

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **Garden Street Communities Southeast, LLC.**, whose address is **100 W. Garden St. 2nd Floor, Pensacola, Florida 32502** ("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 2025-_____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 001532-0020** in **Council District 12** and established in the Plat of Jacksonville Farms in Official Public Records of Duval County, Florida at **Plat Book 3 Page 41**.

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:**

(Sign) _____

(Print) _____

(Sign) _____

(Print) _____

GRANTOR:

By: _____

Name:

Title:

**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]

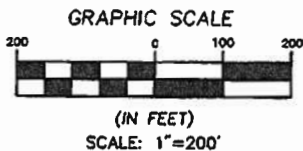
Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "A"



CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

THIS IS NOT A SURVEY

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 3/6/22

N. LINE OF THE SE. 1/4 OF THE SE. 1/4, SECTION 15
15' WIDE UNNAMED PLATTED ROAD
(NOT OPEN)
DISCLAIMED BY ORDINANCE 91 197-82

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 15, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

±0.46 ACRES

LEGAL DESCRIPTION:

A PORTION OF THE UNNAMED PLATTED RIGHT OF WAYS LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AS DEPICTED ON THE PLAT OF JACKSONVILLE FARMS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 00°03'46" EAST, ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID TRACT 8, THE EAST LINE OF TRACT 1 AND ALONG A NORTHERLY PROLONGATION OF SAID TRACT 1, ALL OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, A DISTANCE OF 1333.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 88°59'59" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO SAID EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°03'46" WEST, ALONG THE EAST LINE OF SAID SECTION 15, 1,333.35 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.46 ACRES OR 20,000.01 SQUARE FEET, MORE OR LESS.



SOUTH LINE OF SECTION 15

NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTH LINE OF
JACKSONVILLE ELECTRIC
AUTHORITY RIGHT OF WAY

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION NOT A SURVEY.
2. BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. 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.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

EXHIBIT "A"



Digitally signed by Timothy W Schram
DN: cn=Timothy W Schram, o=CLARSON AND ASSOCIATES, INC., ou=Professional Surveyors and Mappers, email=timothy@clarsonandassociates.com, c=US
Reason: I hereby certify this sketch and description of Garden Street Road Closure and have placed my electronic seal and signature in accordance with the regulatory requirements of F.A. Administrative Code Section 5J-17.002
Location: The seal appearing on this document was authorized by Timothy W Schram, P.E. 6533 on Date: 2022.03.02 07:45:56-0500
Post PDF Editor Version: 11.9.1



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, 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), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021
Survey Scale: 1"=200'
Field Bk/Pg: N/A
Crew Chief: N/A

Drafted By: C.J.B.
Reviewed By: T.W.S.
Project No.: 21-890

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SKETCH & DESCRIPTION NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23 ALL IN TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "B" LEGAL DESCRIPTION:

CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

WLY. LINE OF SECTION 22
N89°05'11"E 15.00'

SOUTH LINE OF SECTION 15 & SOUTH LINE
OF JACKSONVILLE ELECTRIC AUTHORITY R/W

DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY DEPARTMENT
By SCC Date 3/1/22

±0.88 ACRES

THIS IS NOT A SURVEY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N89°04'05"E
L2	53.63'	S00°31'48"W
L3	42.10'	S45°58'53"W
L4	67.38'	N00°31'48"E
L5	31.94'	N21°01'11"W

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

30' WIDE UNNAMED
PLATTED ROAD
(NOT OPEN)

NE. 1/4 OF NE. 1/4 N89°04'05"E 555.89'
SE. 1/4 OF NE. 1/4 S89°04'05"W 543.95'

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

NW. 1/4 OF NW. 1/4

SW. 1/4 OF NW. 1/4

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION. NOT A SURVEY.
2. BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. 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.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

MAP REVISED 02-28-2022 TO MAKE CORRECTIONS AND ADDRESS THE CLIENT'S COMMENTS.

EXHIBIT "B"



Digitally signed by Timothy W. Schram
DN: cn=US, o=Florida,
ou=Duval County, ou=11000000017271687,
ou=110018E8M, cn=Timothy W. Schram
Reason: I hereby certify this sketch
and description of Garden Street Road
Closure and have placed my electronic
signature and seal in accordance with
the regulatory requirements of F.S.
Administrative Code Section 5A-17.052
Location. The seal appearing on this
document was authorized by Timothy
W. Schram, P.E. 6533 on
Date: 2022.03.02 07:50:31 -0500
Post PDF Editor Version: 11.0.1



Prepared By:
RICHARD P.
CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction
meets the standards of practice for Land Surveyors in accordance with
Chapter 5A-17, Florida Administrative Code (Pursuant to Section 472.027,
Florida Statutes), and further certify that there are no visible encroachments
upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drafted By: CJB
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
CREATED & MODIFIED BY: 11000000017271687