HOLD HARMLESS COVENANT

This Hold Harmless Covenant is hereby granted this of Midtown Centre Office, LLC., whose address is 130 in favor of the CITY OF JACKSONVILLE, a consolidate laws of the State of Florida, whose mailing address	11 E Millbrook Road, Suite D10 dated political subdivision and m	06, Raleigh, NC 27609 ("Grantor") nunicipal corporation existing under
IN CONSIDERATION for the closure and/or abando ORDINANCE 2024, a copy of which is attached near RE# 136611-0000 in Council District 5 and as Books 6, Page 7, Book 31, Page 4, 5 & 5A Official Records Book 2704, Page 342.	ed hereto and incorporated by re established in the Plats of F. I	eference (the "Ordinance"), located Richard Grant, as recorded in Plat
Grantor, its successors and assigns, holds harmless its members, officials, officers, employees, and agen and expense of whatever kind or nature (including, be out of injury (whether mental or corporeal) to persincidental to the use of the abandoned right-of-way of attached hereto and incorporated herein by reference damages resulting from flooding or erosion. This Hole Exhibit "A". The adjacent property owner(s) who acquired for maintaining the Property.	ts against any claim, action, lo at not by way of limitation, atto ons, including death, or dama or easement areas, more particle (the "Property"); including, be d Harmless Covenant shall run	oss, damage, injury, liability, cost orney fees and court costs) arising uge to property, arising out of or cularly described in Exhibit "A" , but not limited to such injuries or a with the real property described in
Furthermore, the Property shall remain totally unobstrably the City or JEA of their reserved easement rights, Ordinance. In the event that such easement rights are not installation of fences, hedges, and landscaping is permit expense of the Grantor, its successors and assigns, shall indemnify, damage, action, claim, suit, judgment, cost, or expense and improvements (including destruction), in any man maintenance or failure to maintain, or removal of any successors or assigns, and the City's or JEA's exercises	if any, under the provisions of reserved by City or JEA: (a) the issible but subject to removal or for any repairs to or replacement defend, and hold City and JEA se for injury to persons (includent resulting from or arising or improvements placed within	f the reserved easement and/or the construction of driveways and the damage by the City or JEA at the ent of the improvements; and (b) harmless from, any and all loss, ling death) or damage to property out of the installation, replacement, the easement area by Grantor, its
Signed and Sealed in Our Presence:	GRANTOR:	
(Sign)	Ву:	
(Print)	Name: Title:	
(Sign)		
(Print)		
STATE OF FLORIDA COUNTY OF DUVAL		
The foregoing instrument was acknowledged before me		
day of 2023, by		·
{NOTARY SEAL}		
	[Signature of Notary Public-St [Name of Notary Typed, Print	
Personally Known OR Produced Identification		
Type of Identification Produced		Revised Exhibit
		

Revised Exhibit 2
Rev Convenant
January 7, 2025 - TEU
Page 1 of 4

MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (FORMERLY HIGHLAND AVENUE, A VARIABLE WIDTH RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 15 AS RECORDED IN OFFICIAL RECORDS BOOK 20153, PAGE 1345 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE THE FOLLOWING NINE (9) COURSE COURSE ONE (1): \$49°41'20"W, A DISTANCE OF 448.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70:00 FEET; COURSE TWO (2): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF \$64°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE THREE (3): S79°41'20"W, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE FOUR (4): WESTERLY ALONG ARC OF LAST THE SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S64*41'20"W, A DISTANCE OF 67.29 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): S49*41'20"W, A DISTANCE OF 358.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE SIX (6): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF \$34°41'20"W, 67.29 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): S19*41'20"W, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE EIGHT (B): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S34*41'20"W, 36,23 FEET TO A POINT OF TANGENCY; COURSE NINE (9): S49*41'20"W, A DISTANCE OF 256.00 FEET TO THE INTERSECTION OF LAST SAID NORTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF BEACHWAY ROAD (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 32 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE N40*49'00"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 208.00 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CARMICHAEL AVENUE (A 50 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF LAST SAID LANDS; THENCE S49°41'20"W, DEPARTING LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID CARMICHAEL AVENUE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 19 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS, THENCE S40°49'00'E, DEPARTING LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 627.10 FEET ALONG LAST SAID WESTERLY RIGHT OF WAY LINE TO IT'S INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE PLAT OF BOULEVARD CENTER UNIT TWO, AS RECORDED IN PLAT BOOK 31, PAGES 5 AND 5A OF SAID PUBLIC RECORDS, SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 4 AS RECORDED IN OFFICIAL RECORDS BOOK 20531, PAGE 2121 OF SAID PUBLIC RECORDS; THENCE N72°33'33"E, DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.36 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE WITH THE EASTERLY RIGHT OF WAY OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 29 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE N40°49'00"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 384.50 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODCOCK ROAD, SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 9 AS RECORDED ON OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N49°41'20"E, A DISTANCE OF 255.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE TWO (2): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY AN CHORD BEARING AND DISTANCE OF N34°41'20"E, 67.29 FEET TO A POINT OF TANGENCY; COURS! THREE (3): N19°41'20'E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE FOUR (4): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): N49°41'20"E, A DISTANCE OF 358.36 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE SIX (6): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N64°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): N79°41'20"E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET COURSE EIGHT (8): EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 66.07 FEET, LAST SAID CURVE BIJENG SUBTENDED BY A CHORD BEARING AND DISTANCE OF 1064*41*20*E, D.29. COURSE RINE (9): N49*41*20*E, A DISTANCE OF 449.81 FEET TO THE INTERSECTION OF LAST SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID ART MUSEUM DRIVE, SAIDES CRIPTION AGREES INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 20 AS RECORDED INVITH MAP SOLITHERLY RIGHT OF WAY LINE A DISTANCE OF 80.01 FEET TO THE POINT OF REGINNING. SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,07 ACRES, MORE OR LESS.

(SEE SHEET 2 FOR SKETCH) (SEE SHEET 3 FOR LINE AND CURVE TABLES) CITY ENGINEERS OFFICE TOPO/SURVEY BRANCH

50C

SHEET 1 OF 3

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 GENERAL NOTES: LEGEND OELTA (CENTRAL ANGLE) ARC LENGTH

- BEARINGS SHOWS HEREON ARE BASED ON THE WLY RW LINE OF BEACHWAY ROAD AS 340 4800°E, PER PLAT OF BOULEVARD CENTER UNIT ONE AS RECORDED IN PLAT BOO 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, ELORIDA, AND AS PER HEREON CITED DEEDS.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- THIS SKETCH DOES NOT PURPORT TO SE A BOUNDARY SURVEY
- SUBJECT AREA APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0385J, DATED 11-02-7018.
- POINT OF CURVATURE POINT OF TANGENCY POINT OF REVERSE CURVE
 POINT OF COMPOUND CURVE
 PERMANENT REFERENCE MONUMENT
 PERMANENT CONTROL PORT P.C.P B.R.L. PENAMENTA CONTROL POINT BUILDING RESTRICTION LINE CENTERLINE RIGHT-OF-WAY OFFICIAL RECORDS BOOK

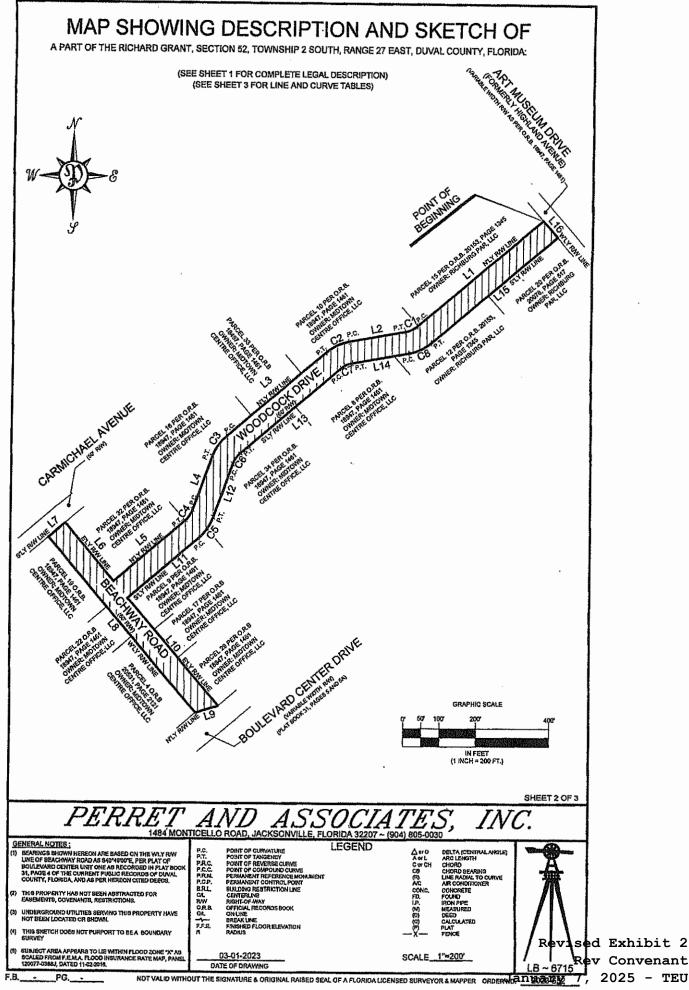
1"=200' SCALE. 03-01-2023

CELLA (LEMINA AND LE ARC LENGTH CHORD EARING LINE RADIA), TO CURVE AR CONDITIONER CONCRETE FOUND IRON PIPE MEASURED DEÉD CALCULATED PLAT FENCE NATHAN P. PERRET, FLA. CERT, NO. 6900

~6715**ke**v

sed Exhibit 2 Convenant 2025 - TEU

DATE OF DRAWING NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDALICENSED SURVEYOR & MAPPER ORDE 1 12825-952 7



MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA:

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION) (SEE SHEET 2 FOR SKETCH)

· LINE TABLE				
LINE#	LENGTH	DIRECTION		
L1	448.75	S49°41'20"W		
L2	156.41'	S79"41'20"W		
L3	358,36'	S49°41'20"W		
1.4	158.41'	S19°41'20"W		
L5	266.00	S49°41'20"W		
L6	208.00'	N40°49'00"W		
L7	60.00	S49°41'20"W		
L8	627.10	S40°49'00"E		
L.9	65.36'	N72°33'33"E		
L10	384.50	N40°49'00"W		
L11	255.47	N49"41'20"E		
L12	156.41'	N19°41'20"E		
L13	358.36'	N49°41'20"E		
L14	156,41'	N79°41'20"E		
L15	449.81	N49°41'20"E		
L16	60.01*	N41°19'20"W		

CURVE TABLE							
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD		
C1	36.65'	70.00'	30°00'00"	S64*41'20"W	36.23		
C2	68.07'	130.00	30,00,00,	S64°41'20"W	67.29'		
C3	68.07'	130.00'	30°00'00"	S34°41'20"W	67.29		
C4	36.65'	70.00'	30°00'00"	S34°41'20'W	36.23'		
C5	68.07	130.00	30°00'00"	N34°41'20"E	67,29		
C6	36.65'	70.00¹	30°00'00"	N34°41'20"E	36,23'		
C7	36.65'	70.00'	30,00,00.	N64"41'20"E	36,23		
C8	68.07'	130.00	30°00'00"	N64"41'20"E	67.29		

SHEET 3 OF 3

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

LEGEND

GENERAL NOTES:

DETICATION THE REST AND THE WALF RW LINE OF BEACHWAY ROAD AS 646746075, PER PLAT OF DULLYAND CENTRE WALF ROAD AS 646746075, PER PLAT GOOD AND AS 646746075, PER PLAT GOOD AS 646746075, PER PLAT BOOK 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL OUNTY, FLORIDA, WIND SPEN HEREON OTEO DEEDS.

- THIS PROPERTY HAS NOT BEEN ASSTRUCTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY BURVEY
- Bubject area appears to Lie Within Flood Zone "X" as Scaled from F.E.M.A. Flood Insurance Rate Map, Panel 120077-0384, Dated 11-02-2018.

POINT OF CUTIVATURE
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FOR TANIENCY
FOR

03-01-2023

DELTA (CENTRAL ANGLE)
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ANGLENGTH
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CHORD BEARING
LIME RADIAL TO CLEVE
AUT CONDITIONER
CONCRETE
FOUND
CONCRETE
FOUND
RON PPE
MEASURED
DEED
CALCULATED
PLAT
FENCE

SCALE_ 1"=200'

Revised Exhibit 2 LB~6715 Rev Convenant

DATE OF DRAWING NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDALICENSED SURVEYOR & MAPPER ORDER 1282-12 7, 2025 - TEU