

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by **KAY C. HUGHES**, whose address is **11203 Branan Field Rd, Jacksonville, Florida 32222** ("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# 002340-0000** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville Heights Improvement Company**.

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 \_\_\_\_\_

# EXHIBIT "A"



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258

etmnc.com | 904.642.8550

November 5, 2024  
Page 1 of 1

Work Order No. 24-144.03  
File No. 130C-20.03A

## Road Closure No. 1

A portion of that certain 30 foot unnamed right of way, lying between Tract 16, Block 1, and Tract 1, Block 4, Section 25, Township 3 South, Range 24 East, Duval County, Florida, as depicted on Map Showing Lands of Jacksonville Heights Improvement Company, recorded in Plat Book 5, page 93, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Dawson's Creek, recorded in Plat Book 58, pages 46 through 59, of said current Public Records; thence North  $00^{\circ}36'22''$  East, along the Easterly line thereof, 2564.58 feet to the Northeasterly corner thereof; thence North  $00^{\circ}29'34''$  East, along the Southerly prolongation of the Westerly line of said Tract 16, a distance of 0.86 feet to the Point of Beginning.

From said Point of Beginning, thence North  $00^{\circ}29'34''$  East, continuing along said Southerly prolongation, 30.02 feet to the Southwesterly corner of said Tract 16; thence North  $88^{\circ}29'31''$  East, along the Southerly line thereof, 635.48 feet to the Southeasterly corner thereof, said corner lying on the Westerly line of that certain 30 foot unnamed right of way as depicted on said Map Showing Lands of Jacksonville Heights Improvement Company; thence South  $00^{\circ}14'16''$  West, along said Westerly line, 30.01 feet to the Northeasterly corner of said Tract 1; thence South  $88^{\circ}29'31''$  West, departing said Westerly line and along the Northerly line of said Tract 1, a distance of 635.61 feet to the Point of Beginning.

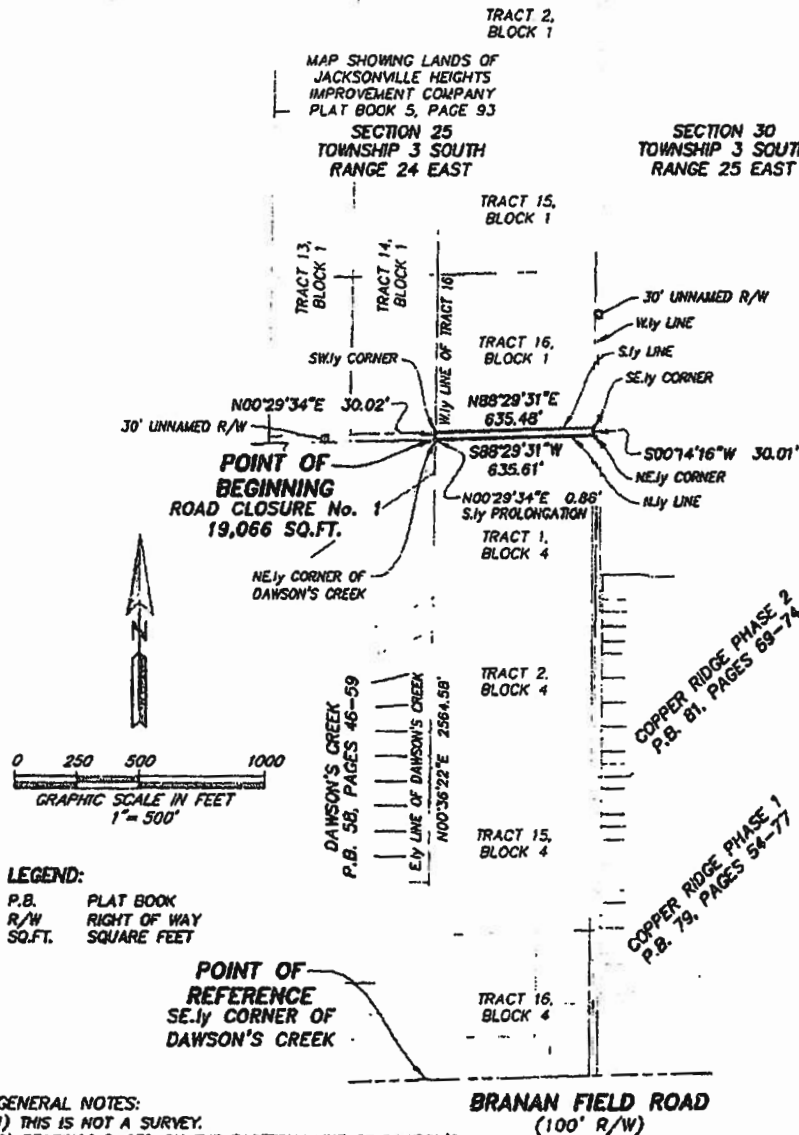
Containing 19,066 square feet, more or less.

APPROVED  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By SCC Date 2/21/25

Jacksonville | Orlando | Ormond Beach

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THAT CERTAIN 30 FOOT UNNAMED RIGHT OF WAY, LYING BETWEEN TRACT 16, BLOCK 1, AND TRACT 1, BLOCK 4, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



## LEGEND:

P.B. PLAT BOOK  
R/W RIGHT OF WAY  
SQ.FT. SQUARE FEET

POINT OF  
REFERENCE  
SE. ly CORNER OF  
DAWSON'S CREEK

## GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF DAWSON'S CREEK AS BEING NORTH 00°36'22" EAST.

BRANAN FIELD ROAD  
(100' R/W)

**ETM**  
SURVEYING & MAPPING

14776 Old St. Augustine Rd.  
Jacksonville, Florida 32256  
Certificate of Authorization No. LD 3624

Trusted  
Advisors,  
Creating  
Community.

(904) 642-8550  
www.etm-inc.com

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.



Digitally signed by  
Bob Pittman PSM  
Date: 2024.11.05  
15:42:25 -05'00'

SCALE: 1"=500'  
DATE: NOVEMBER 5, 2024

BOB L. PITTMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA PSM No. 4827

ORDER NO. 24-14475 FILE NO. 7356 26.0.0.0 DRAWN BY: JMS CAD FILE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 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