

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by **Edmond Stratton**, whose address is **3116 Stratton Road, Jacksonville, Florida 32221-2338** ("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# 012954-0000** in **Council District 12** and established in the **Plat of Jacksonville Heights Improvement Company** as recorded in Official Public Records of Duval County, Florida at **Plat Book 5 Page 93**.

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: \_\_\_\_\_

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

Title: \_\_\_\_\_

(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]

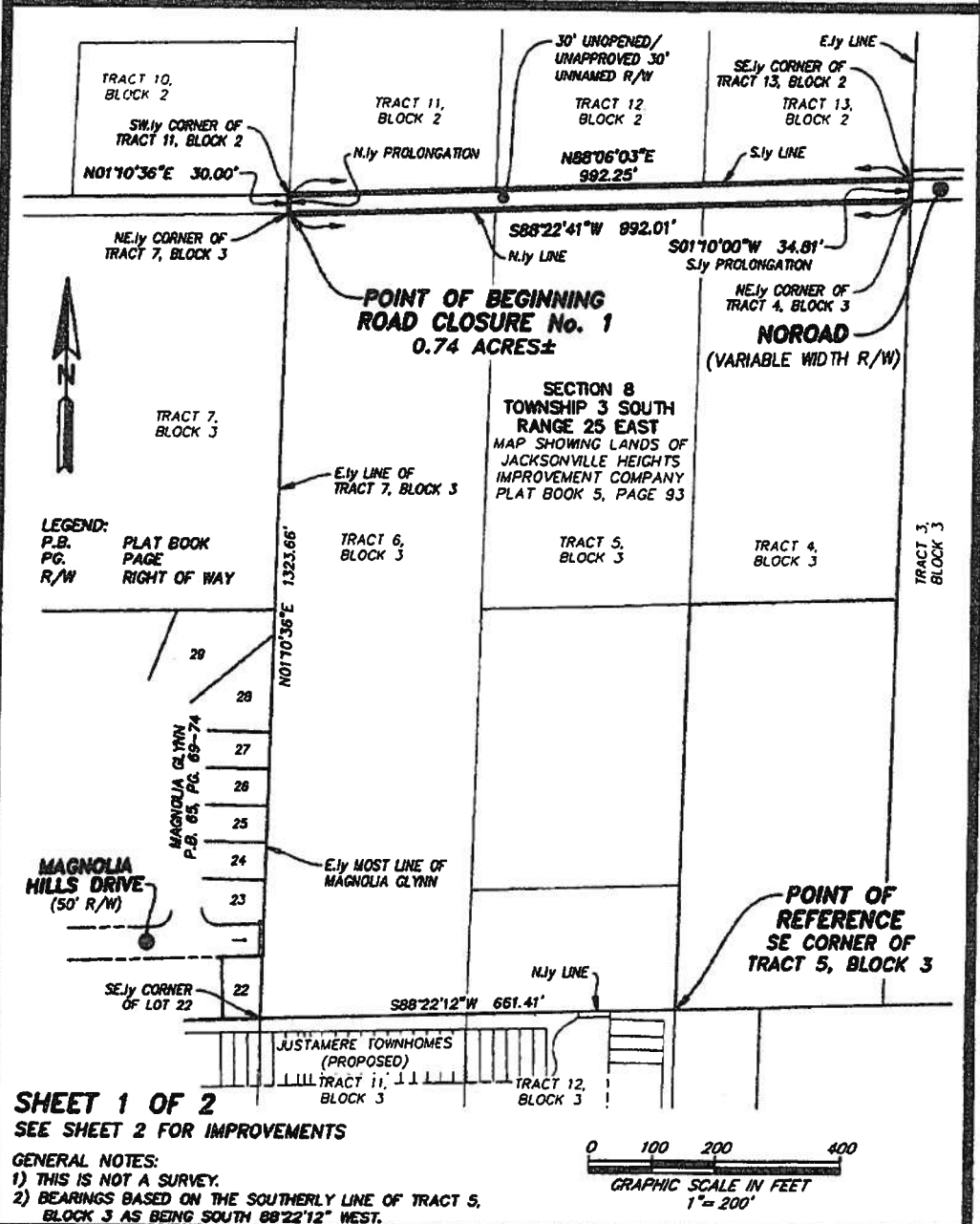
Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

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

# EXHIBIT "A"

## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THAT CERTAIN 30 FOOT UNNAMED RIGHT OF WAY, LYING BETWEEN TRACTS 11, 12, AND 13, BLOCK 2, AND TRACTS 4, 5, AND 6, BLOCK 3, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 2  
SEE SHEET 2 FOR IMPROVEMENTS

### GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF TRACT 5, BLOCK 3 AS BEING SOUTH 88°22'12" WEST.

REVISED DECEMBER 17, 2024  
TO DEPICT IMPROVEMENTS

**ETM**  
SURVEYING & MAPPING

14775 Old St. Augustine Rd  
Jacksonville, Florida 32258

Certificate of Authorization No. LB 3624

Trusted  
Advisors,  
Creating  
Community.

(904) 642-8550  
www.etmnc.com

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.



Digitally signed by  
Bob Pittman PSM  
Date: 2024.12.17  
15:27:58 -05'00'

SCALE: 1"=200'

DATE: NOVEMBER 14, 2024

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

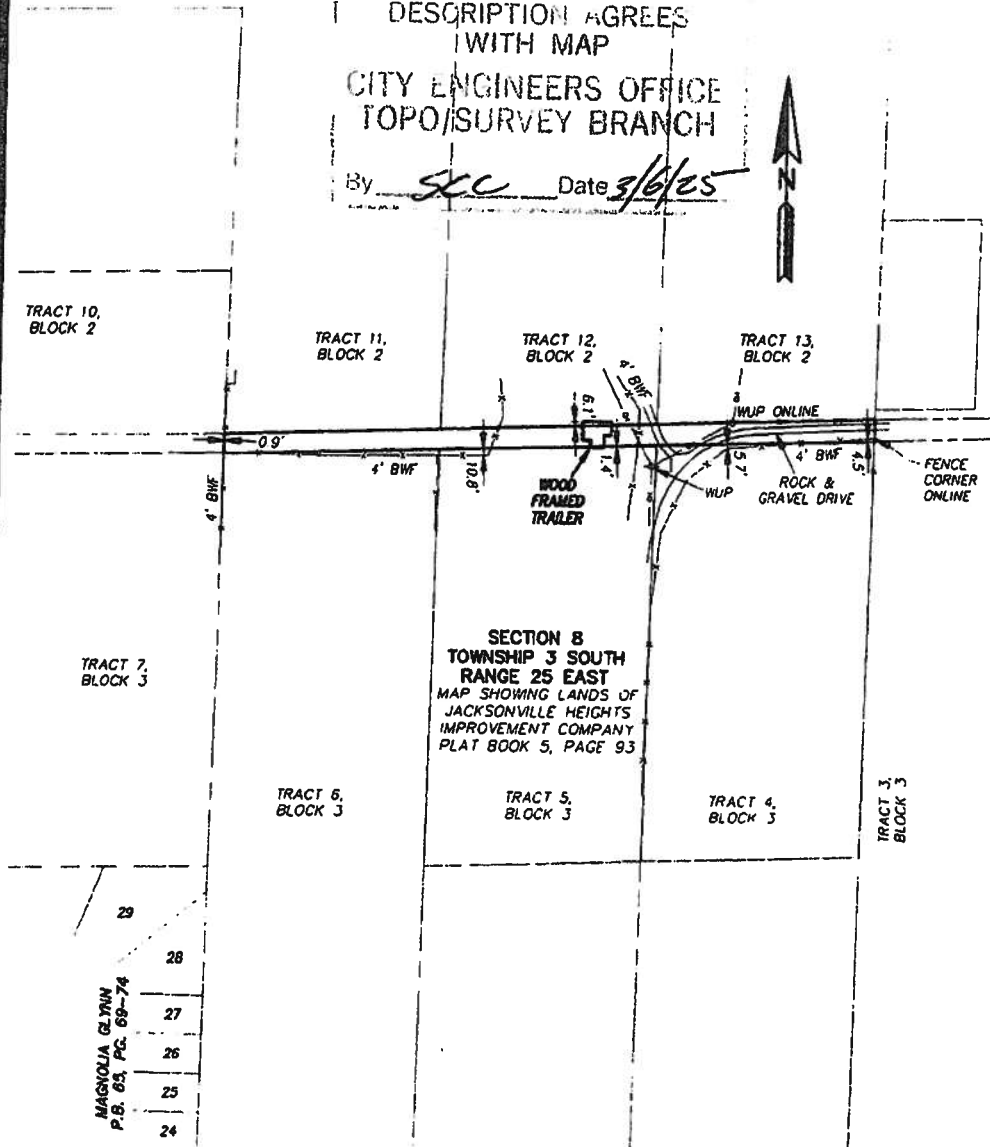
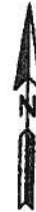
ORDER NO.: 24-315.02 FILE NO.: 130E-05.02A DRAWN BY: JMB CAD FILE: E:\Survey\10\proj\Wood\Sketch\Wood N/R Closure Improvements.dwg

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APPROVED  
DESCRIPTION AGREES  
WITH MAP

CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH

By SJC Date 3/6/25



LEGEND:  
P.B. PLAT BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
BWF BARBED WIRE FENCE  
WUP WOOD UTILITY POLE  
-OH- OVERHEAD UTILITIES



SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14773 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8530  
CERTIFICATE OF AUTHORIZATION NO. LD 3824

ORDER NO.: 24-315.02 FILE NO.: 130E-05.024 DRAWN BY: JMB CAD FILE: E:\Survey\WMA\proj\WMAroad\Sketch\WMAroad R/W Closure Improvements.dwg