

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **GROUNDSWELL SMITH PARTNERS LLC**, whose address is **5851 Timuquana Road, Suite 301, Jacksonville, Florida 32210** ("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# 002258-0310** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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]

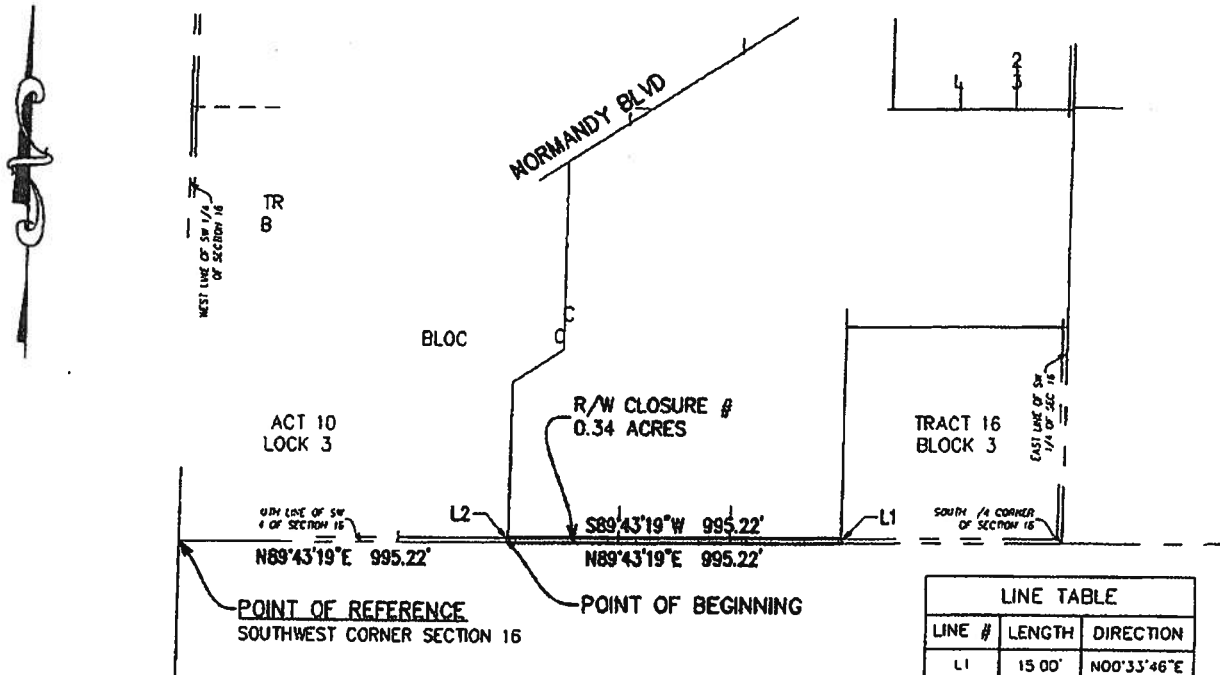
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP & DESCRIPTION OF

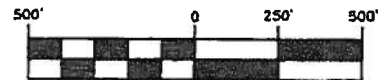
RIGHT-OF-WAY CLOSURE #1



NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=500'

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:

RICHARD P.

CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).

Date of Survey: **NOVEMBER 19, 2024**

Drafted By: **DNS**

Survey Scale: **1"=500'**

Reviewed By: **PAH**

Project No. **24-014**

Professional Surveyor and Mapper No. 6533, State of Florida

TIMOTHY W. SCHRAM, SR.

ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

RIGHT-OF-WAY CLOSURE #1

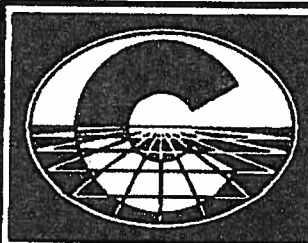
A PORTION OF TRACTS 12, 13, AND 14, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, BLOCK 3 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14, BLOCK 3; THENCE DEPART SAID SOUTH LINE NORTH 00° 33' 46" EAST WITH THE EAST LINE OF SAID TRACT 14, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPART SAID EAST LINE SOUTH 89° 43' 19" WEST, A DISTANCE OF 995.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 12, BLOCK 3; THENCE SOUTH 00° 34' 36" WEST WITH THE WEST LINE OF SAID TRACT 12, BLOCK 3, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 12/18/04

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-1.dwg

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **SIMON HOEK SPAANS**, whose address is **14080 Normandy Boulevard, Jacksonville, Florida 32221** ("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# 002260-0010** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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 _____, 2024, by _____

(NOTARY SEAL)

[Signature of Notary Public-State of Florida]

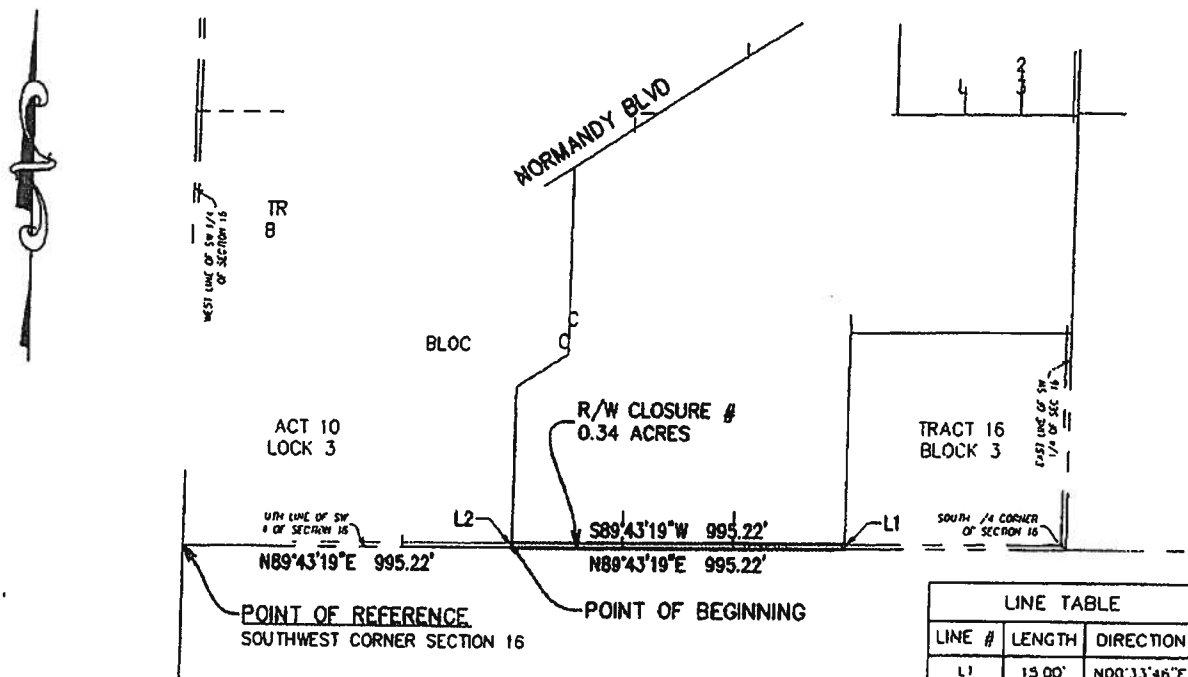
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP & DESCRIPTION OF

RIGHT-OF-WAY CLOSURE #1

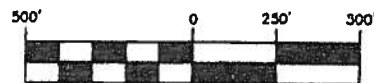


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N00°33'46\"E
L2	15.00'	S00°34'38\"W

NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=500'

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).

Date of Survey: NOVEMBER 19, 2024

Drafted By: DNS

Survey Scale: 1"=500'

Reviewed By: PAH

Project No. 24-014

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

S:\2024\24 014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-1.dwg

RIGHT-OF-WAY CLOSURE #1

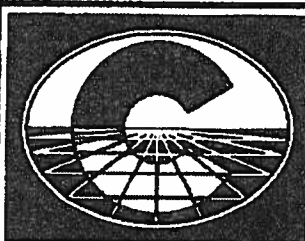
A PORTION OF TRACTS 12, 13, AND 14, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, BLOCK 3 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14, BLOCK 3, THENCE DEPART SAID SOUTH LINE NORTH 00° 33' 46" EAST WITH THE EAST LINE OF SAID TRACT 14, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPART SAID EAST LINE SOUTH 89° 43' 19" WEST, A DISTANCE OF 995.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 12, BLOCK 3; THENCE SOUTH 00° 34' 36" WEST WITH THE WEST LINE OF SAID TRACT 12, BLOCK 3, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 12/18/24

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-1.dwg

HOLD HARMLESS COVENANT

This Hold Harmless Covenant is hereby granted this ____ day of _____, 2025, by **ALINA MARIA GONZALEZ**, whose address is **14080 Normandy Boulevard, Jacksonville, Florida 32221** ("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# 002260-0010** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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 _____

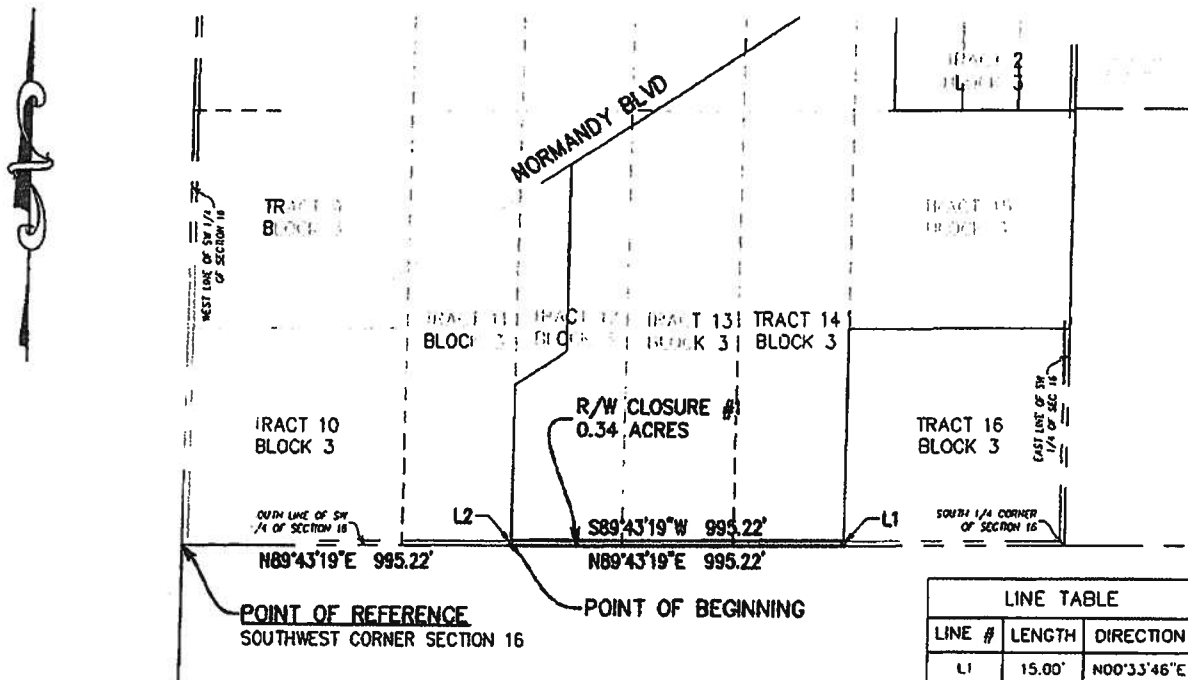
(NOTARY SEAL)

[Signature of Notary Public-State of Florida]
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

MAP & DESCRIPTION OF

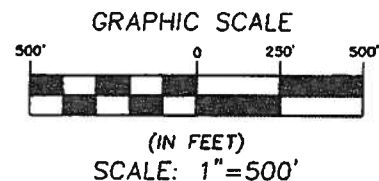
RIGHT-OF-WAY CLOSURE #1



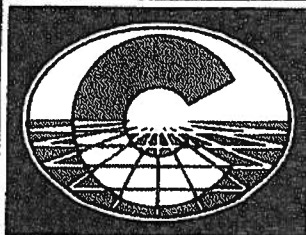
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N00°33'46"E
L2	15.00'	S00°34'36"W

NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.



SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).
Date of Survey: NOVEMBER 19, 2024 Drafted By: DNS
Survey Scale: 1"=500' Reviewed By: PAH
Project No. 24-014

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-1.dwg

RIGHT-OF-WAY CLOSURE #1

A PORTION OF TRACTS 12, 13, AND 14, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, BLOCK 3 AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 995.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 14, BLOCK 3; THENCE DEPART SAID SOUTH LINE NORTH 00° 33' 46" EAST WITH THE EAST LINE OF SAID TRACT 14, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPART SAID EAST LINE SOUTH 89° 43' 19" WEST, A DISTANCE OF 995.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 12, BLOCK 3; THENCE SOUTH 00° 34' 36" WEST WITH THE WEST LINE OF SAID TRACT 12, BLOCK 3, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.34 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 12/18/24

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-1.dwg

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **CYNTHIA ROBERTS**, whose address is **14062 Normandy Boulevard, Jacksonville, Florida 32221** ("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# 002261-0200** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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]

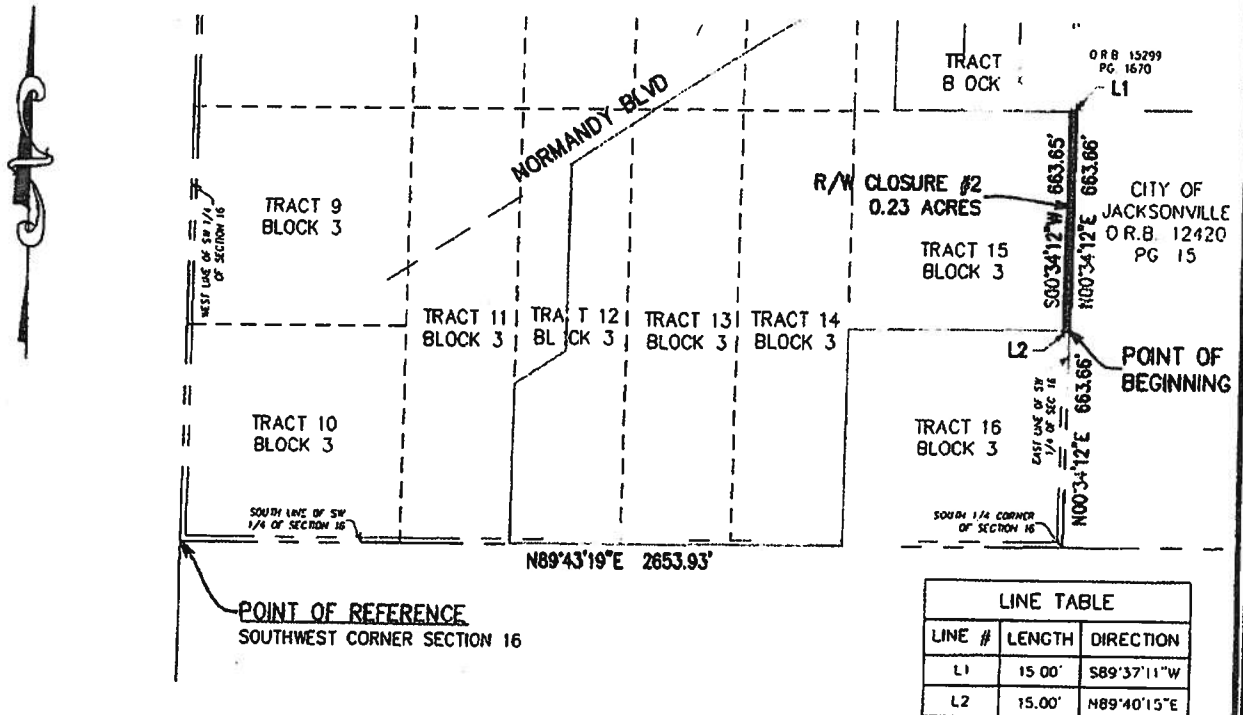
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP & DESCRIPTION OF

RIGHT-OF-WAY CLOSURE #2



NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)

GRAPHIC SCALE



(IN FEET)
SCALE: 1"=500'

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 51-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).
Date of Survey: NOVEMBER 19, 2024 Drafted By: DNS
Survey Scale: 1"=500' Reviewed By: PAH
Project No. 24-014



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 51-17.062

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-2.dwg

RIGHT-OF-WAY CLOSURE #2

A PORTION OF TRACT 15, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,653.93 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 663.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 15, BLOCK 3 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 663.66 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID EAST LINE SOUTH 89° 37' 11" WEST, WITH THE NORTH LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 34' 12" WEST, A DISTANCE OF 663.65 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 15, BLOCK 3; THENCE NORTH 89° 40' 15" EAST WITH SOUTH LINE THEREOF, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.23 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 12/18/24

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-2.dwg

HOLD HARMLESS COVENANT

This Hold Harmless Covenant is hereby granted this ____ day of _____, 2025, by **JAMES W. MARTIN, JR.**, whose address is **14062 Normandy Boulevard, Jacksonville, Florida 32221** ("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# 002261-0200** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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]

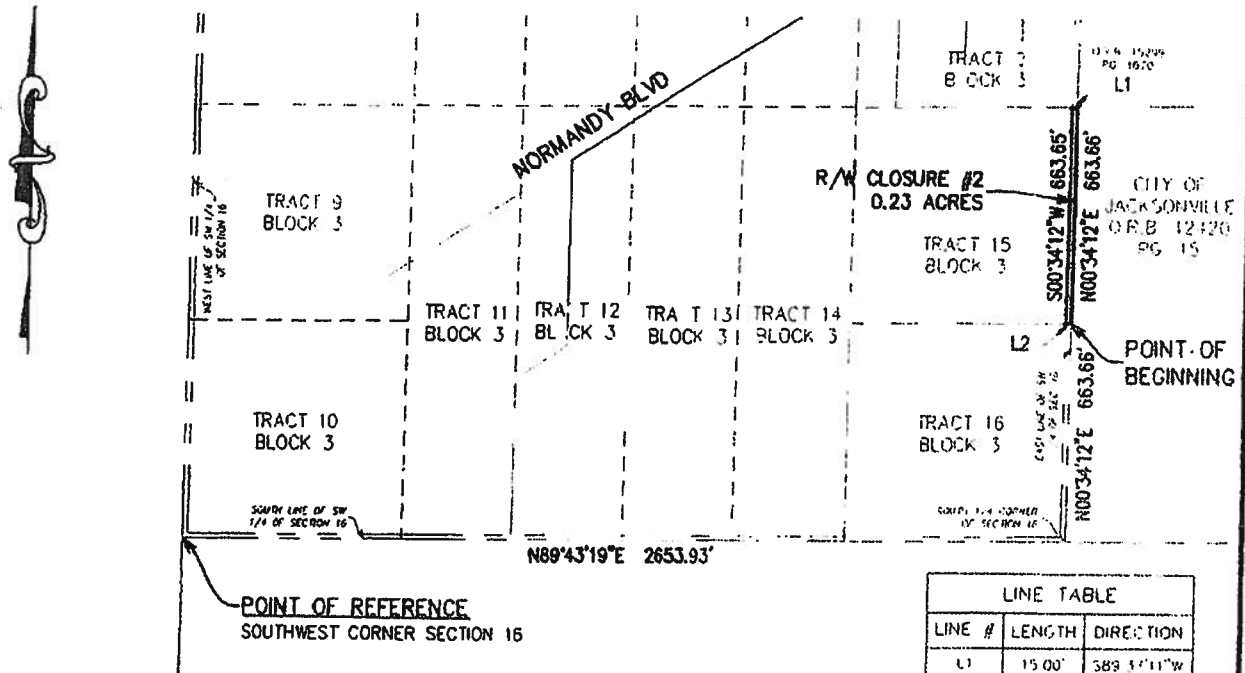
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP & DESCRIPTION OF

RIGHT-OF-WAY CLOSURE #2



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S89°43'11\"W
L2	15.00'	N89°40'15\"E

NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=500'

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 473.027, Florida Statutes).

Date of Survey: NOVEMBER 19, 2024

Drafted By: DNS

Survey Scale: 1"=500'

Reviewed By: PAH

Project No. 24-014



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

Professional Surveyor and Mapper No. 6533, State of Florida

TIMOTHY W. SCHRAM, SR.

ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

RIGHT-OF-WAY CLOSURE #2

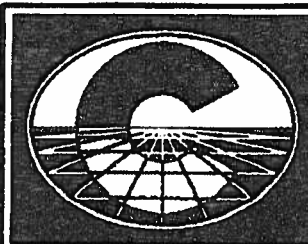
A PORTION OF TRACT 15, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,653.93 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 663.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 15, BLOCK 3 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 663.66 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID EAST LINE SOUTH 89° 37' 11" WEST, WITH THE NORTH LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 34' 12" WEST, A DISTANCE OF 663.65 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 15, BLOCK 3; THENCE NORTH 89° 40' 15" EAST WITH SOUTH LINE THEREOF, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING

LAND THUS DESCRIBED CONTAINS 0.23 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 12/18/24

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-2.dwg

HOLD HARMLESS COVENANT

This Hold Harmless Covenant is hereby granted this ____ day of _____, 2025, by Christy J. Martin., whose address is 14062 Normandy Boulevard, Jacksonville, Florida 32221 ("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# 002261-0200** in Council District 12 and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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 _____

HOLD HARMLESS COVENANT

This Hold Harmless Covenant is hereby granted this _____ day of _____, 2025, by **CHRISTY J. MARTIN**, whose address is **14062 Normandy Boulevard, Jacksonville, Florida 32221** ("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# 002261-0200** in **Council District 12** and established in the Official Public Records of Duval County, Florida at **Plat Book 5 Page 93, Jacksonville 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:**

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 _____.

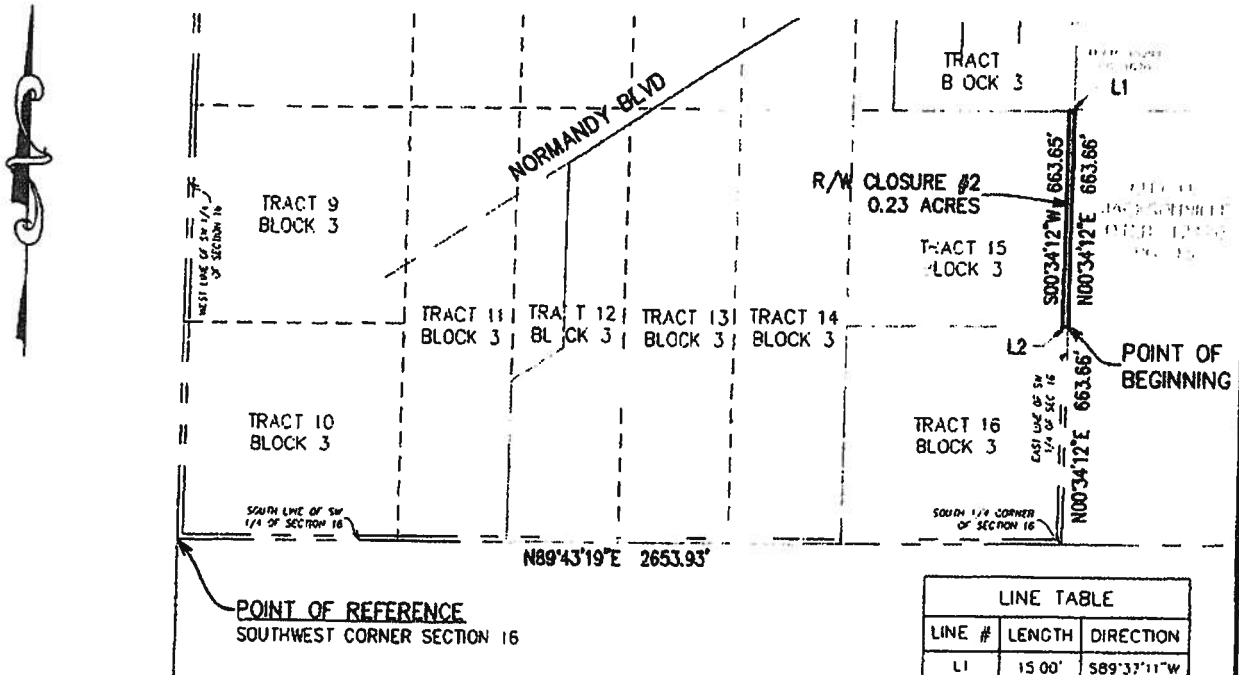
(NOTARY SEAL)

[Signature of Notary Public-State of Florida]
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

MAP & DESCRIPTION OF

RIGHT-OF-WAY CLOSURE #2



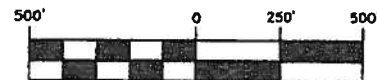
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S89°37'11\"W
L2	15.00'	N89°40'15\"E

NOTES:

1. THE MAP SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY OF THE DEPICTED PROPERTY.
2. THE MAP AND DESCRIPTION DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE UNDERSIGNED BY EITHER THE CLIENT OR THE CLIENT'S REPRESENTATIVE AND DOES NOT REPRESENT A FULL TITLE REVIEW OF THE DEPICTED PROPERTY.
3. THE UNDERSIGNED HAS NOT PERFORMED AN ABSTRACT OR TITLE REVIEW FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD OF THE DEPICTED PROPERTY.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=500'

I hereby certify that this survey product, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes).

Date of Survey: NOVEMBER 19, 2024

Survey Scale: 1"=500'

Drafted By: DNS

Reviewed By: PAH

Project No. 24-014



Surveyed and Prepared By:

RICHARD P.

CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers

1643 Naldo Avenue, Jacksonville, FL 32207

Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

Professional Surveyor and Mapper No. 6533, State of Florida

TIMOTHY W. SCHRAM, SR.

ELECTRONIC SEAL PER FLORIDA ADMINISTRATIVE CODE 5J-17.062

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-2.dwg

RIGHT-OF-WAY CLOSURE #2

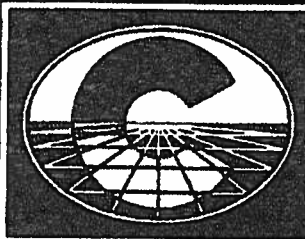
A PORTION OF TRACT 15, BLOCK 3, IN SECTION 16, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 43' 19" EAST WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 2,653.93 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 663.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 15, BLOCK 3 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00° 34' 12" EAST WITH THE EAST LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 663.66 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPART SAID EAST LINE SOUTH 89° 37' 11" WEST, WITH THE NORTH LINE OF SAID TRACT 15, BLOCK 3, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00° 34' 12" WEST, A DISTANCE OF 663.65 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 15, BLOCK 3; THENCE NORTH 89° 40' 15" EAST WITH SOUTH LINE THEREOF, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 0.23 ACRES, MORE OR LESS.

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 12/18/24

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES
(NOT VALID WITHOUT ALL SHEETS)



Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

S:\2024\24-014 14066 Normandy Blvd Parcels\DWG\SKETCH-LEGAL-ROW-CLOSURE-2.dwg