

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this _____ day of _____, 2024, by EPG Jax LLC, whose address is 111 S Armenia Ave., Tampa, Florida 33609 (“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# 019250-0000** in Council District 8 and established in the Deed Book 1645, Page 130 and Deed Book 1654 Page 418, the Former Public Records of Duval County, Florida.

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 _____ 2024, by _____.

{NOTARY SEAL}

[Signature of Notary Public-State of Florida]

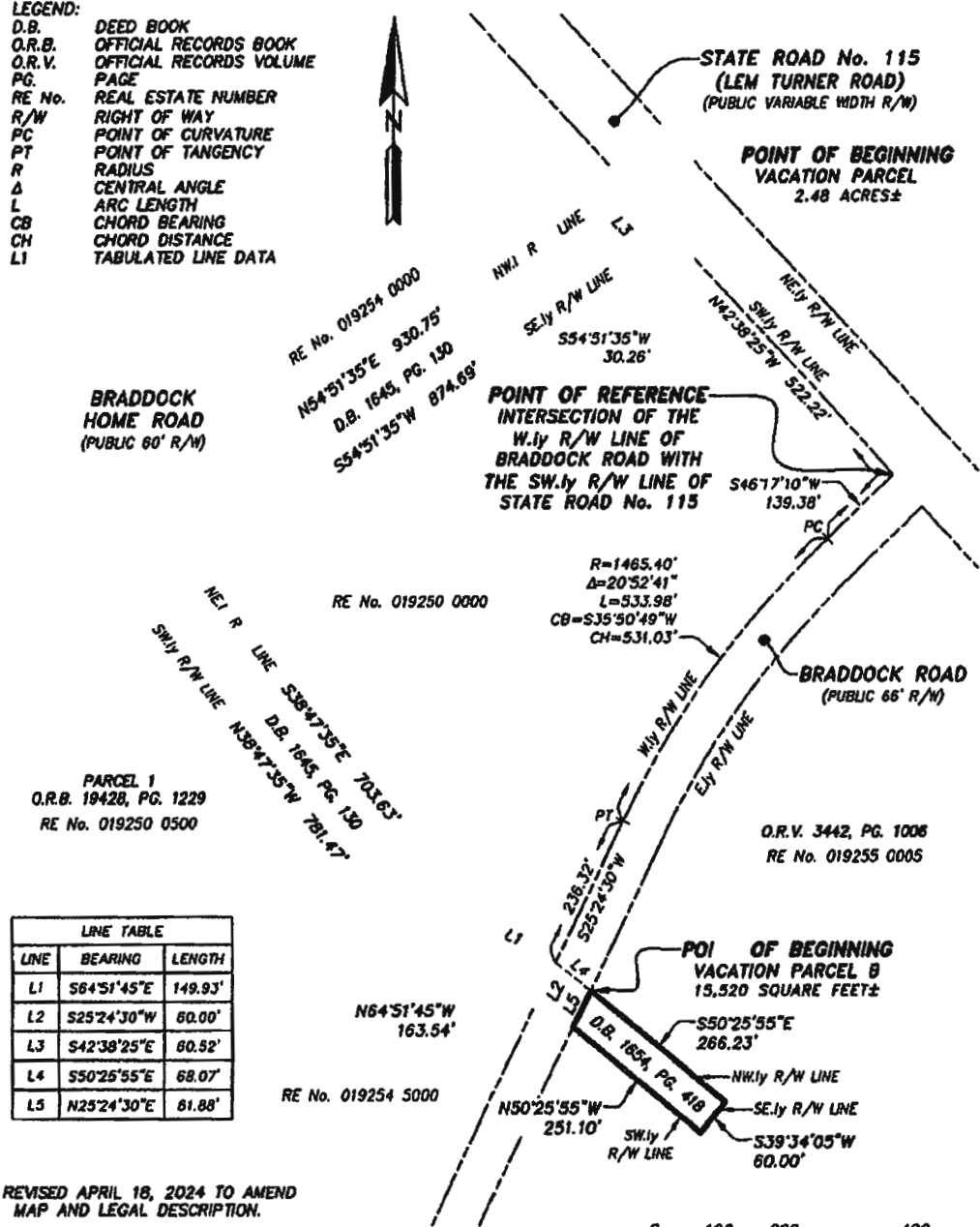
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

- LEGEND:**
 D.B. DEED BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 O.R.V. OFFICIAL RECORDS VOLUME
 PG. PAGE
 RE No. REAL ESTATE NUMBER
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 LI TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°51'45"E	149.93'
L2	S25°24'30"W	60.00'
L3	S42°38'25"E	60.52'
L4	S50°25'55"E	68.07'
L5	N25°24'30"E	61.88'

REVISED APRIL 18, 2024 TO AMEND
MAP AND LEGAL DESCRIPTION.

- GENERAL NOTES:**
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE
 OF STATE ROAD No. 115 AS BEING NORTH 42°38'25" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
 DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Trusted
Advisors,
Creating
Community.

14775 Old St Augustine Rd (904) 842-8550
 Jacksonville, Florida 32258 www.etmnc.com
 Certificate of Authorization No. LB 3824



Digitally signed
by Gilmore C
Colyer III

SCALE: 1" = 200'
 DATE: JANUARY 12, 2024
 G. C. COLYER III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6963

Revised April 18, 2024
January 12, 2024

Work Order No. 21-073.03
File No. 127G-22.03A

Vacation Parcel A

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being the same lands described and recorded in Deed Book 1645, page 130, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established, with the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence North 42°38'25" West, along said Southwesterly right of way line, 522.22 feet to its intersection with the Southeasterly right of way line of Braddock Home Road, a public 60 foot right of way as presently established; thence South 54°51'35" West, departing said Southwesterly right of way line and along said Southeasterly right of way line, 30.26 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 54°51'35" West, 874.69 feet; thence South 38°47'35" East, 703.63 feet; thence South 64°51'45" East, 149.93 feet to a point lying on said Westerly right of way line of Braddock Road; thence South 25°24'30" West, along said Westerly right of way line, 60.00 feet; thence North 64°51'45" West, departing said Westerly right of way line, 163.54 feet; thence North 38°47'35" West, 781.47 feet; thence North 54°51'35" East, 930.75 feet; thence South 42°38'25" East, along a line 30 feet Southwesterly of and parallel with said Southwesterly right of way line of State Road No. 115, a distance of 60.52 feet to the Point of Beginning.

Containing 2.48 acres, more or less.



January 12, 2024

Work Order No. 21-073.03
File No. 127G-22.03B

Vacation Parcel B

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being the same lands described and recorded in Deed Book 1654, page 418, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established, with the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South $46^{\circ}17'10''$ West, 139.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 1465.40 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}52'41''$, an arc length of 533.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $35^{\circ}50'49''$ West, 531.03 feet; Course 3, thence South $25^{\circ}24'30''$ West, 236.32 feet; thence South $50^{\circ}25'55''$ East, departing said Westerly right of way line, 68.07 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $50^{\circ}25'55''$ East, 266.23 feet; thence South $39^{\circ}34'05''$ West, 60.00 feet; thence North $50^{\circ}25'55''$ West, 251.10 feet to a point lying on the Easterly right of way line of said Braddock Road; thence North $25^{\circ}24'30''$ East, along said Easterly right of way line, 61.88 feet to the Point of Beginning.

Containing 15,520 square feet, more or less.

