

## EXHIBIT 2

### HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by **Gateway Community Services Inc., whose address is 555 Stockton St., Jacksonville, Florida 32204-2534** ("Grantor") in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 ("City").

**IN CONSIDERATION** for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE 202\_\_ - \_\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 065139-0010 in Council District 7** and a portion of Sections 15, 22 and 56, Township 2 South, RANGE 26 East, together with a portion of Lot 2, Block 1, West Lewisville, according to the **Plat of E.W. Gillen's Subdivision** of Lots 1, 3 & 4 Block 2 West Lewisville, as recorded in **Plat Book 2, Page 13** of the current Public Records of Duval County, Florida.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by reference (the "Property"); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit "A."** The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:**

(Sign) \_\_\_\_\_

By: \_\_\_\_\_

(Print) \_\_\_\_\_

Name:

Title:

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_.

{NOTARY SEAL}

\_\_\_\_\_  
[Signature of Notary Public-State of Florida]

\_\_\_\_\_  
[Name of Notary Typed, Printed, or Stamped]

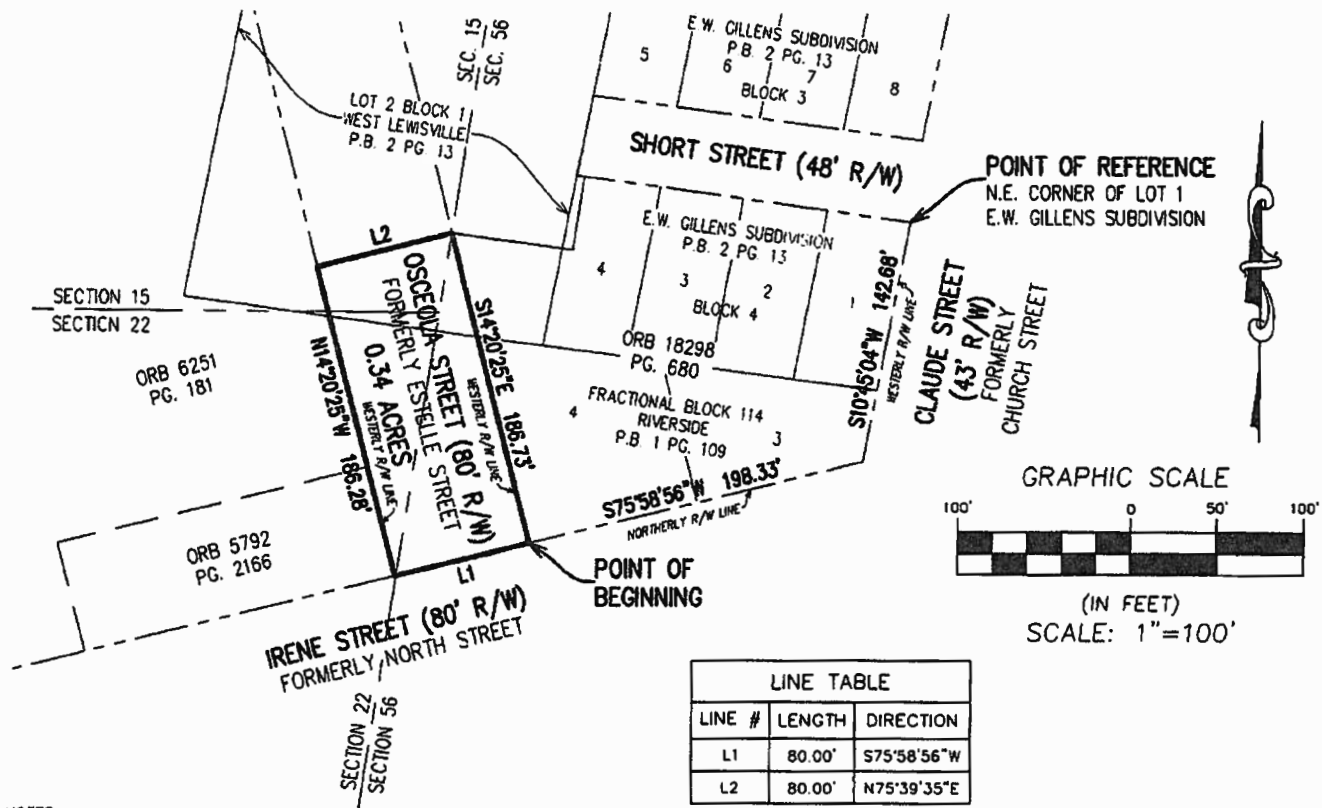
Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

# EXHIBIT "A"

## MAP SHOWING SKETCH & DESCRIPTION OF

A PORTION OF SECTIONS 15, 22 AND 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF LOT 2, BLOCK 1, WEST LEWISVILLE, ACCORDING TO THE PLAT OF E.W. GILLEN'S SUBDIVISION OF LOT'S 1, 3 & 4 BLOCK 2 WEST LEWISVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



### NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
6. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031 C 0354 H, DATED: JUNE 3, 2013. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
7. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 2  
SEE SHEET 2 FOR DESCRIPTION  
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).  
Date of Survey: FEBRUARY 16, 2024 Drafted By: DNS  
Survey Scale: 1"=100' Reviewed By: TWS  
Field Bk/ Pg: 1025/14-16 Project No. 24-002

Professional Surveyor and Mapper No. 6533, State of Florida  
**TIMOTHY W. SCHRAM, SR.**  
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL OR AN ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

S:\2024\24-002 Osceola Street Closure\Point File\Draft Files\STK.dwg

A PORTION OF SECTIONS 15, 22 AND 56, TOWNSHIP 2 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF LOT 2, BLOCK 1, WEST LEWISVILLE, ACCORDING TO THE PLAT OF E.W. GILLEN'S SUBDIVISION OF LOT'S 1, 3 & 4 BLOCK 2 WEST LEWISVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18298, PAGE 680 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAME POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, OF SAID E.W. GILLEN'S SUBDIVISION; THENCE SOUTH 10° 45' 04" WEST WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18298, PAGE 680 AND THE EASTERLY LINE OF SAID LOT 1, THE EASTERLY LINE OF LOT 3, FRACTIONAL BLOCK 114 OF RIVERSIDE AS RECORDED IN PLAT BOOK 1, PAGE 109, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF CLAUDE STREET, A 43 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND FORMERLY KNOWN AS CHURCH STREET, A DISTANCE OF 142.68 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF IRENE STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND FORMERLY KNOWN AS NORTH STREET; THENCE SOUTH 75° 58' 56" WEST WITH SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET AND THE SOUTHERLY LINES OF LOTS 3 AND 4 OF FRACTIONAL BLOCK 114 OF SAID RIVERSIDE, A DISTANCE OF 198.33 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OSCEOLA STREET, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, FORMERLY KNOWN AS ESTELLE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680 AND POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE CONTINUE SOUTH 75° 58' 56" WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET AND THE SOUTHERLY TERMINUS OF SAID OSCEOLA STREET, A DISTANCE OF 80.00 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, SAID POINT BEING THE EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5792, PAGE 2166 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART NORTHERLY RIGHT-OF-WAY LINE OF SAID IRENE STREET NORTH 14° 20' 25" WEST WITH THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 5792, PAGE 2166, THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6251, PAGE 181 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, A DISTANCE OF 186.28 FEET; THENCE DEPART SAID WESTERLY RIGHT-OF-WAY LINE NORTH 75° 39' 35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680; THENCE SOUTH 14° 20' 25" EAST WITH THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18298, PAGE 680 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID OSCEOLA STREET, A DISTANCE OF 186.73 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP

**CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH**

By SCC Date 3/27/04

SHEET 2 OF 2  
SEE SHEET 1 FOR SKETCH & NOTES  
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:

**RICHARD P.**

**CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers

1643 Naldo Avenue, Jacksonville, FL 32207

Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -