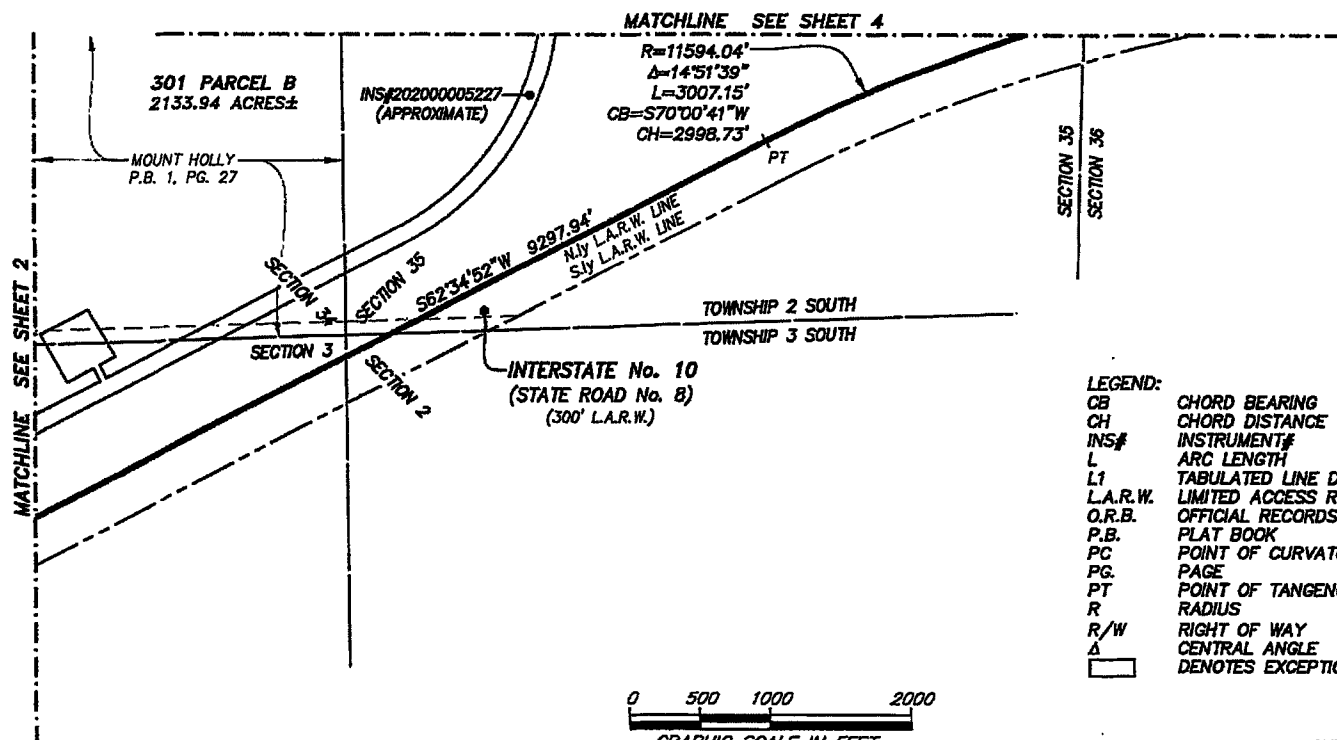
SEE SHEET 1 FOR GENERAL NOTES.

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DRAWN BY: BAC ORDER NO.: 25-350.00 FILE NO.: 131C-29.00A

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A PORTION OF SECTIONS 25, 26, 27, 33, 34, 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOGETHER
WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA.



SHEET 5 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

LEGEND:
CB CHORD BEARING
CH CHORD DISTANCE
INS# INSTRUMENT#
L ARC LENGTH
L1 TABULATED LINE DATA
L.A.R.W. LIMITED ACCESS RIGHT OF WAY
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GRAPHIC SCALE IN FEET
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DRAWN BY: BAC ORDER NO.: 25-350.00 FILE NO.: 131C-28.00A

Revised September 25, 2025
September 5, 2025
Page 1 of 2

Work Order No. 25-350.00
File No. 131C-29.00A

301 Parcel B

A portion of Sections 25, 26, 27, 33, 34, 35 and 36, Township 2 South, Range 22 East, together with a portion of Sections 2 and 3, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Parcel 1, as described and recorded in Instrument# 201900000832, of the Public Records of said county; thence North $00^{\circ}20'32''$ West, along the Easterly line of said Parcel 1, a distance of 1181.59 feet to the Southeasterly corner of those lands described and recorded in Instrument# 202200006929, of said Public Records; thence North $00^{\circ}12'44''$ West, along the Easterly lines of Instrument# 202200006929, Instrument# 200600001873, Instrument# 200200000029, Parcel 3, of Instrument# 200500008374, along the Easterly terminus of North Canal Road, a 50 foot right of way as presently established, and along the Easterly line of Parcel 3, of Instrument# 202200004879, all as described and recorded in said Public Records, a distance of 1537.23 feet to the Northeasterly corner of last said Parcel 3; thence South $87^{\circ}56'40''$ West, along the Northerly lines of Parcel 3, Parcel 2 and Parcel 1, of said Instrument# 202200004879, Instrument# 201800001880, Instrument# 202200006567, Instrument# 200800007150, Instrument# 202200004775, Instrument# 202200002735, Instrument# 201900002043, Parcel 2 and Parcel 1, of Instrument# 201700007215, and Instrument# 201800004177, all as described and recorded in said Public Records, a distance of 2641.22 feet to the Northeasterly corner of Barber's Subdivision, as recorded in Plat Book 2, page 56A, of said Public Records; thence North $12^{\circ}20'13''$ West, 1343.87 feet; thence South $89^{\circ}13'11''$ West, 320.43 feet; thence North $01^{\circ}12'19''$ West, 2541.27 feet to a point lying on the Southerly right of way line of CSX Transportation Railroad, a 200 foot right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North $77^{\circ}39'30''$ East, 1151.90 feet; Course 2, thence North $77^{\circ}38'43''$ East, 2042.04 feet; Course 3, thence North $77^{\circ}37'43''$ East, 1372.71 feet to an intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 1997, page 4915, of said Public Records; thence North $07^{\circ}53'20''$ West, departing said Southerly right of way line, along said Southerly prolongation and along said Easterly line, 348.00 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of U.S. Highway No. 90 (State Road No. 10), a variable width right of way as presently established; thence North $77^{\circ}50'40''$ East, along said Southerly right of way line, 477.82 feet; thence North $77^{\circ}49'28''$ East, continuing along said Southerly right of way line, 4077.64 feet to the Northwesterly corner of those lands described and recorded in Instrument# 202000005226, of said Public Records; thence South $12^{\circ}21'52''$ West, departing said Southerly right of way line and along the Westerly line of said Instrument# 202000005226 and its Southerly prolongation, 365.87 feet to an intersection with said Southerly right of way line of CSX Transportation Railroad; thence North $77^{\circ}38'43''$ East, along said Southerly right of way line, 243.87 feet; thence North $77^{\circ}40'43''$ East, continuing along said Southerly right of way line, 1121.92 feet to an intersection with the Southerly prolongation of the Easterly line of said Instrument# 202000005226; thence North

301 Parcel B (continued)

11°15'34" West, departing said Southerly right of way line, along said Southerly prolongation and along said Easterly line, 329.25 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of U.S. Highway No. 90; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence North 77°49'28" East, 1371.16 feet to the point of curvature of a curve concave Southerly having a radius of 5689.66 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of 04°07'57", an arc length of 410.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°53'27" East, 410.29 feet; Course 3, thence North 81°57'25" East, 528.43 feet to its intersection with the Westerly line of those lands described and recorded in Instrument# 201400006957, of said Public Records; thence South 00°57'44" West, departing said Southerly right of way line, along said Westerly line, its Southerly prolongation, and along said Westerly line, 1080.73 feet to the Southwesterly corner thereof; thence North 89°39'11" East, along the Southerly line of said Instrument# 201400006957, a distance of 1368.16 feet to the Southeasterly corner thereof; thence North 02°26'55" West, along the Easterly line of said Instrument# 201400006957, its Northerly prolongation and along said Easterly line, 1256.61 feet to its intersection with said Southerly right of way line of U.S. Highway No. 90; thence North 81°57'25" East, departing said Easterly line and along said Southerly right of way line, 5326.11 feet to its intersection with the Easterly line of said Section 25; thence South 01°42'43" East, departing said Southerly right of way line and along said Easterly line, 1866.41 feet to the Northeasterly corner of said Section 36; thence South 01°48'54" East, along the Easterly line of said Section 36, a distance of 2172.75 feet to its intersection with the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8), a 300 foot limited access right of way as presently established; thence Southwesterly along said Northerly limited access right of way line the following 3 courses: Course 1, thence South 77°26'31" West, departing said Easterly line, 4748.68 feet to the point of curvature of a curve concave Southerly having a radius of 11,594.04 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 14°51'39", an arc length of 3007.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°00'41" West, 2998.73 feet; Course 3, thence South 62°34'52" West, 9297.94 feet to the Point of Beginning.

Less and Except any portion lying in CSX Transportation Railroad, a 200 foot right of way as presently established.

Containing 2133.94 acres, more or less.

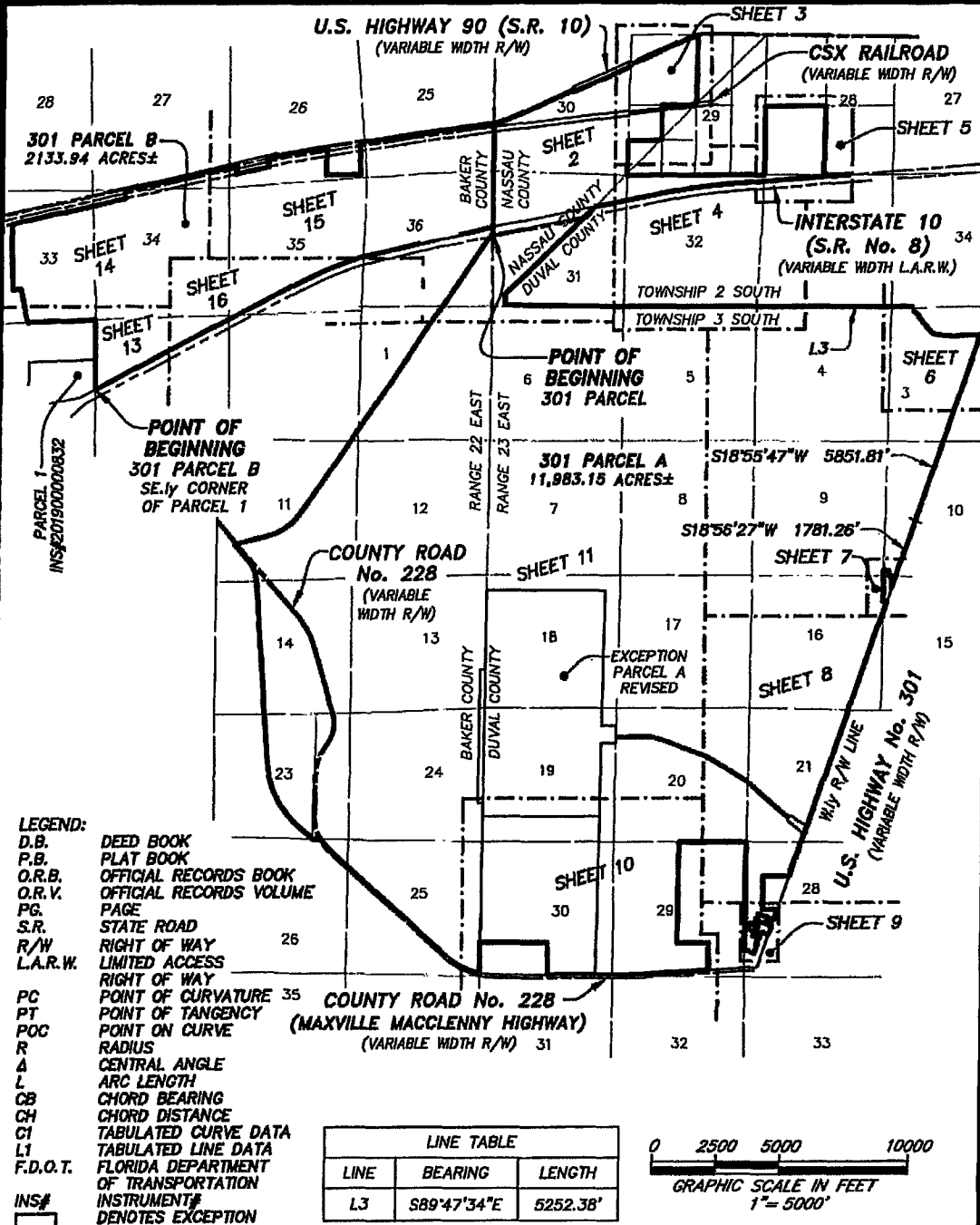
EXHIBIT "B"

301 PARCEL "A" & "B"

Sketch and legal description of combined FCRU service area including existing service area (301 Parcel "A" and 301 Parcel "B" Mid Point)

EXHIBIT TO ACCOMPANY

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH, RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 17

GENERAL NOTES:

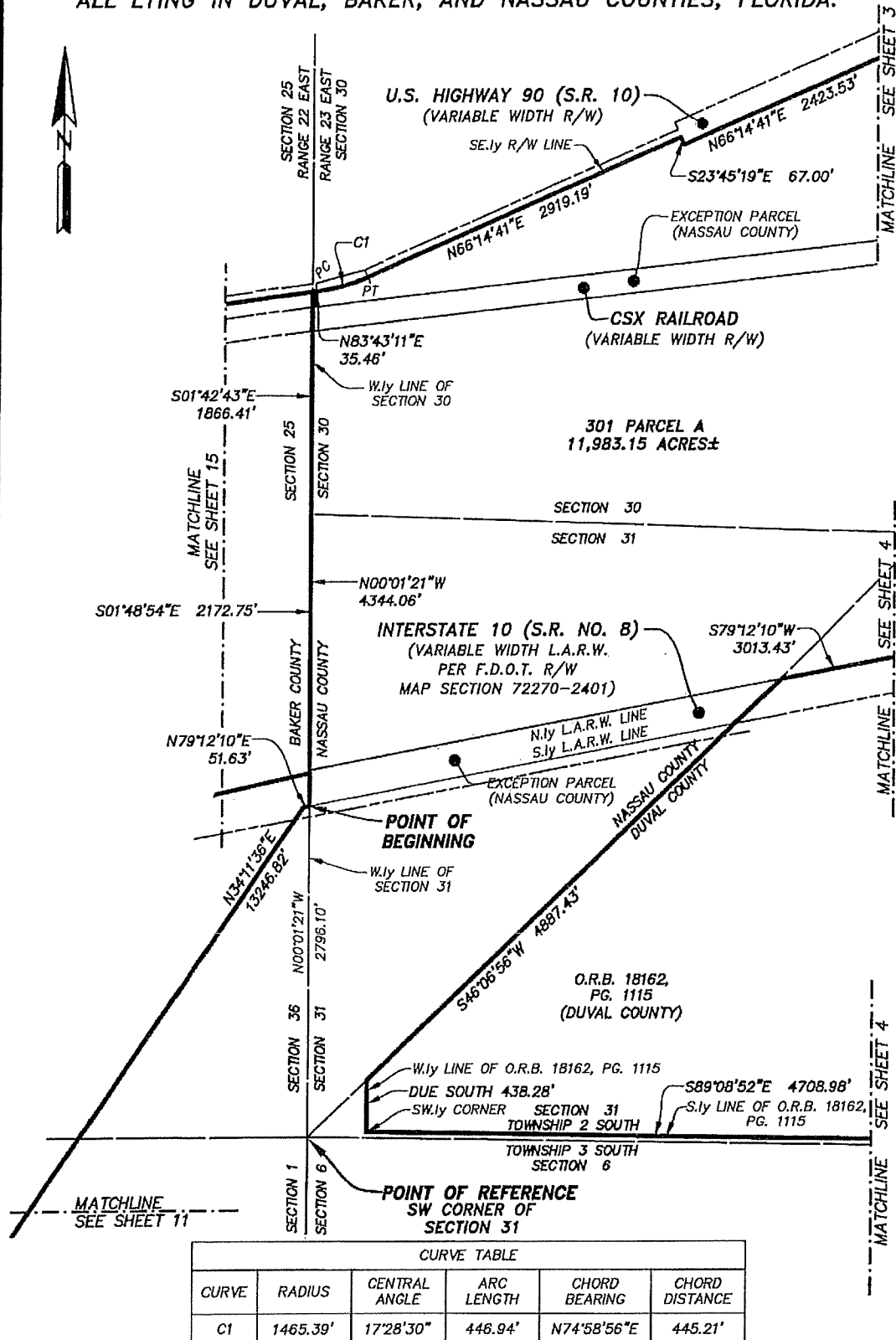
- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 301 AS BEING SOUTH 18°55'47" WEST. BEARINGS, DISTANCES AND ACREAGES DEPICTED HEREON BASED ON COMPILATION OF RECORD DATA AND ARE SUBJECT TO CHANGE UPON A COMPLETE AND ACCURATE BOUNDARY SURVEY.
- PARCEL A DEPICTED HEREON IS IN FLORIDA EAST ZONE COORDINATE SYSTEM AND PARCEL B DEPICTED HEREON IS IN FLORIDA NORTH ZONE COORDINATE SYSTEM.

REVISED SEPTEMBER 24, 2025 TO DEPICT 301 PARCEL B.
REVISED NOVEMBER 7, 2019 TO CONVERT TO EXHIBIT.
REVISED NOVEMBER 6, 2019 TO ADDRESS COMMENTS.
REVISED NOVEMBER 5, 2019 TO ADDRESS COMMENTS.
REVISED OCTOBER 25, 2019 TO DEPICT EXCEPTION PARCELS.

SCALE: 1"=5000'
DATE: OCTOBER 2, 2019

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

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.

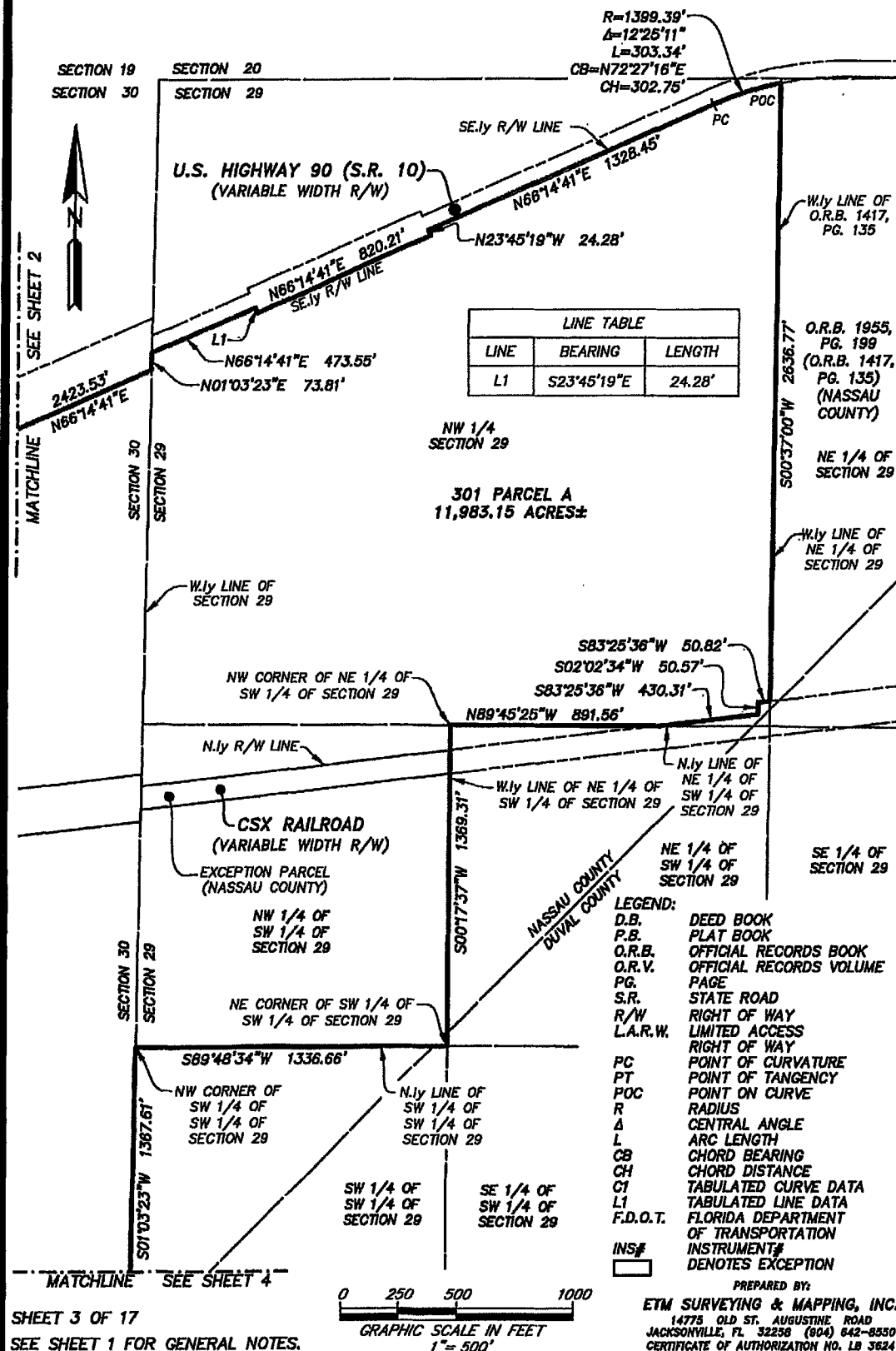


SHEET 2 OF 17

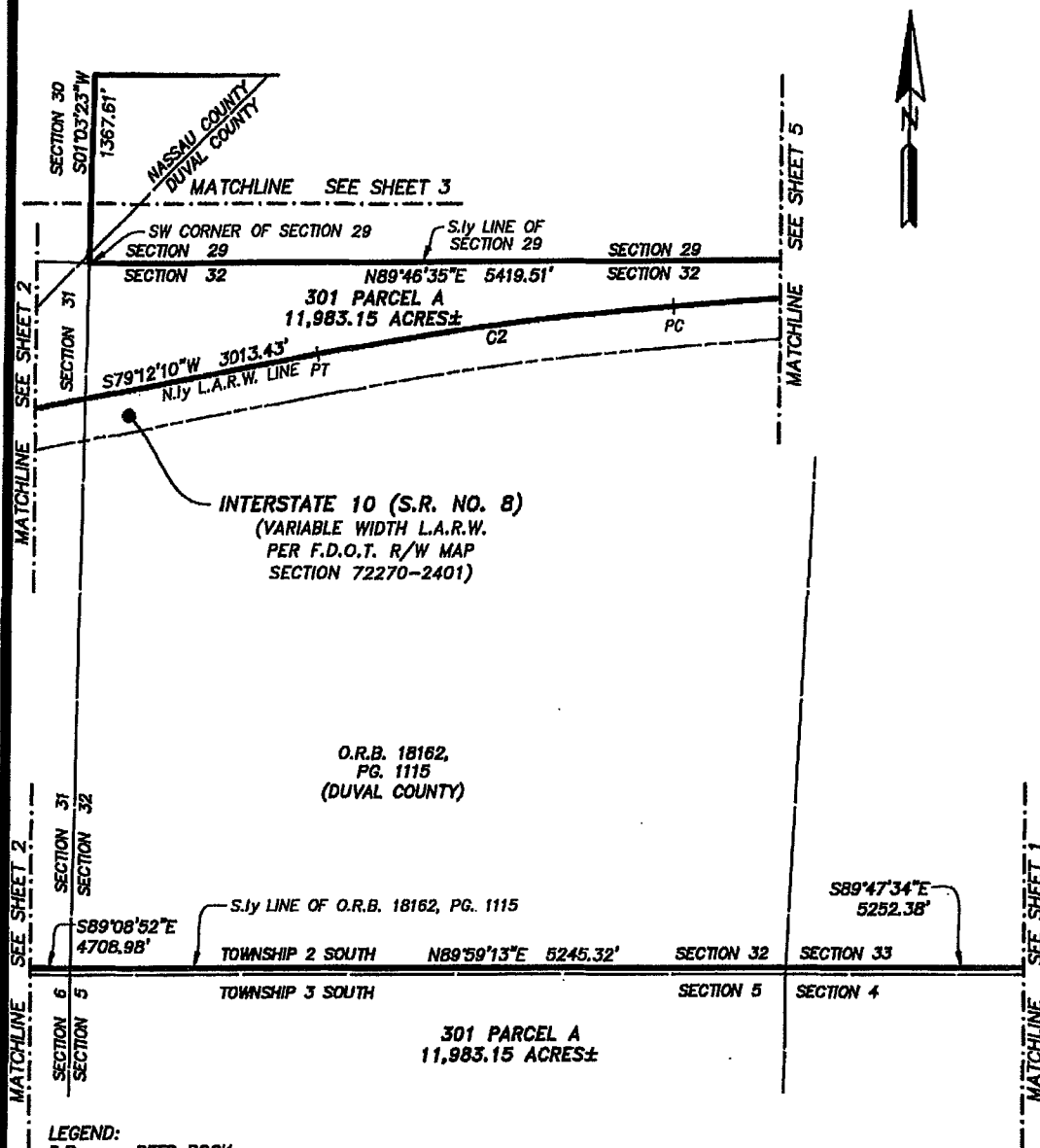
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES.

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

**A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.**



A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



LEGEND:

D.B. DEED BOOK
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
S.R. STATE ROAD
R/W RIGHT OF WAY
L.A.R.W. LIMITED ACCESS
RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
A CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
INS# INSTRUMENT#
DENOTES EXCEPTION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	23068.31'	6°33'27"	2640.17'	S82°28'54"W	2638.73'

0 500 1000 2000

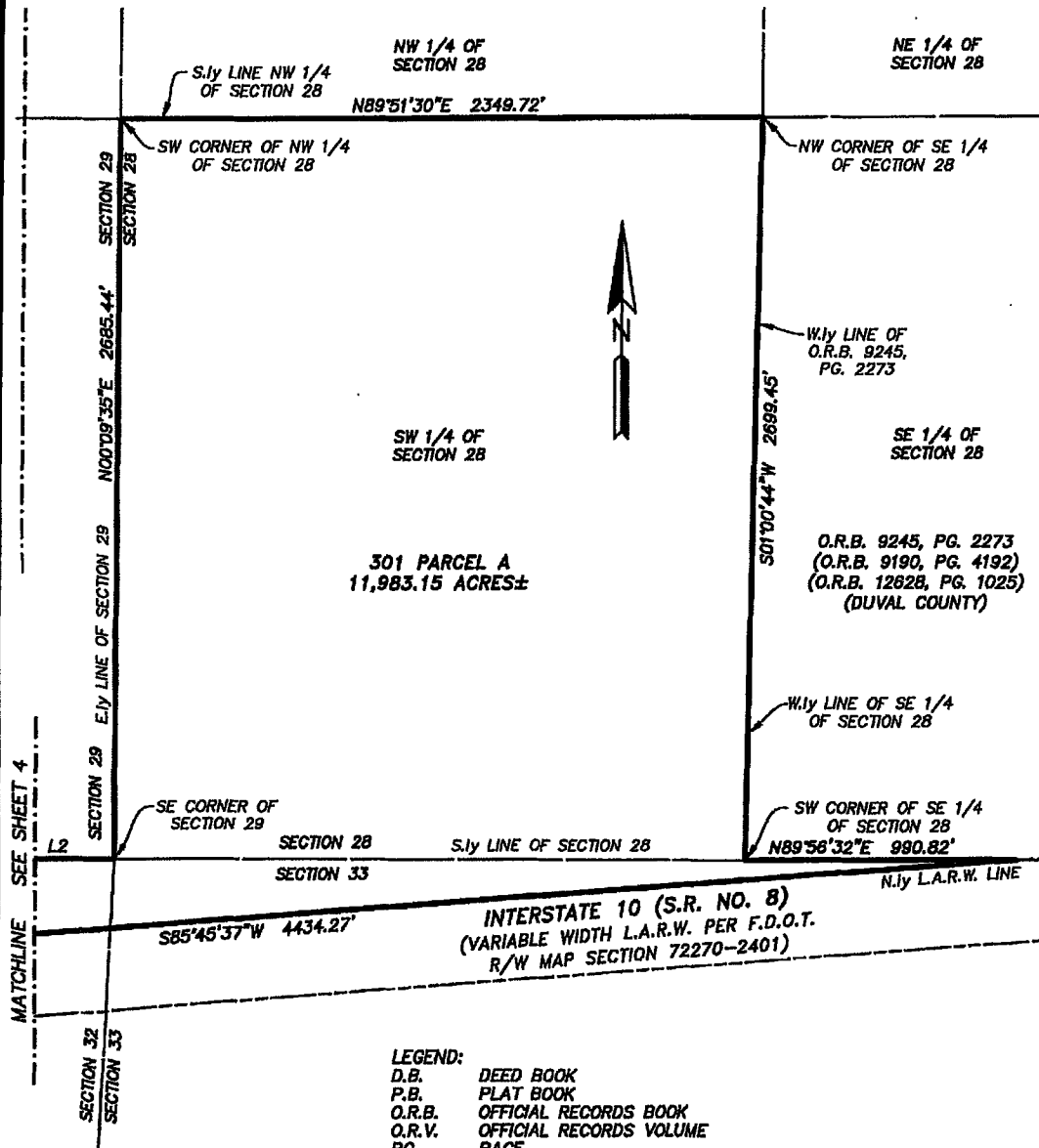
GRAPHIC SCALE IN FEET
1"=1000'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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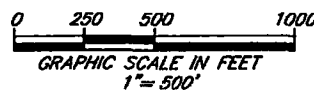
SHEET 4 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N89°46'35"E	5419.51'



SHEET 5 OF 17

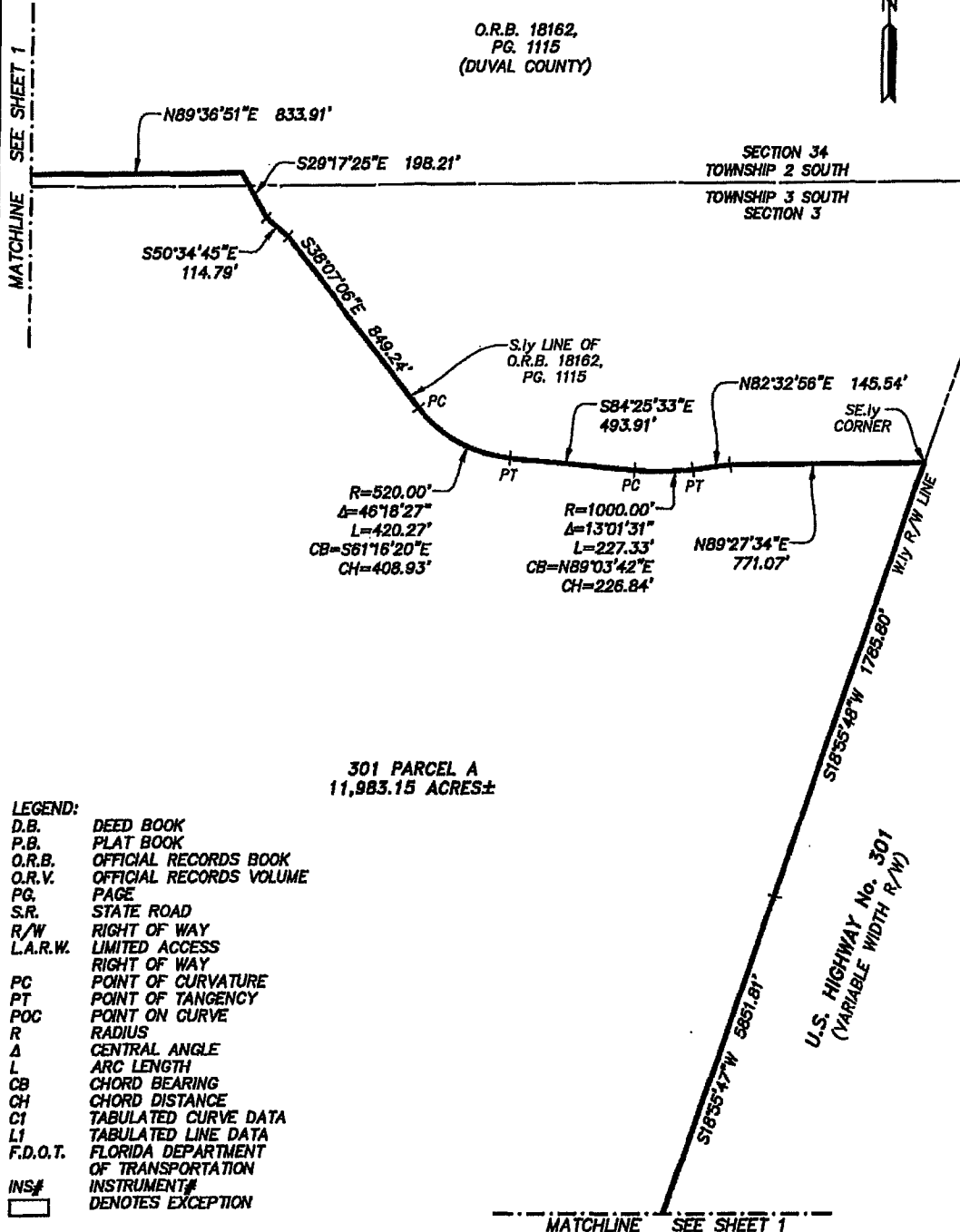
SEE SHEET 1 FOR GENERAL NOTES.

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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



O.R.B. 18162,
PG. 1115
(DUVAL COUNTY)



LEGEND:

D.B. DEED BOOK
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
S.R. STATE ROAD
R/W RIGHT OF WAY
L.A.R.W. LIMITED ACCESS
RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA
F.D.O.T. FLORIDA DEPARTMENT
OF TRANSPORTATION
INS# INSTRUMENT#
DENOTES EXCEPTION

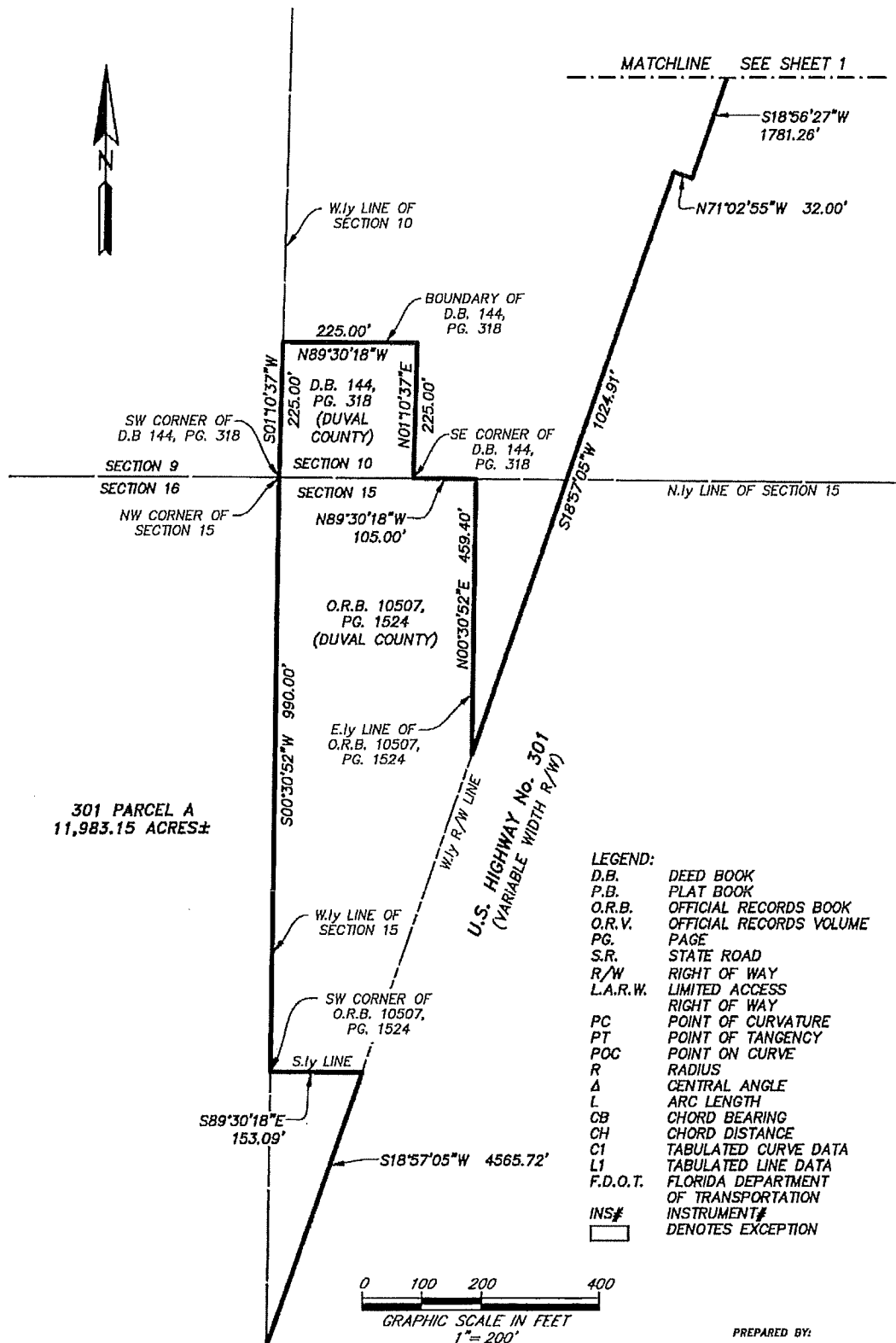
0 250 500 1000
GRAPHIC SCALE IN FEET
1"=500'

SHEET 6 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



LEGEND:

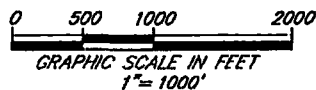
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O.R.V. OFFICIAL RECORDS VOLUME
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F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
INS# INSTRUMENT#
DENOTES EXCEPTION

SHEET 7 OF 17 MATCHLINE SEE SHEET 8
SEE SHEET 1 FOR GENERAL NOTES.

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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.

MATCHLINE SEE SHEET 7



SECTION 16

SECTION 17

SECTION 16

SECTION 20

SECTION 21

SECTION 16

SECTION 15

SECTION 21

SECTION 22

S71°18'37"E 32.09'

S18°48'12"W 91.40'

SECTION 21

301 PARCEL A
11,983.15 ACRES±

EXCEPTION PARCEL
PARCEL B
(DUVAL COUNTY)

SEE SHEETS 12 AND 13
FOR DIMENSIONING DETAILS

EXCEPTION PARCEL
PARCEL C REVISED
(DUVAL COUNTY)

U.S. HIGHWAY No. 301
(VARIABLE WIDTH R/W)

LEGEND:

- D.B. DEED BOOK
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- S.R. STATE ROAD
- R/W RIGHT OF WAY
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- INS# INSTRUMENT#
- INS# DENOTES EXCEPTION

MATCHLINE SEE SHEET 10

N.1/4 LINE OF
SECTION 29

N89°51'06"W
2621.91'

SECTION 20

SECTION 21

SECTION 29

SECTION 28

MAXVILLE AND
MAXVILLE FARMS
P.B. 3, PG. 94
(DUVAL COUNTY)

N00°19'41"E 4219.23'

E.1/4 LINE OF
SECTION 29

MATCHLINE SEE SHEET 9

1035.38'

S89°58'02"W

1326.85'

S00°19'39"W

10 NW CORNER

S71°02'00"E 22.00'

S18°58'03"W

238.56'

N.1/4 LINE

SECTION 28

PREPARED BY:

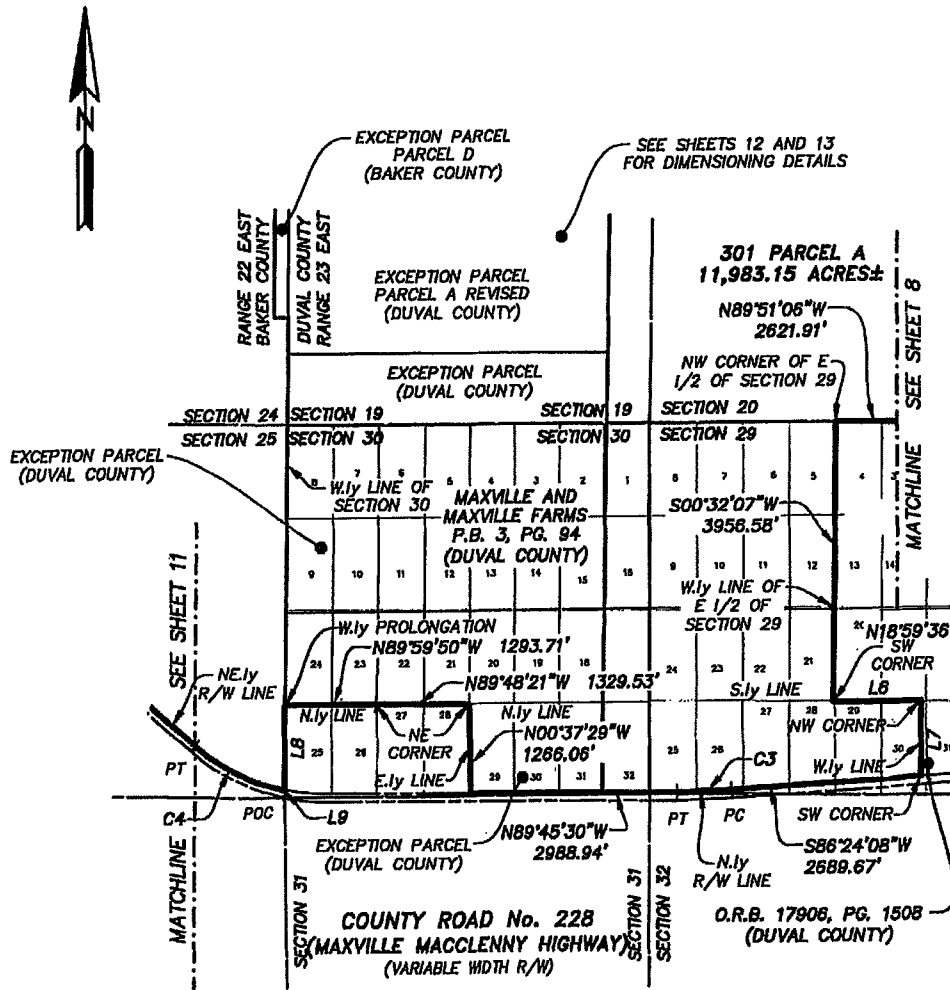
ETM SURVEYING & MAPPING, INC.

14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 8 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

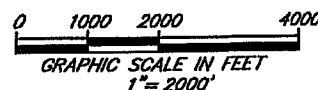
A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



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CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
INS# INSTRUMENT#
□ DENOTES EXCEPTION

LINE TABLE		
LINE	BEARING	LENGTH
L6	S89°57'47"E	1250.59'
L7	S00°18'53"W	1071.87'
L8	S00°25'12"W	1197.72'
L9	S00°27'02"W	10.22'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	11399.16'	3°50'21"	763.84'	S88°19'19"W	763.70'
C4	2814.79'	29°38'35"	1456.29'	N62°56'16"W	1440.10'

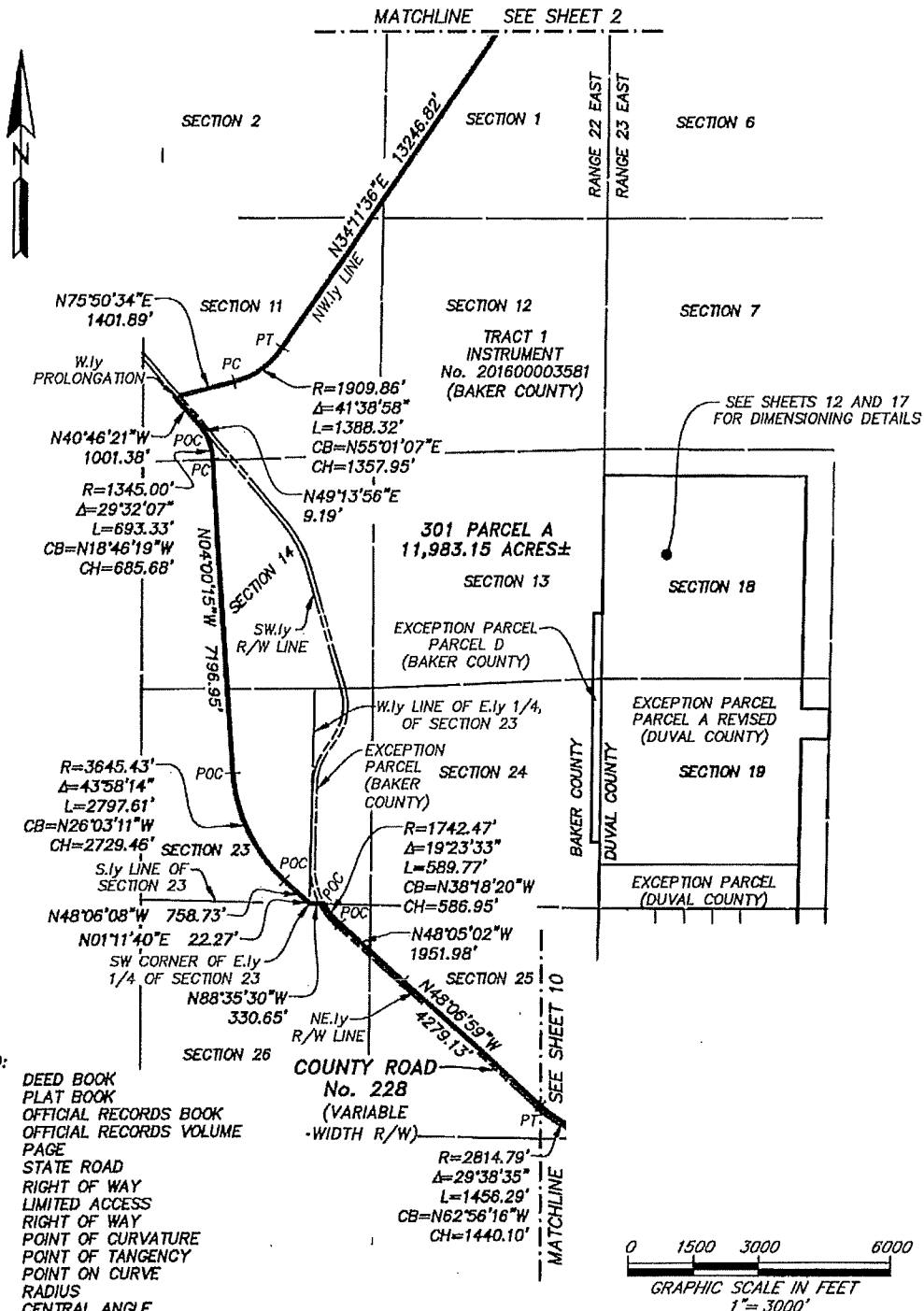


SHEET 10 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.

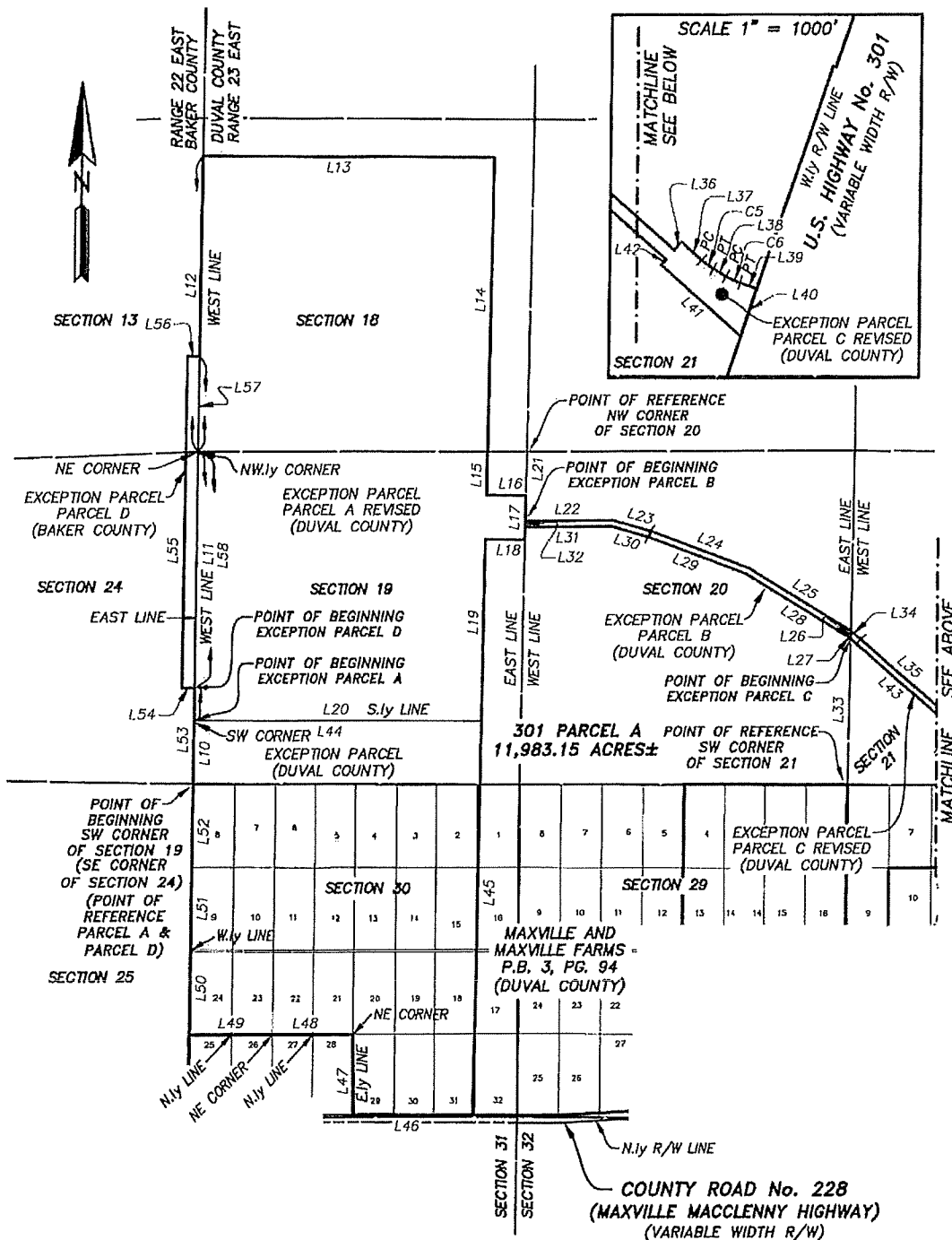


SHEET 11 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

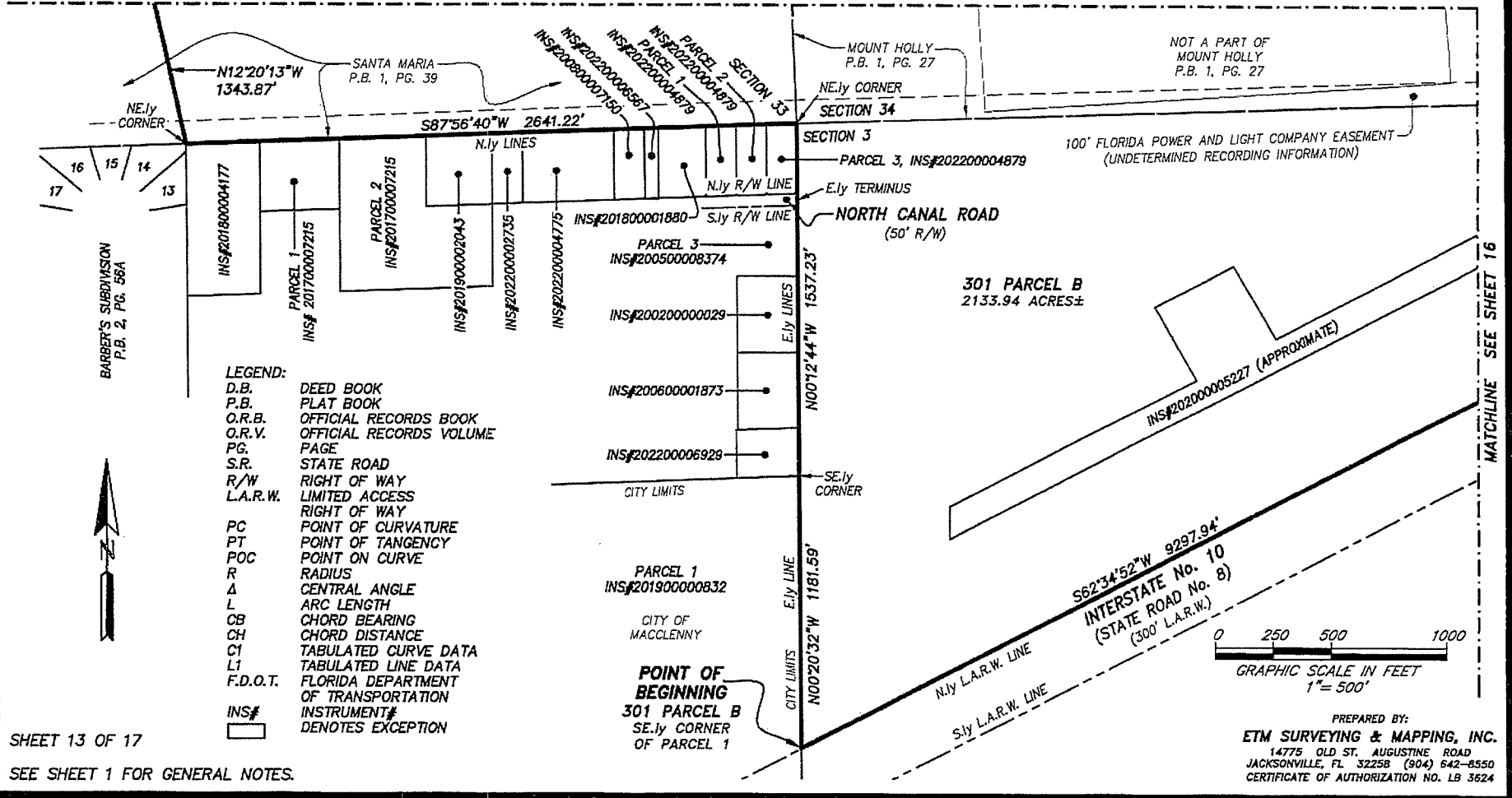
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32236 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH, RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.

MATCHLINE SEE SHEET 14



SHEET 13 OF 17

SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\RM\Apr\Baldwin-ICI\Exhibit\301 Parcel Exhibit Rev4.dwg

DRAWN BY: BAC

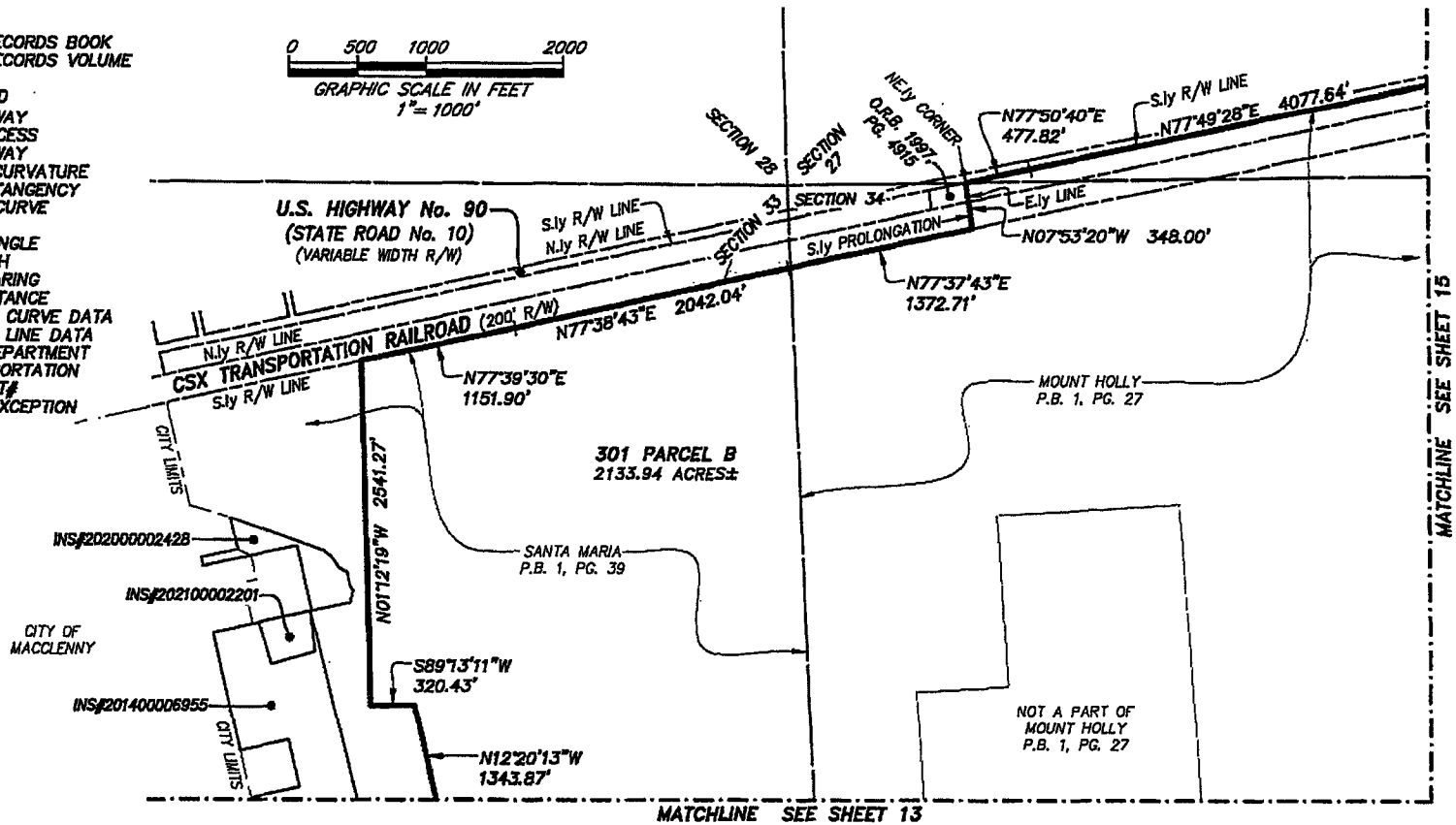
ORDER NO.: 19-234.00

FILE NO.: 1250-03.00A

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RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.

LEGEND:
D.B. DEED BOOK
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
S.R. STATE ROAD
R/W RIGHT OF WAY
L.A.R.W. LIMITED ACCESS
RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA
F.D.O.T. FLORIDA DEPARTMENT
OF TRANSPORTATION
INSTRUMENT#
INSTRUMENT#
DENOTES EXCEPTION

0 500 1000 2000
GRAPHIC SCALE IN FEET
1" = 1000'



SHEET 14 OF 17

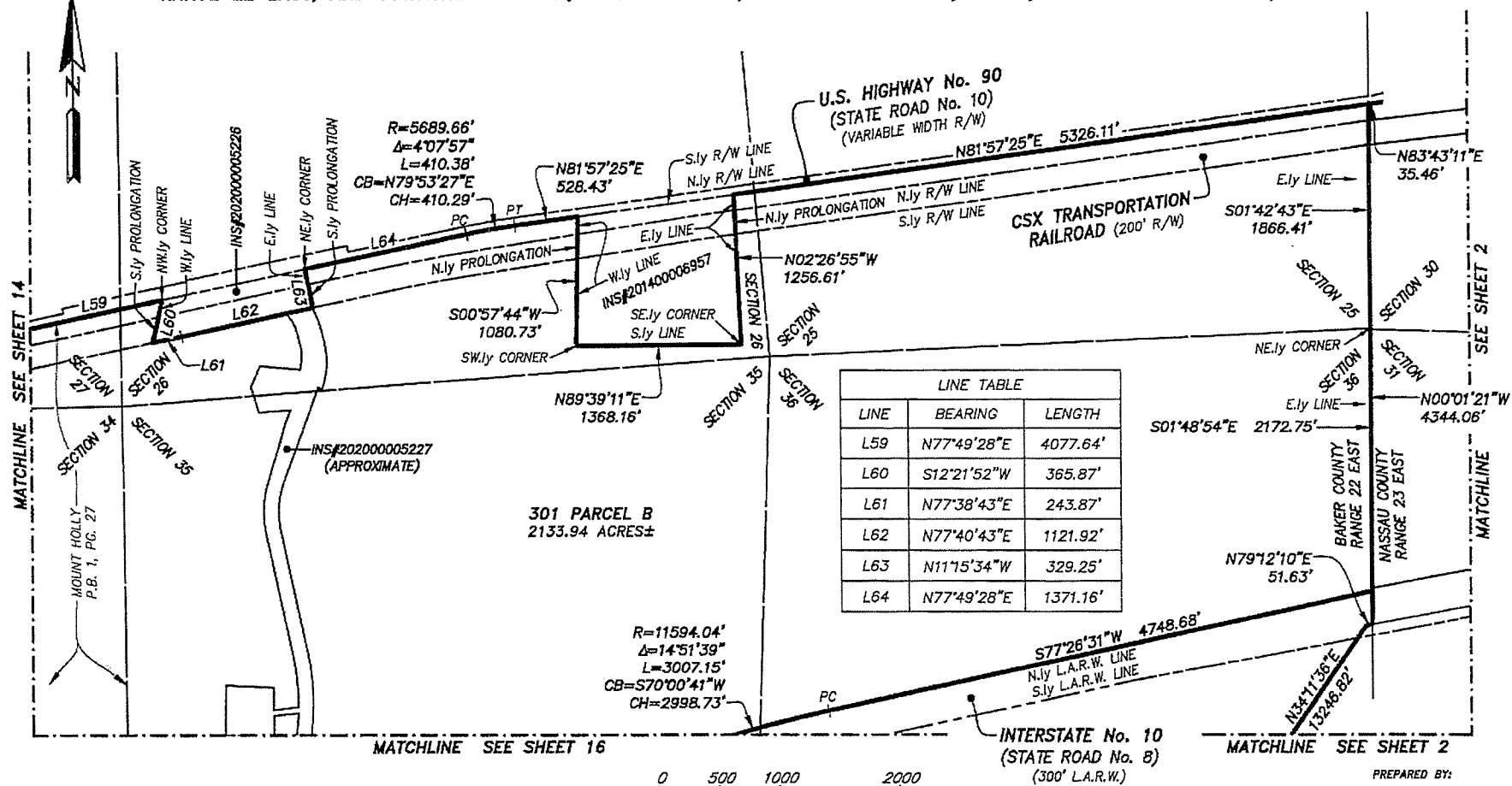
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

CAD FILE: L:\Survey\RM\apof\Baldwin-ICI\Exhibit\301 Parcel Exhibit Rev4.dwg

DRAWN BY: BAC ORDER NO.: 19-234.00 FILE NO.: 1256-03.00A

A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST, TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH, RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST, ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.



SHEET 15 OF 17

SEE SHEET 1 FOR LEGEND AND GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824



**A PORTION OF TOWNSHIP 2 SOUTH, RANGE 22 EAST,
TOWNSHIP 2 SOUTH, RANGE 23 EAST, TOWNSHIP 3 SOUTH,
RANGE 22 EAST, AND TOWNSHIP 3 SOUTH, RANGE 23 EAST,
ALL LYING IN DUVAL, BAKER, AND NASSAU COUNTIES, FLORIDA.**

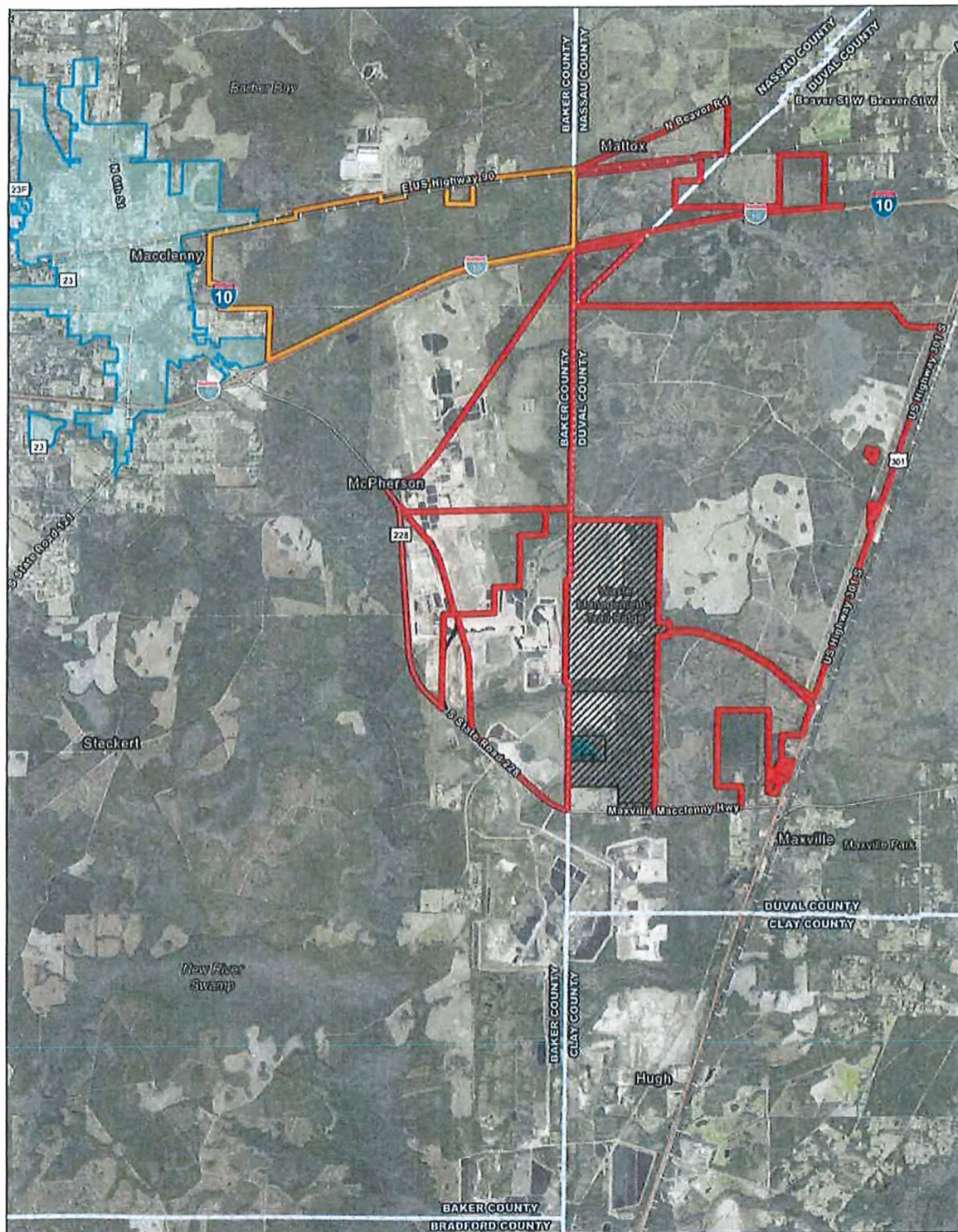
LINE TABLE		
LINE	BEARING	LENGTH
L10	N00°28'56"E	1000.02'
L11	N00°28'56"E	4246.29'
L12	N00°28'20"E	4646.30'
L13	S89°40'53"E	4665.72'
L14	S00°54'39"W	4625.31'
L15	S00°53'22"W	682.99'
L16	S89°06'38"E	616.98'
L17	S00°53'22"W	700.02'
L18	N89°06'38"W	616.98'
L19	S00°53'22"W	2871.05'
L20	N89°51'04"W	4600.88'
L21	S00°53'22"W	1091.96'
L22	N89°38'47"E	1396.84'
L23	S73°54'19"E	624.12'
L24	S69°40'09"E	1692.00'
L25	S58°49'25"E	1913.07'
L26	N00°55'09"E	127.49'
L27	N48°44'13"W	57.82'
L28	N58°49'25"W	1910.90'
L29	N69°40'09"W	1678.81'
L30	N73°54'19"W	605.97'
L31	S89°38'47"W	1384.55'
L32	N00°53'22"E	100.02'
L33	N00°55'09"E	2305.48'
L34	S49°30'26"E	210.33'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S48°44'13"E	1989.21'
L36	N41°15'47"E	85.00'
L37	S48°44'13"E	217.74'
L38	S59°58'29"E	120.84'
L39	S70°58'29"E	146.25'
L40	S18°58'00"W	397.77'
L41	N48°44'13"W	853.10'
L42	N41°15'47"E	57.53'
L43	N48°44'13"W	2116.98'
L44	S89°51'04"E	4600.88'
L45	S00°54'03"W	6225.09'
L46	N89°45'30"W	1906.17'
L47	N00°37'29"W	1266.06'
L48	N89°48'21"W	1329.53'
L49	N89°59'50"W	1293.71'
L50	N00°28'42"E	1318.91'
L51	N00°27'02"E	1319.15'
L52	N00°27'02"E	1319.77'
L53	N00°28'56"E	1513.79'
L54	N89°29'14"W	200.14'
L55	N00°29'09"E	5231.52'
L56	S89°30'49"E	199.98'
L57	S00°29'20"W	1499.07'
L58	S00°28'56"W	3732.53'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	576.50'	11°14'16"	113.07'	S54°21'21"E	112.89'
C6	643.90'	11°00'00"	123.62'	S65°28'29"E	123.43'

EXHIBIT "C"

Aerial maps of FCRU existing service area (301 Parcel "A") and proposed service area (301 Parcel "B") with and without section, township and range



FCRU Service Area

Preliminary Territory Map

Source: ETM, Duval County,
Nassau County, Clay County,
Baker County, Bradford County

- Existing FCRU Service Area (301 Parcel A)
- FCRU Expansion Service Area (301 Parcel B)
- Exemption Area
- Macclenny City Limits



0 5,000 10,000 15,000
Feet

ETM England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road Jacksonville, FL 32258
804-642-8990 • Fax: 904-646-9485 • www.etmlnc.com

Date: 9/24/2025