

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by **Fantasy Outdoors LLC.**, whose address is **5755 Macy Avenue Jacksonville, Florida 32211** ("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# 141295-0005 in Council District 1** and established in the Plat of Official Public Records of Duval County, Florida at **Plat Book 4 Page 91, the plat of Arlington Heights**.

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:**

(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 \_\_\_\_\_ 2025, by \_\_\_\_\_.

{NOTARY SEAL}

\_\_\_\_\_  
[Signature of Notary Public-State of Florida]

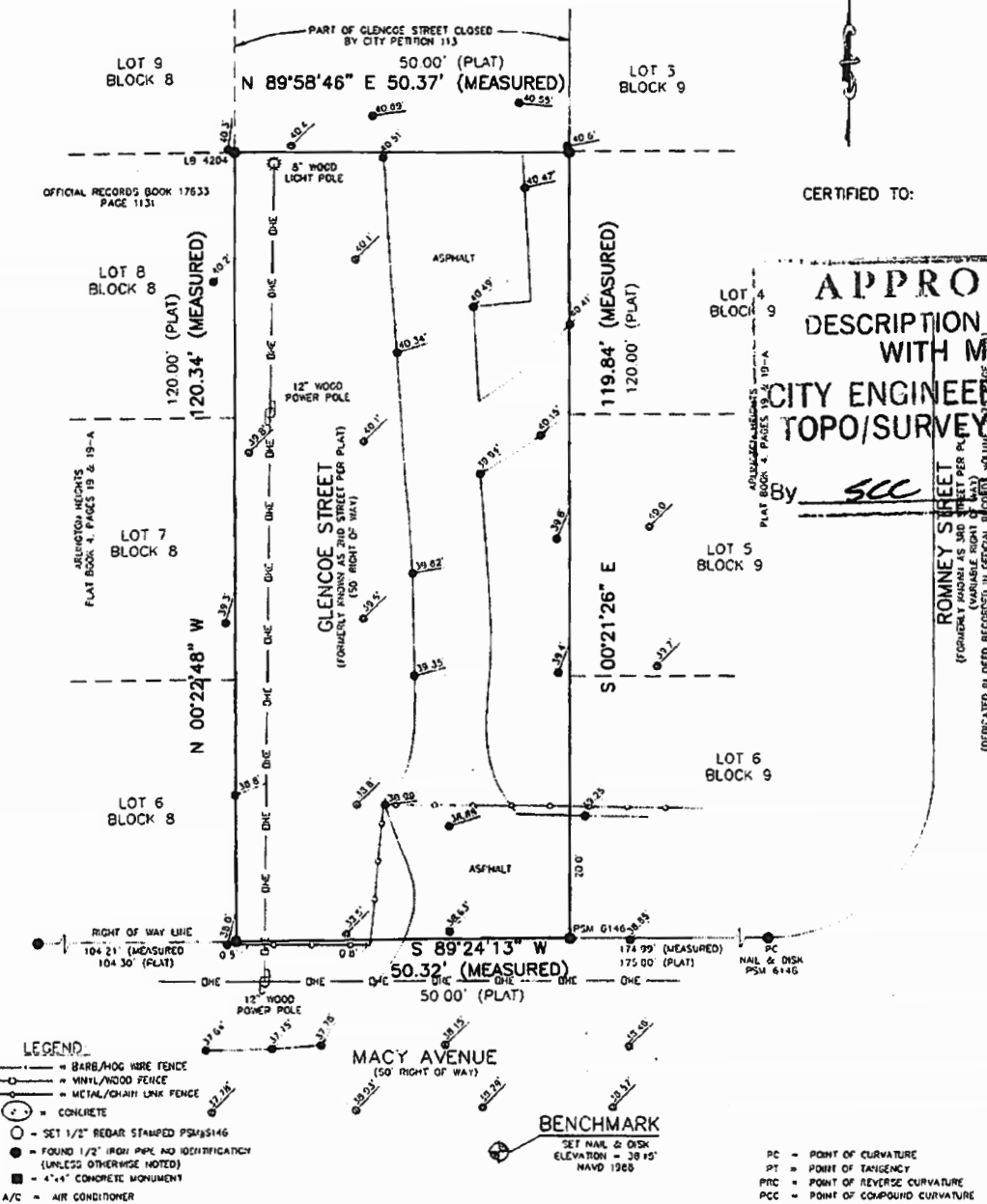
\_\_\_\_\_  
[Name of Notary Typed, Printed, or Stamped]

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

# MAP SHOWING BOUNDARY SURVEY OF

THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, LYING IN AND BEING A PART OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS  
A PORTION OF GLENCOE STREET (A 50 FOOT RIGHT OF WAY) LYING EASTERLY OF AND ADJACENT TO LOTS 6, 7 AND 8, BLOCK 8 AND WESTERLY OF AND ADJACENT TO LOTS 4, 5 AND 6, BLOCK 9, ARLINGTON HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGES 19 AND 19-A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SAID PARCEL LYING NORTHERLY OF AND ADJACENT TO THE NORTH RIGHT OF WAY LINE OF MACY AVENUE (A 50 FOOT RIGHT OF WAY) AND SOUTHERLY OF A PORTION OF GLENCOE STREET, CLOSED BY CITY PETITION 113. SAID PARCEL BEING 50.00 FEET BY 120.00 FEET.



CERTIFIED TO:

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

By SCC date 10/2/24

## LEGEND

- = BARBED WIRE FENCE
- = VINYL FENCE
- = METAL FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PS#65146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

## NOTES

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 00°31'26" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0378 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

## REVISIONS

DATE	DESCRIPTION

JOB # 45351-A

DATE OF FIELD SURVEY: 8-30-24

SCALE 1" = 20'



**Ray Thompson**  
**SURVEYING, Inc.**  
*Going the DISTANCE for You*

1825 University Boulevard West  
Jacksonville, Florida 32217  
(Phone) 904-448-5125  
(Fax) 904-448-5178

## CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.04, FLORIDA STATUTES.

RAYMOND THOMPSON  
REGISTERED SURVEYOR AND MAPPER # 6146  
STATE OF FLORIDA LICENSE # 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

SUBDIVISIONS