

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2022, by **KB Home Jacksonville LLC** whose address is **10990 Wilshire Blvd 7<sup>th</sup> Flr**, Los Angeles, CA 90024 (“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# 015450-1010 in Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 75, Pages 9-14**.

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 person (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 \_\_\_\_\_ 20\_\_\_\_, 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 SKETCH & LEGAL DESCRIPTION OF

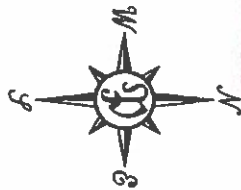
A PORTION OF COLLINS FIELD WAY (A 50-FOOT PUBLIC RIGHT-OF-WAY), SANDLER LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 75, PAGES 9-14, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 65 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 30.14 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°01'55" EAST AND A CHORD DISTANCE OF 28.35 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 43.92 FEET; THENCE NORTH 01°30'43" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, 68.93 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 9.13 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78°01'55" EAST AND A CHORD DISTANCE OF 9.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,891 SQUARE FEET, MORE OR LESS.

CERTIFIED TO: KB HOME JACKSONVILLE, LLC

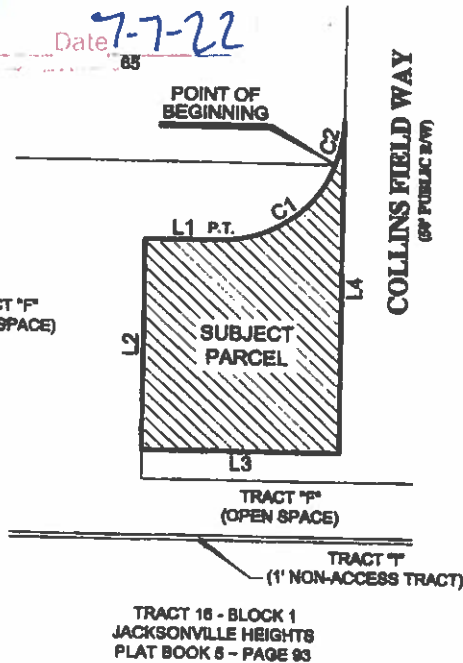
APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH



By *[Signature]* Date 7-7-22

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S01°30'31"W
L2	43.92'	S88°29'29"E
L3	40.00'	N01°30'43"E
L4	68.93'	N88°29'29"W

TRACT "P"  
(OPEN SPACE)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.14'	25.00'	89°04'52"	S33°01'55"E	28.35'
C2	9.13'	25.00'	20°55'08"	S78°01'55"E	9.08'

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 806-0030

### GENERAL NOTES:

- SEARCHES SHOWN HERON ARE BASED ON THE SOUTH LINE OF COLLINS FIELD WAY AS S88°29'29"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LICENSEE'S RESPONSIBILITY TO DETERMINE FEMA FIRM MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HERON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVE  
P.C.C. POINT OF COMPOUND CURVE  
P.A.K. PERMANENT REFERENCE MARKS  
P.C.P. PERMANENT CONTROL POINT  
B.L.L. BUILDING RESTRICTION LINE  
C.L.P. CHAIN LINK FENCE  
R.O.A. RIGHT-OF-WAY  
O.R. OFFICIAL RECORDS BOOK  
O.L. ON LINE  
B.L. BREAK LINE  
P.F.S. FINISHED FLOOR SURFACE

SCALE 1"=30'  
01-11-2022  
DATE OF SKETCH:

### LEGEND:

RADIUS  
DELTA (CENTRAL ANGLE)  
AND LENGTH  
CHORD  
CHORD BEARING  
LINE PARALLEL TO CURVE  
AIR CONDITIONER  
CONCRETE  
FOUND  
IRON PIPE  
DESIGNED  
PLAT  
CALCULATED  
FENCE

NATHAN P. PERRET, License Number LS6900  
NATHAN P. PERRET, FLA. CERT. NO. 6900



LB - 6715

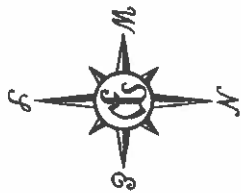
# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF COLLINS FIELD WAY (A 50-FOOT PUBLIC RIGHT-OF-WAY), SANDLER LAKES, ACCORDING TO THE FLAT THEREOF RECORDED IN PLAT BOOK 75, PAGES 9-14, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 65 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 30.14 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°01'55" EAST AND A CHORD DISTANCE OF 28.35 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 43.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°30'43" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 6.07 FEET; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, A DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 243 SQUARE FEET, MORE OR LESS.

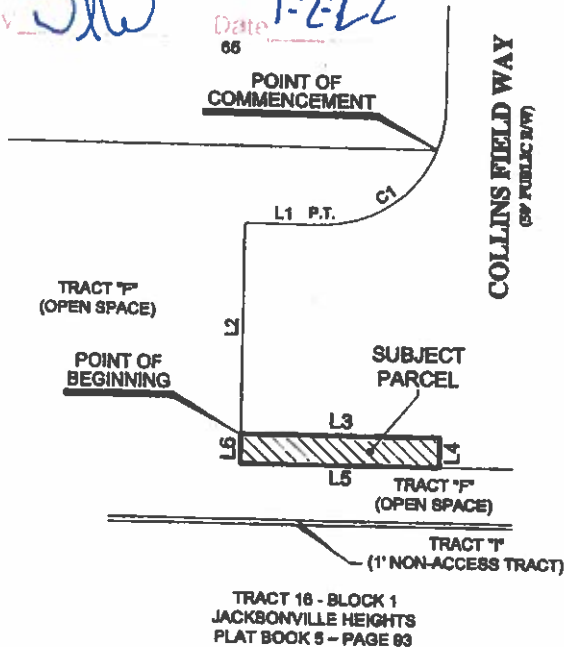
CERTIFIED TO: KB HOME JACKSONVILLE, LLC



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

By Dlw Date 7-22-22  
68

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S01°30'31"W
L2	43.92'	S88°29'29"E
L3	40.00'	N01°30'43"E
L4	6.07'	S88°29'29"E
L5	40.00'	S01°30'31"W
L6	6.08'	N88°29'29"W



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.14'	25.00'	69°04'52"	S33°01'55"E	28.35'

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

**GENERAL NOTES:**

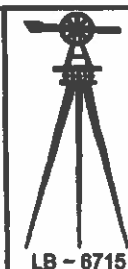
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF COLLINS FIELD WAY AS 88°29'29" PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA FLOOD MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVE  
P.C.C. POINT OF COMPOUND CURVE  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.C.P. PERMANENT CONTROL POINT  
S.R.L. BUILDING RESTRICTION LINE  
C.L.P. CHAIN LINK FENCE  
R.O.W. RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
O.L. ON LINE  
B.L. BREAK LINE  
P.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'  
01-11-2022  
DATE OF SKETCH

LEGEND  
R RADIUS  
Δ Δ CENTRAL ANGLE  
A A ARC LENGTH  
C C CHORD  
OB OB CHORD BEARING  
R R LINE RADIAL TO CURVE  
AC AIR CONDITIONER  
CONC CONCRETE  
FO FOUNDRY  
M M MEASURED  
P PLAT  
CAL CALCULATED  
F F FENCE

56900  
NATHAN P. PERRET, FLA. CERT. NO. 6900



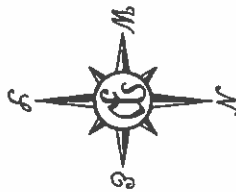
# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF COLLINS FIELD WAY (A 50-FOOT PUBLIC RIGHT-OF-WAY), SANDLER LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 75, PAGES 9-14, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHEASTERLY CORNER OF LOT 66 OF SAID SANDLER LAKES, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 16.07 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'18" EAST AND A CHORD DISTANCE OF 15.79 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 01°30'31" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°29'29" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°30'31" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°29'29" WEST, A DISTANCE OF 75.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 23.20 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 64°55'18" EAST AND A CHORD DISTANCE OF 22.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,134 SQUARE FEET, MORE OR LESS.

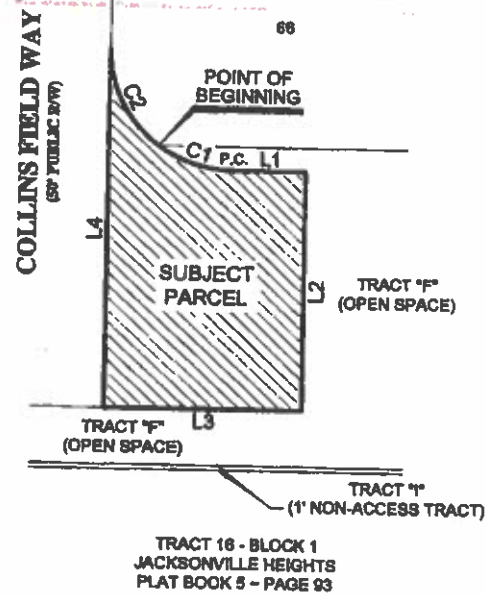
CERTIFIED TO: KB HOME JACKSONVILLE, LLC



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N01°30'31"E
L2	50.00'	S88°29'29"E
L3	40.00'	S01°30'31"W
L4	75.00'	N88°29'29"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	16.07'	25.00'	36°49'34"	N19°55'18"E	15.79'
C2	23.20'	25.00'	63°10'28"	N64°55'18"E	22.38'

APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By *[Signature]* Date 7-7-22



## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF COLLINS FIELD WAY AS 88°29'29"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.L.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

**LEGEND**

- P.O. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.D.C. PERMANENT REFERENCE MERRIDEN
- P.C.P. PERMANENT CONTROL POINT
- B.L. BUILDING RESTRICTION LINE
- C.L.P. CHAIN LINK FENCE
- R.W. FRONT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- O.L. ON LINE
- B.L. BREAK LINE
- P.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'

DATE OF SKETCH 01-11-2022

NATHAN P. PERRET, FLA. CERT. NO. 6900

