

Prepared under the direction of and
after recording return to:
Ian McKillop, Esq.
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 23-1353

RELEASE OF RESTRICTIVE COVENANTS

This Release of Restrictive Covenants is made by the **City of Jacksonville**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida (“City”), to and in favor of the **Board of Trustees of the Florida Junior College at Jacksonville**, a body politic (“College”), effective as of the ___ day of _____, 2023.

WHEREAS, the City conveyed the following described real property (the “Property”) to the College by Special Warranty Deed dated June 10, 1980 and recorded in Official Records Book 5128, Page 849, of the Public Records of Duval County, Florida (the “Deed”):

Parcel A: A part of Block 143, Harts Map of Jacksonville, Duval County, Florida and being described as follows: Begin at the Southeast corner of said Block 143, said corner also being the intersection of the Westerly right of way line of Main Street with the Northerly right of way of Orange Street (said Orange Street now closed by City Ordinance 73-1197-641); thence North 14°50’10” East, along said Westerly right of way line, a distance of 90 feet, mor or less, to the face of the retaining wall of Hogans Creek; thence Westerly, along and around the face of said retaining wall, a distance of 124 feet, more or less; thence South 13°45’43” West, a distance of 105 feet to the Southerly lien of said Block 143; thence South 76°14’17” East, along said Southerly line, a distance of 120 feet to the point of beginning. Reserving, however, an easement for drainage, utilities, sewers and ingress and egress over all of parcel A, except the Southerly 67 feet of the Westerly 77 feet of the Easterly 98 feet thereof.

Parcel B: All that part of the Northerly 1/2 of Orange Street as closed by City of Jacksonville Ordinance 73-1197-641, reserving, however, unto the City of Jacksonville a perpetual, unobstructed easement over, across, under and through the entire area for drainage, utilities, and ingress and egress.

RE#: a portion of 074367-0000
Address: 940 North Main Street, Jacksonville, FL 32202

WHEREAS, the Deed contained certain restrictive covenants pertaining to the use and maintenance of the Property, the violation thereof would cause the Property to revert to the City; and

WHEREAS, the City of Jacksonville wishes to release such restrictive covenants as to the Property.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City agrees as follows, for the benefit of the College:

1. The City hereby forever releases the Property from the following restrictive covenants set forth in the Deed (the “Restrictive Covenants”):
2. The Restrictive Covenants shall be of no further force or effect. This Release of Restrictive Covenants shall inure to the benefit of the College and its successors and assigns.

In witness whereof, the City of Jacksonville has executed this Release of Restrictive Covenants, effective as of the date first set forth above.

Signed, sealed and delivered in our presence as witnesses:

CITY OF JACKSONVILLE,
a Florida municipal corporation

Print Name: _____

By: _____
Donna Deegan as Mayor

Print Name: _____

Attested by:

James R. McCain, Jr. as Corporation Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____, for and on behalf of Mayor Donna Deegan, as aforesaid, and James R. McCain Jr., the Corporation Secretary of the City of Jacksonville, a Florida Municipal Corporation, on behalf of the corporation, who are personally known to me.

[SEAL]

Notary Public, State and County Aforesaid
Print Name: _____
Commission No. _____
My Commission Expires: _____

Form Approved:

Office of General Counsel
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