

## **HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by **Donaldson Investments, LLC.**, whose address is **1500 Jake Rd., Jacksonville, Florida 32226** ("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# 106150-0950** in **Council District 2** and established in **Official Records Book 2813 page 716** and a drainage right of way established in **Official Records Book 2813 Page 717** as recorded in Official 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 \_\_\_\_\_, 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 \_\_\_\_\_

# EXHIBIT "A"

## MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

### PARCEL 1

A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (60' RIGHT OF WAY) AND THE SOUTHERLY LINE OF GOVERNMENT LOT 2; THENCE NORTH 27°05'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 385.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY), THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES, COURSE NO. 1: NORTH 68°19'20" EAST, A DISTANCE OF 255.31 FEET; COURSE NO. 2: NORTH 80°45'00" EAST, A DISTANCE OF 1663.53 FEET TO THE POINT OF BEGINNING, COURSE NO. 3: NORTH 80°45'00" EAST, A DISTANCE OF 476.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID JAKE ROAD AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 258°28'41", AN ARC DISTANCE OF 225.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°59'05" WEST, 77.45 FEET TO A NON-TANGENT POINT OF SAID CURVE, THENCE SOUTH 80°45'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 427.87 FEET, THENCE NORTH 09°15'00" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING

CONTAINING 0.8± ACRES, MORE OR LESS

### PARCEL 2

A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (60' RIGHT OF WAY) AND THE SOUTHERLY LINE OF GOVERNMENT LOT 2; THENCE NORTH 80°45'00" EAST, ALONG THE SOUTHERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1767.76 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80°45'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 09°15'00" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 361.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF JAKE ROAD (A 60' RIGHT OF WAY); THENCE SOUTH 80°45'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET, THENCE SOUTH 09°15'00" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 361.81 FEET TO THE POINT OF BEGINNING

CONTAINING 0.3± ACRES, MORE OR LESS

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**  
By SCC Date 10/1/24

### GENERAL NOTES

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF YELLOW BLUFF ROAD AS N27°05'40"W PER DEED
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS COVENANTS RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY

SHEET 1 OF 2

**PERRET AND ASSOCIATES, INC.**

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

### LEGEND

PC	POINT OF CURVATURE	R	RADIUS
PT	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
PRC	POINT OF REVERSE CURVE	A or L	ARC LENGTH
PCC	POINT OF COMPOUND CURVE	C or CH	CHORD
POC	POINT ON CURVE	CB	CHORD BEARING
PRM	PERMANENT REFERENCE MONUMENT	RI	LINE RADIAL TO CURVE
PCP	PERMANENT CONTROL POINT	A/C	AIR CONDITIONER
BRL	BUILDING RESTRICTION LINE	CONC	CONCRETE
CLF	CHAIN LINK FENCE	FO	FOUND
R/W	RIGHT-OF-WAY	IP	IRON PIPE
O/R B	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
—X—	BREAK LINE	—X—	FENCE



SCALE 1"=150'

08-08-2024

DATE OF SKETCH

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

LB ~ 6715

F.B. - PG -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO

2024-840-13

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

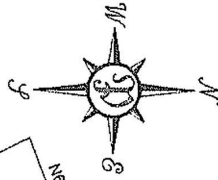
A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 1 NORTH, RANGE 27 EAST,  
DUVAL COUNTY FLORIDA

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION & GENERAL NOTES)

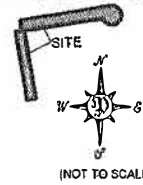
GRAPHIC SCALE



(IN FEET)  
1 inch = 150ft.



## VICINITY MAP



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00'	N09°15'00"W
L2	40.00'	S80°45'00"W
L3	361.81'	S09°15'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	225.56'	50.00'	258°28'41"	S29°59'05"W	77.45'

YELLOW BLUFF ROAD  
(60' R/W)  
N27°05'40"W 385.26'  
NELY R/W LINE

POINT OF  
COMMENCEMENT  
PARCELS 1 & 2

N80°45'00"E 1767.76'

SOUTH LINE OF GOV'T LOT 2

POINT OF  
BEGINNING  
PARCEL 2  
N80°45'00"E 40.00'

PARCEL NO. 11  
LOT 19  
OFFICIAL RECORDS BOOK  
19077, PAGE 967  
L3

PARCEL 2  
0.34 ACRES  
N09°15'00"W 361.81'  
OFFICIAL RECORDS BOOK  
13460, PAGE 239

LOT 65  
OFFICIAL RECORDS BOOK  
19077, PAGE 967

PARCEL NO. 25  
LOT 71  
OFFICIAL RECORDS BOOK  
19077, PAGE 967

OFFICIAL RECORDS BOOK  
13460, PAGE 237

JAKE ROAD  
(60' R/W)

N80°45'00"E 1663.53'  
S/EY R/W LINE  
NELY R/W LINE

POINT OF  
BEGINNING  
PARCEL 1

OFFICIAL RECORDS BOOK  
16556, PAGE 1198

PARCEL NO. 19  
LOT 45  
OFFICIAL RECORDS BOOK  
19077, PAGE 967

PARCEL NO. 7  
LOT 46  
OFFICIAL RECORDS BOOK  
19077, PAGE 967

L1

L2

L3

S80°45'00"W

427.87'

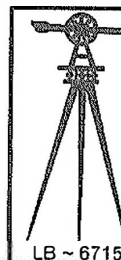
476.86'

PARCEL 1  
0.84 ACRES

C1

RECORDING INFORMATION  
UNAVAILABLE

OFFICIAL RECORDS BOOK  
5573, PAGE 622



LB ~ 6715

SHEET 2 OF 2

**PERRET AND ASSOCIATES, INC.**

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

F.B. PG.

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2024-840-13