

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **Avondale Corporation of Jacksonville, LLC**, whose address is **2351 Urban St, Jacksonville, Florida 32210** ("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# 094418-0000** in **Council District 9** and established in the **Plat of Urban Hills** as recorded in Official Public Records of Duval County, Florida at **Plat Book 20 Page 7**.

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 _____

MAP SHOWING SURVEY OF

PARCEL 4.1

THE NORTH 100.00 FEET OF LOT 5, BLOCK 172 OF A RE-PLAT OF PART OF LAKE SIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PAGE 2

[illegible]

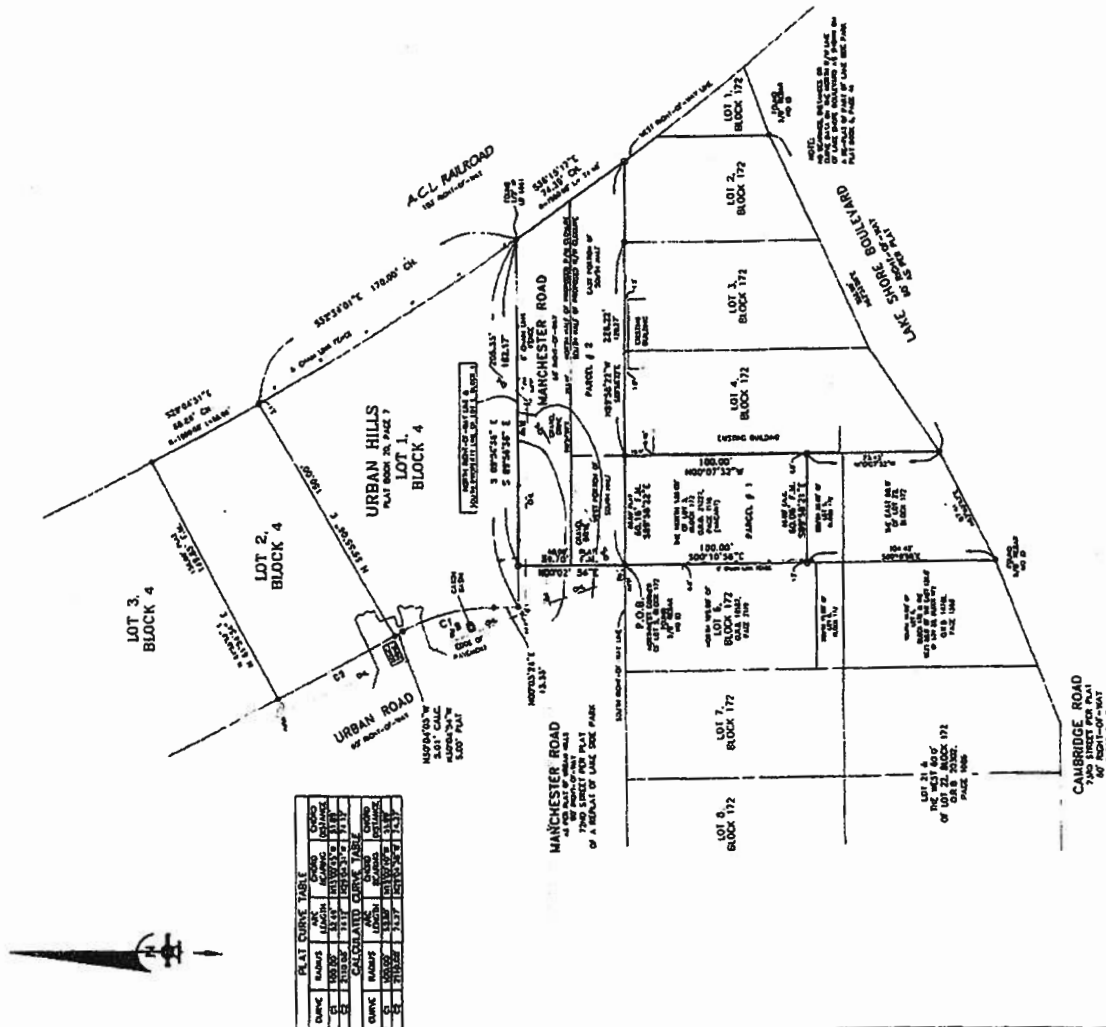
THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.13 ACRES AND OF 12,204.00 SQUARE FEET MORE OR LESS
THE NORTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.13 ACRES AND OF 13,744.00 SQUARE FEET MORE OR LESS
THE SOUTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.13 ACRES AND OF 8,460.00 SQUARE FEET MORE OR LESS
THE SOUTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.04 ACRES AND OF 1,759.11 SQUARE FEET MORE OR LESS
THE SOUTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.11 ACRES AND OF 4,981.00 SQUARE FEET MORE OR LESS
CORRECTED 10.

STI TITNUSXONT SO NOUVORRERO THORNAV

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

By SLC Date 12/13/24Date 12/13/24

1. NOTES:
 2. REMARKS:
 3. DATE:
 4. TIME:
 5. LOCATION:
 6. WEATHER:
 7. WIND:
 8. SEA:
 9. TEMPERATURE:
 10. MOON:
 11. STARS:
 12. PLANETS:
 13. COMET:
 14. ASTEROID:
 15. NEBULA:
 16. SHOOTING STAR:
 17. PLANETARY NEBULA:
 18. PLANETARY RING:
 19. PLANETARY DISC:
 20. PLANETARY CLOUD:
 21. PLANETARY FILAMENT:
 22. PLANETARY STREAM:
 23. PLANETARY SHEET:
 24. PLANETARY LAYER:
 25. PLANETARY VEIL:
 26. PLANETARY MANTLE:
 27. PLANETARY CRUST:
 28. PLANETARY CORE:
 29. PLANETARY CENTER:
 30. PLANETARY NUCLEUS:
 31. PLANETARY SEED:
 32. PLANETARY SPARK:
 33. PLANETARY FLAME:
 34. PLANETARY FIRE:
 35. PLANETARY LIGHT:
 36. PLANETARY GLASS:
 37. PLANETARY MIRROR:
 38. PLANETARY WINDOW:
 39. PLANETARY DOOR:
 40. PLANETARY WALL:
 41. PLANETARY FLOOR:
 42. PLANETARY CEILING:
 43. PLANETARY ROOF:
 44. PLANETARY GROUND:
 45. PLANETARY SKY:
 46. PLANETARY SPACE:
 47. PLANETARY VOID:
 48. PLANETARY NOTHING:
 49. PLANETARY SOMETHING:
 50. PLANETARY EVERYTHING:
 51. PLANETARY UNIVERSE:
 52. PLANETARY COSMOS:
 53. PLANETARY UNIVERSE:
 54. PLANETARY COSMOS:
 55. PLANETARY UNIVERSE:
 56. PLANETARY COSMOS:
 57. PLANETARY UNIVERSE:
 58. PLANETARY COSMOS:
 59. PLANETARY UNIVERSE:
 60. PLANETARY COSMOS:
 61. PLANETARY UNIVERSE:
 62. PLANETARY COSMOS:
 63. PLANETARY UNIVERSE:
 64. PLANETARY COSMOS:
 65. PLANETARY UNIVERSE:
 66. PLANETARY COSMOS:
 67. PLANETARY UNIVERSE:
 68. PLANETARY COSMOS:
 69. PLANETARY UNIVERSE:
 70. PLANETARY COSMOS:
 71. PLANETARY UNIVERSE:
 72. PLANETARY COSMOS:
 73. PLANETARY UNIVERSE:
 74. PLANETARY COSMOS:
 75. PLANETARY UNIVERSE:
 76. PLANETARY COSMOS:
 77. PLANETARY UNIVERSE:
 78. PLANETARY COSMOS:
 79. PLANETARY UNIVERSE:
 80. PLANETARY COSMOS:
 81. PLANETARY UNIVERSE:
 82. PLANETARY COSMOS:
 83. PLANETARY UNIVERSE:
 84. PLANETARY COSMOS:
 85. PLANETARY UNIVERSE:
 86. PLANETARY COSMOS:
 87. PLANETARY UNIVERSE:
 88. PLANETARY COSMOS:
 89. PLANETARY UNIVERSE:
 90. PLANETARY COSMOS:
 91. PLANETARY UNIVERSE:
 92. PLANETARY COSMOS:
 93. PLANETARY UNIVERSE:
 94. PLANETARY COSMOS:
 95. PLANETARY UNIVERSE:
 96. PLANETARY COSMOS:
 97. PLANETARY UNIVERSE:
 98. PLANETARY COSMOS:
 99. PLANETARY UNIVERSE:
 100. PLANETARY COSMOS:



HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **Hamilton Street Trading LLC.**, whose address is **1912 Hamilton Street, #203, Jacksonville, Florida 32210** ("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# 094253-0400** in **Council District 9** and established in the **Plat of Urban Hills** as recorded in Official Public Records of Duval County, Florida at **Plat Book 20 Page 7**.

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 _____

MAP SHOWING SURVEY OF

PARCEL A.1
THE NORTH 100.00 FEET OF LOT 3, BLOCK 172 OF A RE-PLAY OF PART OF LAKE SIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

PARCEL A.2
PROPOSED ROAD CLOSURE OF A PORTION OF MANCHESTER ROAD, ACCORDING TO THE PLAT OF URBAN HILLS, AS RECORDED IN PLAT BOOK 10, PAGE 1, CURRENTLY BEING AS 7200 STREET, ACCORDING TO THE RE-PLAY OF A PART OF LAKE SIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

FOR A PORTION OF MANCHESTER ROAD, AS THE WESTERN CORNER OF LOT 3, BLOCK 172, ACCORDING TO SAID RE-PLAY OF A PART OF LAKE SIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

MANCHESTER ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.13 ACRES AND OR 5,914.60 SQUARE FEET MORE OR LESS.

THE SOUTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.05 ACRES AND OR 2,457.30 SQUARE FEET MORE OR LESS.

THE NORTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.08 ACRES AND OR 3,457.30 SQUARE FEET MORE OR LESS.

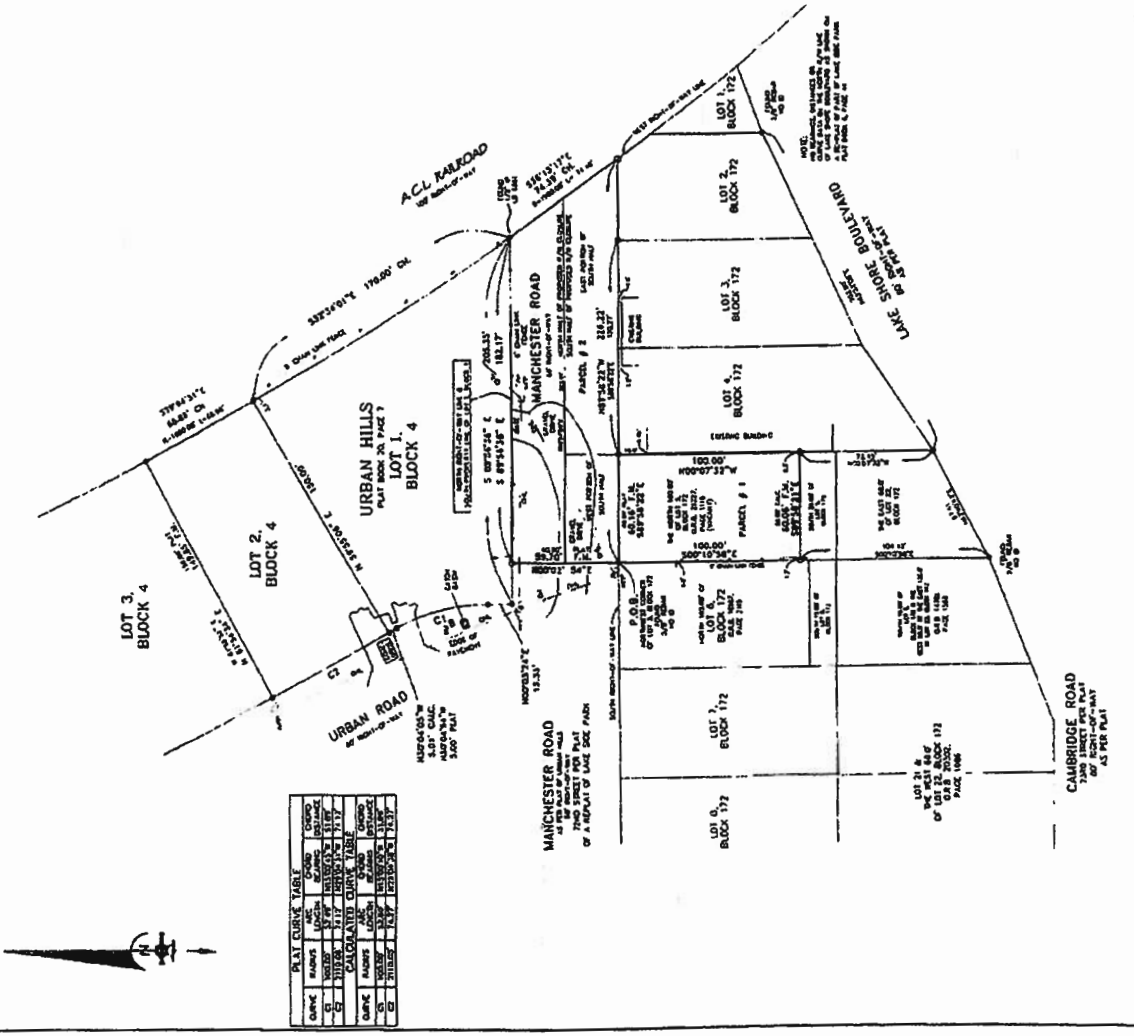
THE SOUTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.04 ACRES AND OR 1,751.31 SQUARE FEET MORE OR LESS.

THE NORTH HALF OF THE PROPOSED ROAD CLOSURE AREA HAS A TOTAL AREA OF 0.11 ACRES AND OR 4,814.09 SQUARE FEET MORE OR LESS.

CERTIFIED TO:

ANNEVILLE CORPORATION OF JACKSONVILLE, FLA.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SLL Date 12/13/04



DATE	BY	FOR	REMARKS
12/13/04	SLL	172	172
12/13/04	SLL	173	173
12/13/04	SLL	174	174
12/13/04	SLL	175	175
12/13/04	SLL	176	176
12/13/04	SLL	177	177
12/13/04	SLL	178	178
12/13/04	SLL	179	179
12/13/04	SLL	180	180

LEGEND
1. ALL LOTS ARE SHOWN ON THE PLAT OF MANCHESTER ROAD AS BEING 2 1/2 ACRES, 108,000 SQ. FT. AS PER PLAT 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.