

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by **Chris Barefoot, Owner of Midtown Centre Office, LLC.**, whose address is **1301 E Millbrook Road, Suite D106, Raleigh, NC 27609** (“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 2024-\_\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 136611-0000** in Council District 5 and as established in the Plats of F. Richard Grant, as recorded in Plat Books 6, Page 7, Book 31, Page 4 & 5, Deed Book 2207 Page 123, and Deed Book 2638, Page 651.

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 \_\_\_\_\_ 2023, 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 DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ART MUSEUM DRIVE (FORMERLY HIGHLAND AVENUE, A VARIABLE WIDTH RIGHT OF WAY) WITH THE NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 15 AS RECORDED IN OFFICIAL RECORDS BOOK 20153, PAGE 1345 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WOODCOCK DRIVE THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): S49°41'20"W, A DISTANCE OF 448.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE TWO (2): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S64°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE THREE (3): S79°41'20"W, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE FOUR (4): WESTERLY ALONG ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S64°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): S49°41'20"W, A DISTANCE OF 358.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE SIX (6): WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S34°41'20"W, 67.29 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): S19°41'20"W, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE EIGHT (8): WESTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S34°41'20"W, 36.23 FEET TO A POINT OF TANGENCY; COURSE NINE (9): S49°41'20"W, A DISTANCE OF 256.00 FEET TO THE INTERSECTION OF LAST SAID NORTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF BEACHWAY ROAD (A 60 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 32 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE N40°49'00"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 208.00 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CARMICHAEL AVENUE (A 50 FOOT RIGHT OF WAY), SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF LAST SAID LANDS; THENCE S49°41'20"W, DEPARTING LAST SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID CARMICHAEL AVENUE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 19 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE S40°49'00"E, DEPARTING LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 627.10 FEET ALONG LAST SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE PLAT OF BOULEVARD CENTER UNIT TWO, AS RECORDED IN PLAT BOOK 31, PAGES 5 AND 5A OF SAID PUBLIC RECORDS, SAID INTERSECTION ALSO BEING THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 4 AS RECORDED IN OFFICIAL RECORDS BOOK 20531, PAGE 2121 OF SAID PUBLIC RECORDS; THENCE N72°33'33"E, DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 65.36 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF BOULEVARD CENTER DRIVE WITH THE EASTERLY RIGHT OF WAY OF SAID BEACHWAY ROAD, SAID INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 29 AS RECORDED IN OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE N40°49'00"W, DEPARTING LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 384.50 FEET ALONG LAST SAID EASTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODCOCK ROAD, SAID INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 9 AS RECORDED ON OFFICIAL RECORDS BOOK 18947, PAGE 1461 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: COURSE ONE (1): N49°41'20"E, A DISTANCE OF 255.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE TWO (2): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY AN CHORD BEARING AND DISTANCE OF N34°41'20"E, 67.29 FEET TO A POINT OF TANGENCY; COURSE THREE (3): N19°41'20"E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE FOUR (4): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE FIVE (5): N49°41'20"E, A DISTANCE OF 358.36 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE SIX (6): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 36.65 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N64°41'20"E, 36.23 FEET TO A POINT OF TANGENCY; COURSE SEVEN (7): N79°41'20"E, A DISTANCE OF 156.41 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET; COURSE EIGHT (8): EASTERLY AROUND THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 68.07 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N64°41'20"E, 67.29 FEET TO A POINT OF TANGENCY; COURSE NINE (9): N49°41'20"E, A DISTANCE OF 449.81 FEET TO THE INTERSECTION OF LAST SAID SOUTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF SAID ART MUSEUM DRIVE, SAID INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 20 AS RECORDED IN OFFICIAL RECORDS BOOK 20076, PAGE 517 OF SAID PUBLIC RECORDS; THENCE N41°19'20"W, DEPARTING LAST SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.07 ACRES, MORE OR LESS.

(SEE SHEET 2 FOR SKETCH)  
(SEE SHEET 3 FOR LINE AND CURVE TABLES)

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

By SCC

ate 3/24/23

SHEET 1 OF 3

## PERRET AND ASSOCIATES, INC.

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

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WLY RW LINE OF BEACHWAY ROAD AS S40°49'00"E, PER PLAT OF BOULEVARD CENTER UNIT ONE AS RECORDED IN PLAT BOOK 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DEEDS.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- SUBJECT AREA APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-03651, DATED 11-02-2018.

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMBINED CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C.L.	CENTERLINE
R.W.	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O.L.	ON LINE
B.L.	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION
R	RADIUS

Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD	FOUND
IP	IRON PIPE
(M)	MEASURED
(D)	DEED
(C)	CALCULATED
(P)	PLAT
(F)	FENCE



SCALE 1"=200'

03-01-2023

DATE OF DRAWING

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. 2023-552

Exhibit 2

Page 2 of 4

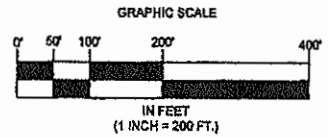
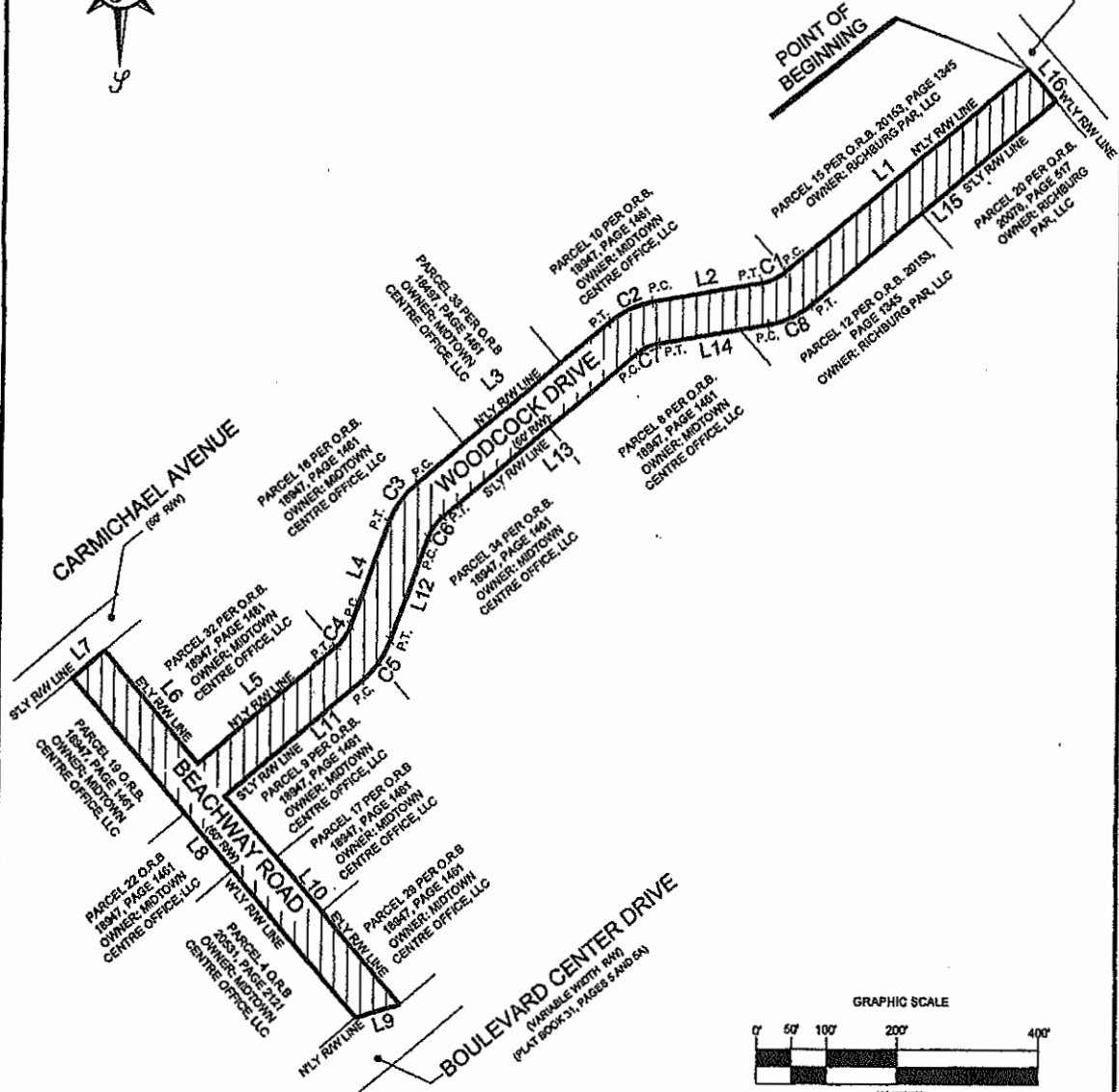
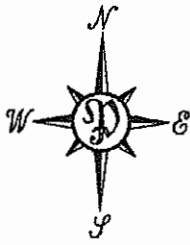
EXHIBIT "A"

MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA:

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)  
(SEE SHEET 3 FOR LINE AND CURVE TABLES)

ART MUSEUM DRIVE  
(FORMERLY HIGHLAND AVENUE)  
(VARIABLE WIDTH RWY 45 PER O.R.B. 19847, PAGE 187)



SHEET 2 OF 3

**PERRET AND ASSOCIATES, INC.**

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

- GENERAL NOTES:**
- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WLY RWY LINE OF BEACHWAY ROAD AS S40°40'00", PER PLAT OF BOULEVARD CENTER UNIT ONE AS RECORDED IN PLAY BOOK 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DEEDS.
  - (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
  - (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR BROKEN.
  - (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
  - (5) SUBJECT AREA APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0366A, DATED 11-02-2018.

**LEGEND**

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CL	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OL	ON LINE
DL	BREAK LINE
F.F.E.	FURNISHED FLOOR ELEVATION
R	RADIUS

Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
CR	LINE RADIAL TO CURVE
AC	AIR CONDITIONER
CONC.	CONCRETE
FD	FOUND
IP	IRON PIPE
(M)	MEASURED
(D)	DEED
(C)	CALCULATED
(P)	PLAT
-X-	FENCE



03-01-2023  
DATE OF DRAWING

SCALE 1"=200'

LB ~ 6715

# MAP SHOWING DESCRIPTION AND SKETCH OF

A PART OF THE RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA:

(SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)  
(SEE SHEET 2 FOR SKETCH)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	448.75'	S49°41'20"W
L2	156.41'	S79°41'20"W
L3	358.36'	S49°41'20"W
L4	156.41'	S19°41'20"W
L5	266.00'	S49°41'20"W
L6	208.00'	N40°49'00"W
L7	60.00'	S49°41'20"W
L8	627.10'	S40°49'00"E
L9	65.36'	N72°33'33"E
L10	384.50'	N40°49'00"W
L11	255.47'	N49°41'20"E
L12	156.41'	N19°41'20"E
L13	358.36'	N49°41'20"E
L14	156.41'	N79°41'20"E
L15	448.81'	N49°41'20"E
L16	60.01'	N41°19'20"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	36.65'	70.00'	30°00'00"	S64°41'20"W	36.23'
C2	66.07'	130.00'	30°00'00"	S64°41'20"W	67.29'
C3	66.07'	130.00'	30°00'00"	S34°41'20"W	67.29'
C4	36.65'	70.00'	30°00'00"	S34°41'20"W	36.23'
C5	66.07'	130.00'	30°00'00"	N34°41'20"E	67.29'
C6	36.65'	70.00'	30°00'00"	N34°41'20"E	36.23'
C7	36.65'	70.00'	30°00'00"	N64°41'20"E	36.23'
C8	66.07'	130.00'	30°00'00"	N64°41'20"E	67.29'

SHEET 3 OF 3

## PERRET AND ASSOCIATES, INC.

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

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE WLY R/W LINE OF BEACHWAY ROAD AS S40°49'00"E, PER PLAT OF BOULEVARD CENTER UNIT ONE AS RECORDED IN PLAT BOOK 31, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS PER HEREON CITED DEEDS.
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- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- SUBJECT AREA APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12007T-0384J, DATED 11-02-2016.

P.O. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.C.C. POINT OF COMPOUND CURVE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 P.C.P. PERMANENT CONTROL POINT  
 B.R.L. BUILDING RESTRICTION LINE  
 C.L. CENTERLINE  
 R/W RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 O.L. ON LINE  
 B.L. BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION  
 R. RADIUS

**LEGEND**

Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 (R) LINE RADIAL TO CURVE  
 A/C AIR CONDITIONER  
 CONC. CONCRETE  
 F.D. FOUND  
 I.P. IRON PIPE  
 (M) MEASURED  
 (D) DEED  
 (C) CALCULATED  
 (P) PLAT  
 FENCE



03-01-2023  
DATE OF DRAWING

SCALE 1"=200'

LB ~ 6715