

**HOLD HARMLESS COVENANT**

This Hold Harmless Covenant is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **Boyd Timber Inc.**, whose address is **4366 Roma Boulevard**, 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 \_\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 001940-0000** in Council District 12 and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93 and Plat Book 4 Page 2**.

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 \_\_\_\_\_ 202\_\_, 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"**

**LEGAL DESCRIPTION**

50TH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY

TOGETHER WITH THE WEST 681 FEET OF 54TH STREET, A 15 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY

TOGETHER WITH UNNAMED ROAD - 30 FOOT RIGHT OF WAY LYING IN SECTIONS 25 AND 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE WEST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF BLOCK 3, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF, TOGETHER WITH THE EAST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF JACKSONVILLE FARMS, PLAT NO. 2, EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF SAID CURRENT PUBLIC RECORDS, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF.

CONTAINING A NET AREA OF 2.00 ACRES, MORE OR LESS.

API D  
DESCRIPTION OF DEGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
SCC Date 2/20/24

# MAP SHOWING MAP AND DESCRIPTION

OF  
SOUTH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY TOGETHER WITH THE WEST 681 FEET OF 54TH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY TOGETHER WITH UNNAMED ROAD - 30 FOOT RIGHT OF WAY LYING IN SECTIONS 25, 26, 35, AND 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE WEST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF BLOCK 3, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, TOGETHER WITH THE WEST FIFTEEN (15) FEET OF THE NORTH 50 FEET OF BLOCK 2, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS, TOGETHER WITH THE EAST FIFTEEN (15) FEET OF THE SOUTH 1338.95 FEET OF JACKSONVILLE FARMS, PLAT NO. 2, EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF SAID CURRENT PUBLIC RECORDS, CONTAINING A NET AREA OF 2.00 ACRES, MORE OR LESS.

### GENERAL NOTES

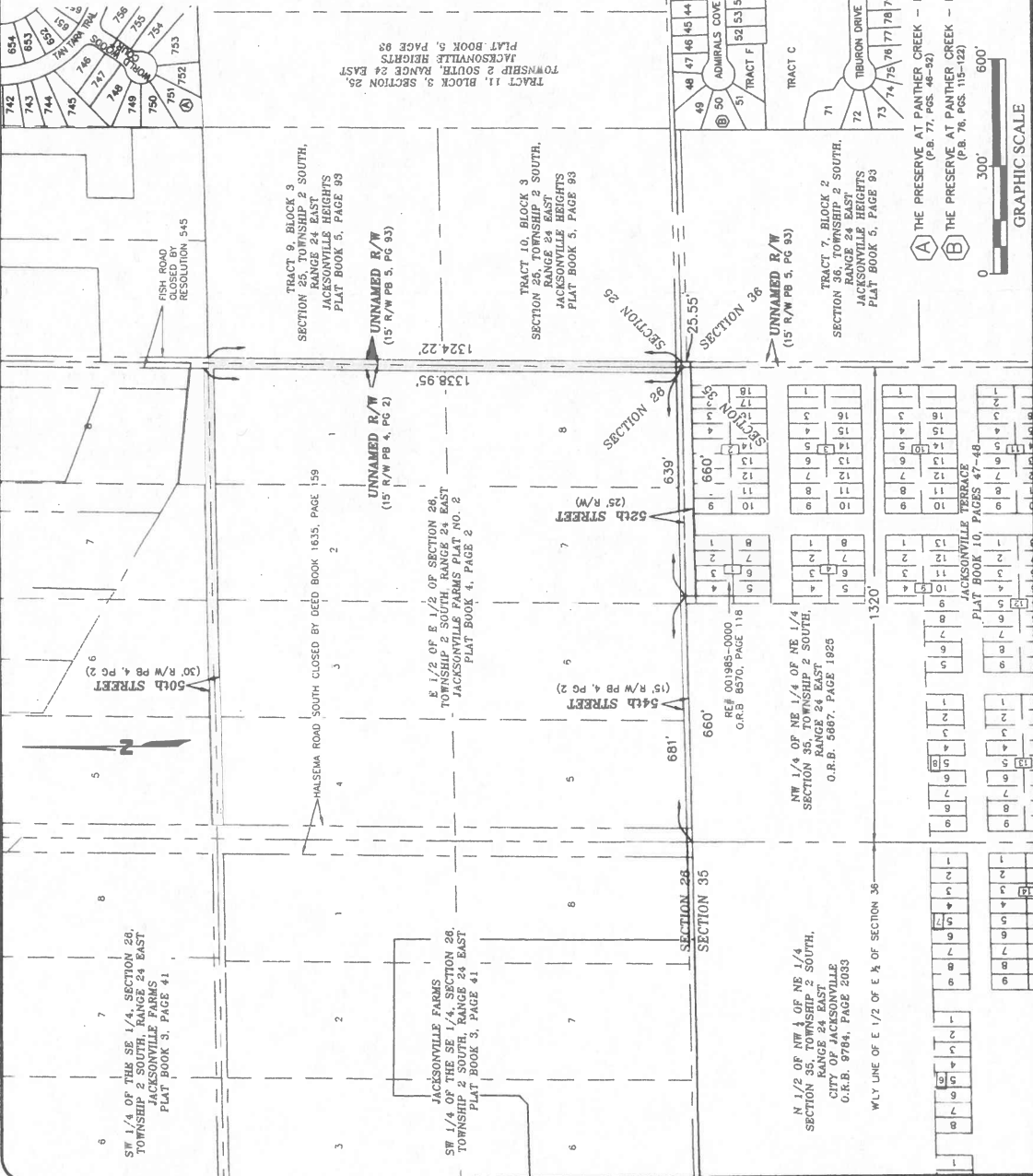
1. THIS MAP IS NOT A BOUNDARY SURVEY
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT, THEREFOR THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THE PLATTED RIGHTS OF WAY DEPICTED WITHIN THE LANDS DESCRIBED HEREON, WITHIN THE DESOTO PARK DIVISION OF JACKSONVILLE TERRACE PLAT (PLAT BOOK 5, PAGE 30) AND THE JACKSONVILLE TERRACE PLAT (PLAT BOOK 10, PAGE 47) HAVE BEEN CLOSED PURSUANT TO RESOLUTION 2013-782-A, RECORDED IN O.R.B. 16773, PG. 44.

- LEGEND
- P.G. PAGE
  - R/W RIGHT OF WAY
  - O.R.B. OFFICIAL RECORD BOOK
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - D.B. DEED BOOK
  - DENOTES PROPOSED R/W CLOSURE



DONALD M. JOHNSON  
SAM LLC LICENSED PROFESSIONAL SURVEYOR NO. 5613  
FLORIDA REGISTERED PROFESSIONAL SURVEYOR  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT - DREAMFRONTIERS  
SOUTH BOYD PARCEL  
SHEET 1  
OF 1



10250 Normandy Blvd  
Jacksonville, FL 32221  
O/c: 904.619.6630  
email: info@sam.biz



NO.	BY	DATE	REVISIONS
1	SPB	10/29/23	REVISION 1/1
2	SPB	07/22/23	REVISION 1/1

JOB NUMBER: 1022072033  
DATE: 07/22/23  
DRAWN BY: DONALD M. JOHNSON, JR.  
CHECKED BY: DONALD M. JOHNSON, JR.  
SCALE: AS SHOWN  
PROJECT: SOUTH BOYD PARCEL  
SHEET: 1 OF 1

PROJECT - DREAMFRONTIERS  
SOUTH BOYD PARCEL  
RIGHT OF WAY  
CLOSURE

**HOLD HARMLESS COVENANT**

This Hold Harmless Covenant is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **Boyco Inc.**, whose address is **5367 Ortega Boulevard**, 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 \_\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 001940-0000** in Council District 12 and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93 and Plat Book 4 Page 2**.

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 \_\_\_\_\_ 202 \_\_, 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"**

**LEGAL DESCRIPTION**

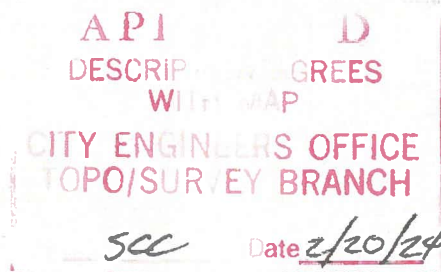
50TH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY

TOGETHER WITH THE WEST 681 FEET OF 54TH STREET, A 15 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY

TOGETHER WITH UNNAMED ROAD - 30 FOOT RIGHT OF WAY LYING IN SECTIONS 25 AND 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE WEST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF BLOCK 3, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF, TOGETHER WITH THE EAST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF JACKSONVILLE FARMS, PLAT NO. 2, EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF SAID CURRENT PUBLIC RECORDS, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF.

CONTAINING A NET AREA OF 2.00 ACRES, MORE OR LESS.



# MAP SHOWING MAP AND DESCRIPTION

OF  
 50TH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY TOGETHER WITH THE WEST 681 FEET OF 54TH STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF JACKSONVILLE FARMS PLAT NO. 2, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, SAID DUVAL COUNTY TOGETHER WITH UNNAMED ROAD - 30 FOOT RIGHT OF WAY LYING IN SECTIONS 25, 26, 35, AND 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE WEST FIFTEEN (15) FEET OF THE SOUTH 1324.22 FEET OF BLOCK 3, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, TOGETHER WITH THE WEST FIFTEEN (15) FEET OF THE NORTH 50 FEET OF BLOCK 2, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS, TOGETHER WITH THE EAST FIFTEEN (15) FEET OF THE SOUTH 1338.95 FEET OF JACKSONVILLE FARMS, PLAT NO. 2, EAST ONE-HALF OF EAST ONE-HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 2, OF SAID CURRENT PUBLIC RECORDS, CONTAINING A NET AREA OF 2.00 ACRES, MORE OR LESS.

**GENERAL NOTES**

1. THIS MAP IS NOT A BOUNDARY SURVEY
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT, THEREFORE THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THE PLATTED RIGHTS OF WAY DEPICTED WITHIN THE LANDS DESCRIBED HEREON, WITHIN THE DESOTO PARK DIVISION OF JACKSONVILLE TERRACE PLAT (PLAT BOOK 9, PAGE 50) AND THE JACKSONVILLE TERRACE PLAT (PLAT BOOK 10, PAGE 47) HAVE BEEN CLOSED PURSUANT TO RESOLUTION 2013-782-A, RECORDED IN O.R.B. 16773, PG. 44.

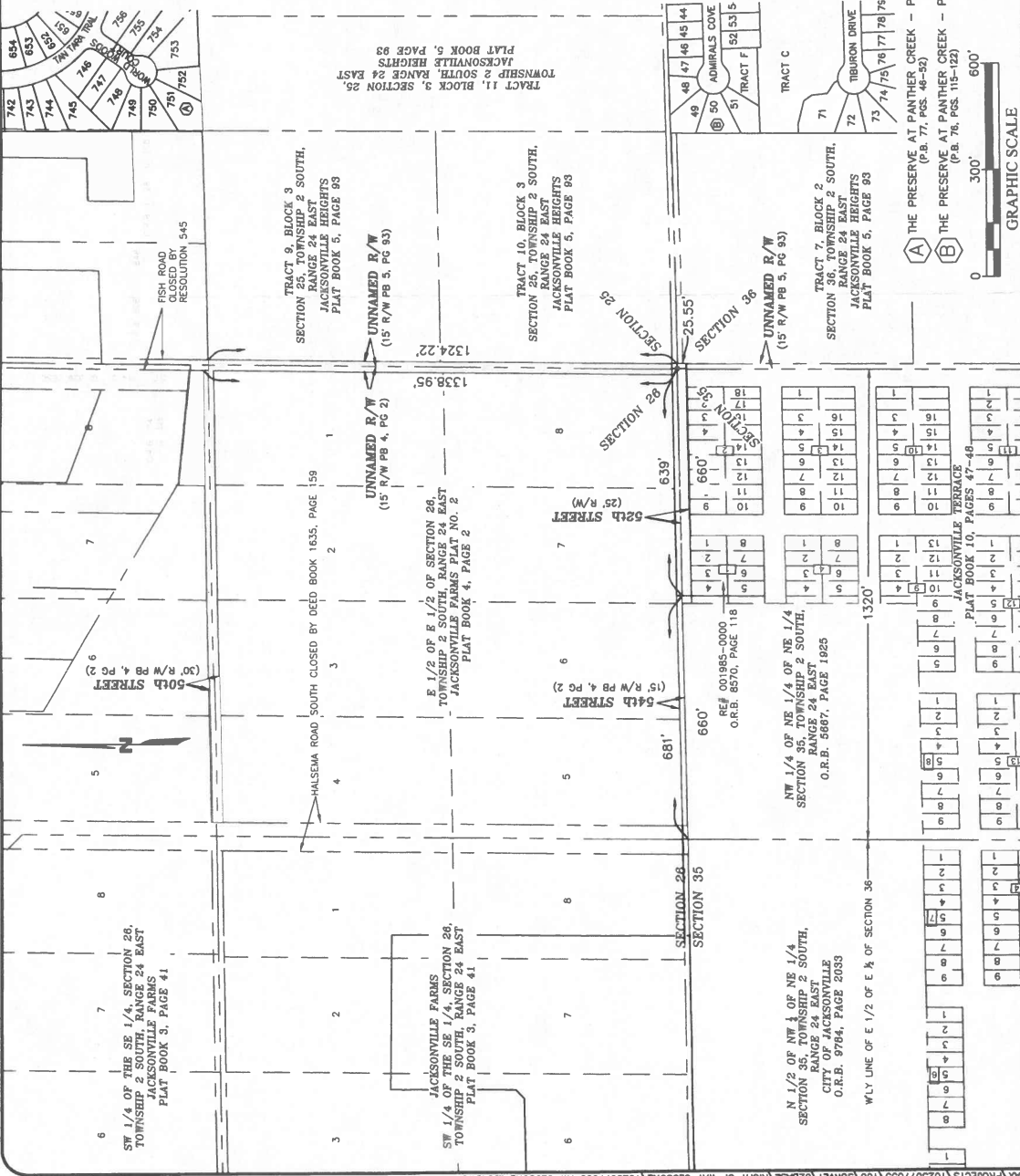
**LEGEND**

P.G. PAGE  
 R/W RIGHT OF WAY  
 O.R.B. OFFICIAL RECORD BOOK  
 P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 D.B. DEED BOOK

NOTES PROPOSED R/W CLOSURE

DOVA M. JOHNSON  
 SAM LLC LICENSED PROFESSIONAL LAND SURVEYOR NO. 7908  
 FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5613  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT: DREAMFINDERS SOUTH BOYD PARCEL  
 SHEET 1 OF 1



10250 Normandy Blvd  
 Jacksonville, FL 32211  
 Phone: 904.819.6630  
 Email: info@sam.biz



NO.	REVISIONS	BY	DATE
1	REVISE R/W	SPB	10/28/24
2	REMOVE R/W PORTION OF NE 7 00THS 0000	SPB	07/27/2023

JOB NUMBER: 1023070337  
 DATE: 10/27/2023  
 SURVEYOR: DOVA M. JOHNSON, JR.  
 TECHNICIAN: SAMI  
 DRAWING: 1023070337\_RW  
 PROJECT: DREAMFINDERS SOUTH BOYD PARCEL