

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **David D. Hood**, whose address is **3697 Hemlock Street, Jacksonville, FL 32218** ("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# 019466-0020** in **Council District 8** and established in in the **Plat of Dahl's Addition to Garden City** as recorded in Official Public Records of Duval County, Florida at **Plat Book 6 Page 16**.

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 _____

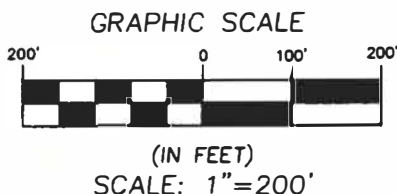
Type of Identification Produced _____

MAP & DESCRIPTION OF WESTERN AVENUE RIGHT-OF-WAY CLOSURE

A PORTION OF DAHL'S ADDITION TO GARDEN CITY, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF HANSEN CREEK - PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 115 THROUGH 120 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF HEMLOCK STREET, A VARIABLE WIDTH RIGHT-OF-WAY, SOUTH 89° 10' 38" WEST, A DISTANCE OF 40.00 FEET TO THE WESTERLY LINE OF WESTERN AVENUE, A 40 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE AND THE EASTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 15183, PAGE 254 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, NORTH 00° 49' 22" WEST, A DISTANCE OF 792.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID HANSEN CREEK - PHASE 1; THENCE NORTH 89° 10' 38" EAST WITH BOUNDARY OF SAID HANSEN CREEK - PHASE 1 AND THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00° 49' 22" EAST WITH THE WESTERLY BOUNDARY OF SAID HANSEN CREEK - PHASE 1, A DISTANCE OF 792.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.73 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40 00'	S89°10'38"W
L2	40 00'	N89°10'38"E

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. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND DESCRIPTION IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
FOR SURVEY BRANCH

By SCC Date 6/3/25

0.73 ACRES

NORTHERLY R/W LINE
HEMLOCK STREET
(60' R/W)

NORTHERLY R/W LINE
HEMLOCK STREET
(VARIABLE WIDTH R/W)

POINT OF BEGINNING

SW CORNER OF HANSEN CREEK
- PHASE 1
PLAT BOOK 83, PAGE 115-120

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: OCTOBER 21, 2024

Drafted By: DNS

Survey Scale: 1"=200'

Reviewed By: TWS

Digitally Signed by Timothy W. Schram

Schram
DN: C=US, O=Unaffiliated,
dnQualifier=A01410C0000018F96B
39BEC000ABACE, CN=Timothy W
Schram

Reason: I hereby certify the herein
Map & Description - Professional
Surveyor & Mapper Certification and
have placed my electronic seal and
signature in accordance with the
regulatory requirements of FL
Administrative Code Section
5J-17.052.

Location: The seal appearing on this
document was authorized by
Timothy W. Schram, P S M 6533 on
Date: 2025.05.30 10:38 40-04'00"
Foxit PDF Editor Version: 11.2.3

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



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 -

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **D. R. HORTON, INC.**, whose address is **1341 Horton Circle, Arlington, TX 76011** (“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# 019531-0120** in **Council District 8** and established in in the **Plat of Dahl’s Addition to Garden City** as recorded in Official Public Records of Duval County, Florida at **Plat Book 6 Page 16**.

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**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]

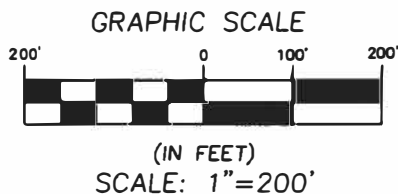
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

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DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
PLANNING & SURVEY BRANCH

By SCC Date 6/3/25

0.73 ACRES

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HEMLOCK STREET
(60' R/W)

NORTHERLY R/W LINE
HEMLOCK STREET
(VARIABLE WIDTH R/W)

POINT OF BEGINNING
SW CORNER OF HANSEN CREEK
- PHASE 1
PLAT BOOK 83, PAGE 115-120

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: OCTOBER 21, 2024

Drafted By: DNS

Survey Scale: 1"=200'

Reviewed By: TWS

Project Number: 24-046

Digitally signed by Timothy W. Schram
DN: C=US, O=Unaffiliated,
dnQualifier=A01410C000018F96B
39BEC000A8ACE, CN=Timothy W
Schram

Reason: I hereby certify the herein
Map & Description - Professional
Surveyor & Mapper Certification and
have placed my electronic seal and
signature in accordance with the
regulatory requirements of FL
Administrative Code Section
5J-17.062.

Location: The seal appearing on this
document was authorized by
Timothy W. Schram, P.S.M. 6533 on
Date: 2025.05.30 10:38:40-0400'
Foxit PDF Editor Version: 11.2.3

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



Surveyed and Prepared By:
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