

## **HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by Nathan Walter, President of **RP SPORTS INVESTMENTS, INC.**, whose address is **1400 S. International Parkway, Lake Mary, Florida 32746** (“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 rights-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# 130740-0000, 130649-0000, and 130838-0000** in Council District 7 and as established in Plat Book AK, Page 438 of Spratt’s Subdivision of East Jacksonville, Plat Book 3, Page 75 of Meig’s Replat of Spratt’s Subdivision and Plat Book Q, Page 664 of East Jacksonville.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents (the “City Indemnities”) 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) (collectively, “Claims”) 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; provided, however that Grantor’s obligation to indemnify, defend, and hold the City Indemnities harmless contained herein will not apply to Claims arising out of the negligence or willful misconduct of the City or its contractors, agents or employees. 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 unobstructed by any permanent vertical building improvements lying within the Property that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and sidewalks and the installation of gates, fences, hedges, and landscaping is permissible; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all Claims, 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 Property by Grantor, its successors or assigns, and the City’s or JEA’s exercise of their rights in the reserved easement; provided, however that Grantor’s obligation to indemnify, defend, and hold City and JEA harmless contained herein will not apply to Claims arising out of the negligence or willful misconduct of City or JEA, and their respective contractors, agents or employees. By acceptance of this Hold Harmless Covenant, City and JEA agree that (i) prior to commencing work on the Property, City or JEA, as applicable, will provide Grantor with at least one business day prior notice of the pending work except in the case of emergencies in which case no such notice is required, and (ii) in the event the surface of any portion of the Property is disturbed by City or JEA in its exercise of the easement rights herein granted, such area shall be restored by City or JEA, as applicable, to substantially the condition in which it existed as of the commencement of such activity; provided however that any permanent improvements within the Easement Property are subject to applicable Duval County standards (“Standard”), and City or JEA, as applicable, shall only be required to make replacements in the same manner as specified in and in accordance with the then current Standard applicable to the improvement, as if within a public right-of-way. Any further repair or restoration beyond the scope of Standard repair and restoration shall be the responsibility of the Grantor or its successors or assigns in and to the Property, at Grantor’s expense.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:**

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

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 SHOWING SKETCH & DESCRIPTION OF: (PROPOSED ROAD CLOSURE)

A portion of GRANT STREET, a variable width right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

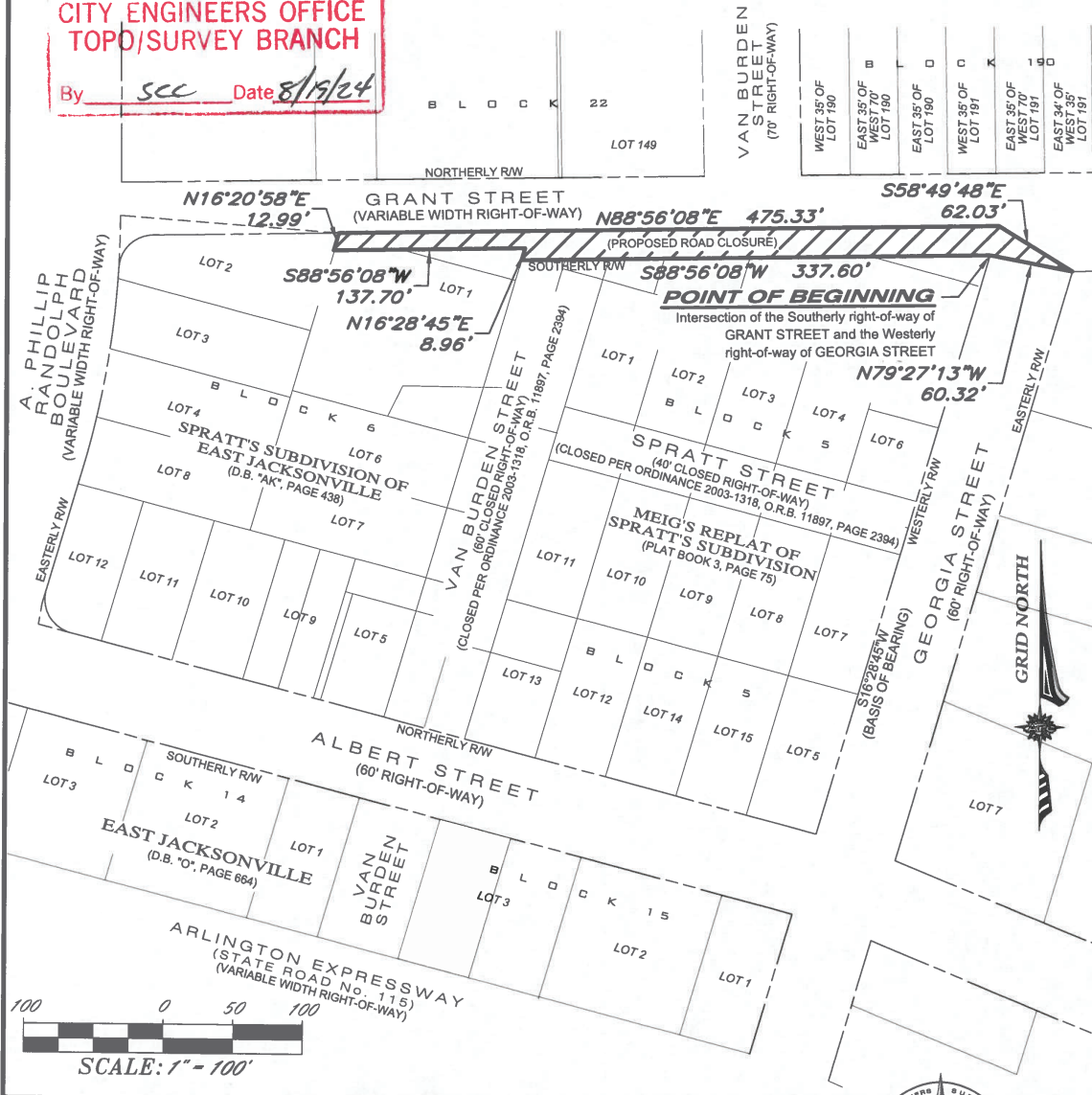
**BEGIN** at the intersection of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, with the Southerly right-of-way of GRANT STREET, a variable width right-of-way, run thence along SAID Southerly right-of-way of GRANT STREET, the following four (4) courses: 1) South 88°56'08" West, 337.60 feet; 2) North 16°28'45" East, 8.96 feet; 3) South 88°56'08" West, 137.70 feet; 4) North 16°20'58" East, 12.99 feet departing said line; thence North 88°56'08" East, 475.33 feet; thence South 58°49'48" East, 62.03 feet to an intersection with said Southerly right-of-way line of GRANT STREET, with the Easterly right-of-way line of said GEORGIA STREET; thence North 79°27'13" West, 60.32 feet to the aforesaid intersection of the Westerly right-of-way line of GEORGIA STREET, with the Southerly right-of-way of GRANT STREET, and the **POINT OF BEGINNING**.

Containing 9,437 square feet, more or less.

## SURVEYORS NOTES

1. This map does not represent a boundary survey.
2. All dimensions, unless otherwise noted, are US survey feet.
3. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of South 16°28'45" West.

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP  
CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH  
By SCC Date 8/15/24



PREPARED FOR: WAITZ & MOYE		JOB#: 23-009	
DRAWN: MAS		DATE: 5/2/23	CHECKED BY: JKM
PROJECT <b>GRANT STREET ROAD CLOSURE</b> LOCATED IN: <b>DUVAL COUNTY, FLORIDA</b>			
<b>REVISIONS</b>			
DATE	DESCRIPTION	DRAWN BY	

**John K. Maffett**  
FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. **LS6951**

**ARC SURVEYING & MAPPING, INC.**  
5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32216  
PHONE: 904/384-8377 • LICENSED BUSINESS NO. 6487  
www.arcsurveyors.com

**Revised Exhibit 2**  
**Rev Hold Harmless**  
**August 20, 2024 - TEU**  
**Page 3 of 7**

FILE PATH: F:\2023\23-009 GRANT STREET TOPO - REF # 191016\23-009-02 ROAD CLOSURE SKETCHES\DATA\DWG\23-009-02 GRANT STREET-(GRANT-ST)-DS.DWG LAST SAVED BY: JKM

# **MAP SHOWING SKETCH & DESCRIPTION OF: (PROPOSED ROAD CLOSURE)**

A portion of ALBERT STREET, a variable width right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

**BEGIN** at the Intersection of the Westerly right-of-way of GEORGIA STREET, a 60 foot right-of-way, with the Northerly right-of-way of ALBERT STREET, a 60 foot right-of-way; thence North 75°23'17" West, along said Northerly right-of-way line, 574.99 feet to a point on a curve, having a radius of 25.00 feet; thence Southerly along and around the arc of said curve, being concave to the east, a distance of 23.18 feet (said curve having a chord bearing and distance of South 48° 49' 23" East, 22.36 feet) to the point of tangency of said curve; thence South 75°23'17" East, 584.68 feet to an intersection with the Southerly extension of the centerline of said GEORGIA STREET; thence North 16°28'45" East, along said centerline, 10.01 feet to an intersection with an extension of said Northerly right-of-way of ALBERT STREET; thence North 75°23'17" West, along said extension, 30.02 feet to the **POINT OF BEGINNING**.

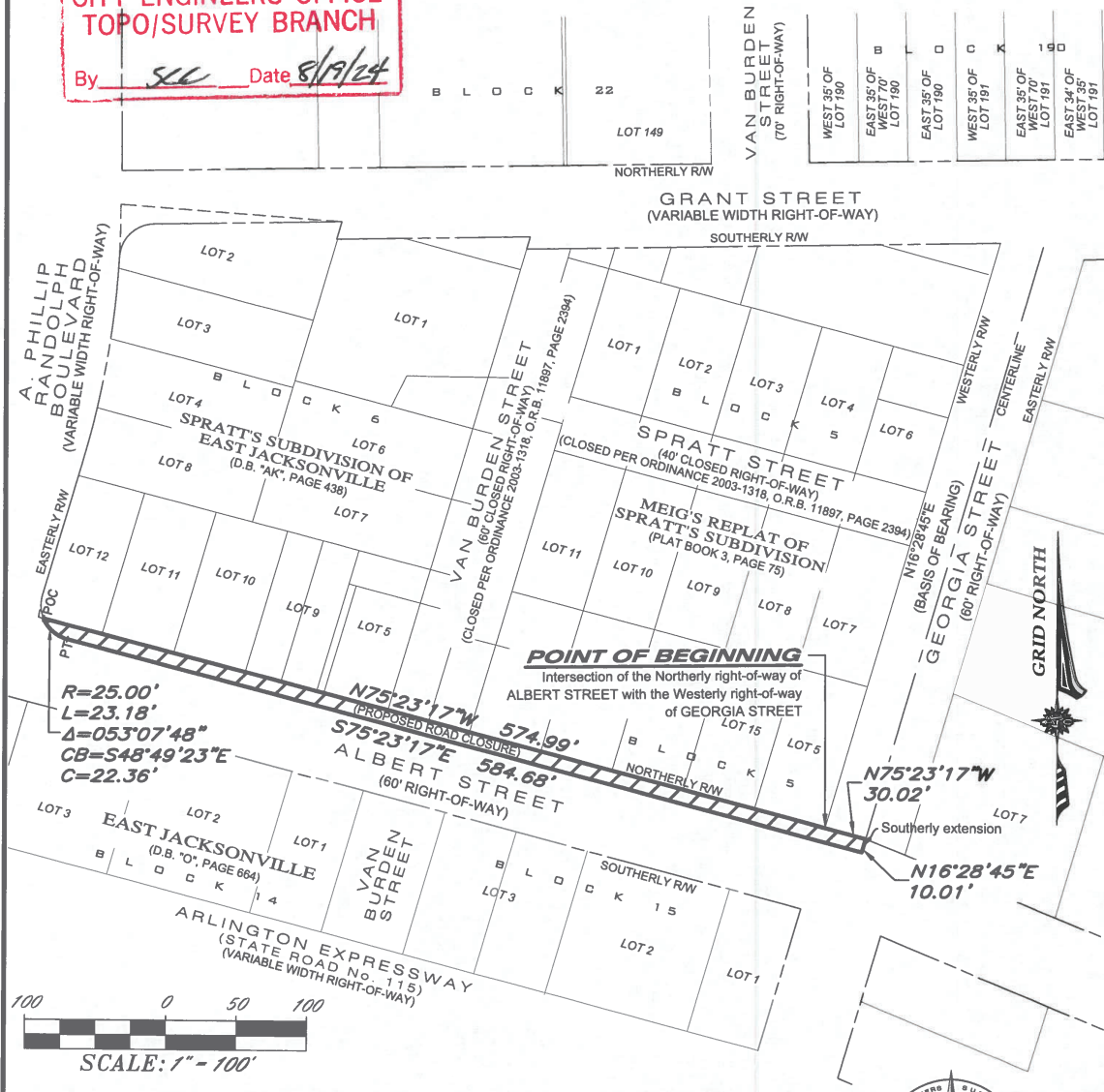
Containing 5,988 square feet, more or less.

## **SURVEYORS NOTES**

1. This map does not represent a boundary survey.
2. All dimensions, unless otherwise noted, are US survey feet.
3. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.

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

By SLC Date 8/19/24



PREPARED FOR: **WAITZ & MOYE**

JOB#: 23-009-02

DRAWN: MAS DATE: 5/2/23 CHECKED BY: JKM

**PROJECT**  
**ALBERT STREET ROAD CLOSURE - NORTH 20FT**  
**LOCATED IN:**  
**DUVAL COUNTY, FLORIDA**

## **REVISIONS**

DATE	DESCRIPTION	DRAWN BY
7-11-24	FRPM 20' TO 11' OFFSET	MAS
7-26-24	FRPM 11' TO 10' OFFSET	MAS

**John K. Maffett**  
FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. **LS6951**



**ARC SURVEYING & MAPPING, INC.**

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Revised Exhibit 2

Rev Hold Harmless

August 20, 2024 - TEU

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# **MAP SHOWING SKETCH & DESCRIPTION OF: (PROPOSED ROAD CLOSURE)**

A portion of ALBERT STREET, a 60 foot right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

**BEGIN** at the Intersection of the centerline of GEORGIA STREET, a 60 foot right-of-way, and the Southerly right-of-way of ALBERT STREET, a 60 foot right-of-way; thence North 75°25'32" West, along said Northerly right-of-way, 588.66 feet; thence North 58°46'25" East, 2.79 feet; thence South 75°25'32" East, 586.78 feet to a point lying on the Northerly extension of said centerline of GEORGIA STREET; thence South 16°28'45" West, along said northerly extension, 2.00 feet to the **POINT OF BEGINNING**.

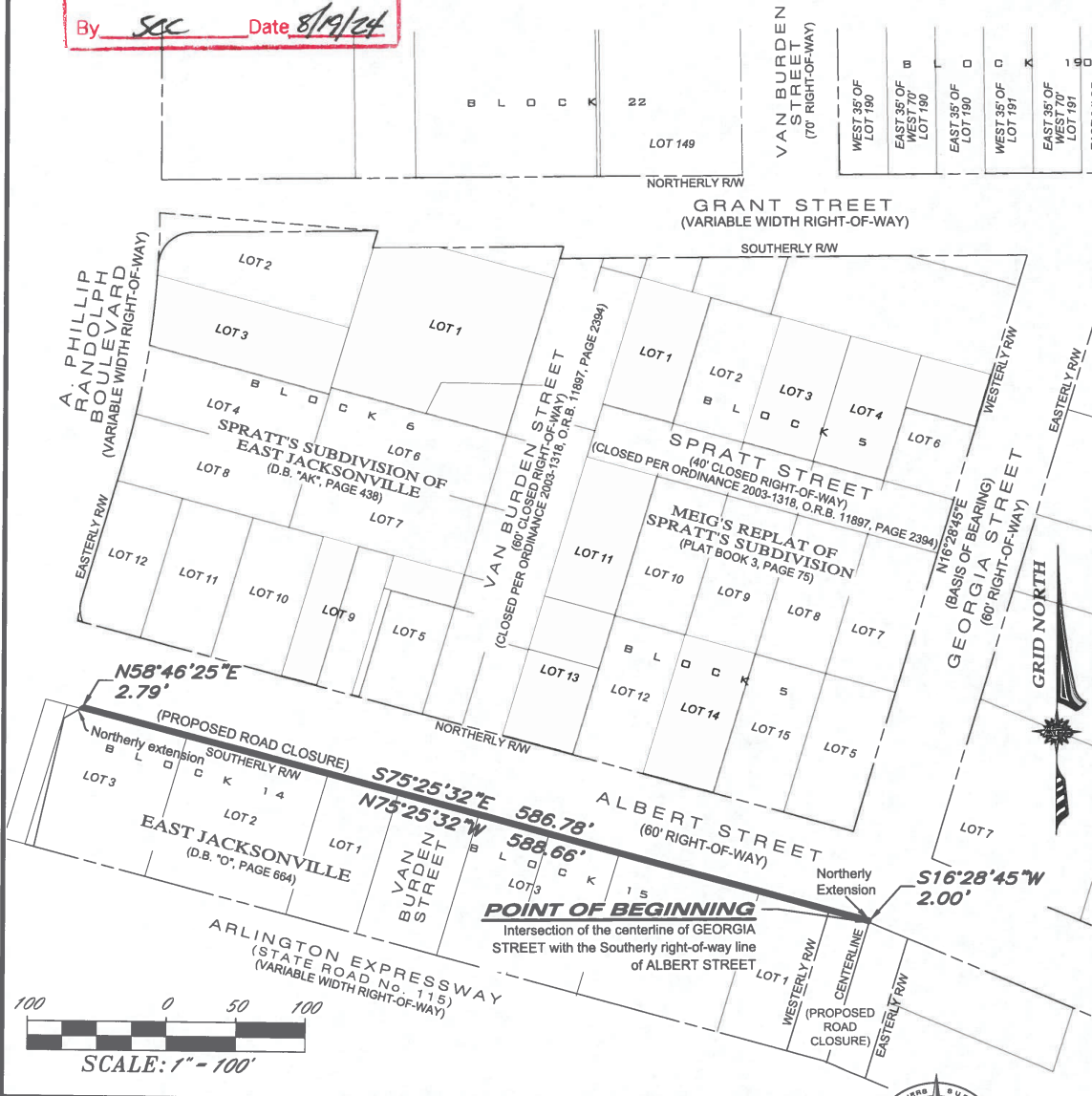
Containing 1,175 square feet, more or less.

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

By SAC Date 8/19/24

## **SURVEYORS NOTES**

1. This map does not represent a boundary survey.
2. All dimensions, unless otherwise noted, are US survey feet.
3. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.



PREPARED FOR: **WAITZ & MOYE**

JOB#: 23-009-02

DRAWN: MAS DATE: 5/2/23 CHECKED BY: JKM

**PROJECT  
ALBERT STREET ROAD CLOSURE - SOUTH 2FT  
LOCATED IN:  
DUVAL COUNTY, FLORIDA**

### **REVISIONS**

DATE	DESCRIPTION	DRAWN BY
7-11-24	FROM EASTERLY RW OF GEORGIA ST TO WESTERLY	DRAWN BY

**John K. Maffett**  
FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. **LS6951**



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Revised Exhibit 2  
Rev Hold Harmless  
August 20, 2024 - TEU  
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# **MAP SHOWING SKETCH & DESCRIPTION OF: (PROPOSED ROAD CLOSURE)**

A portion of GEORGIA STREET, a 60 foot right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

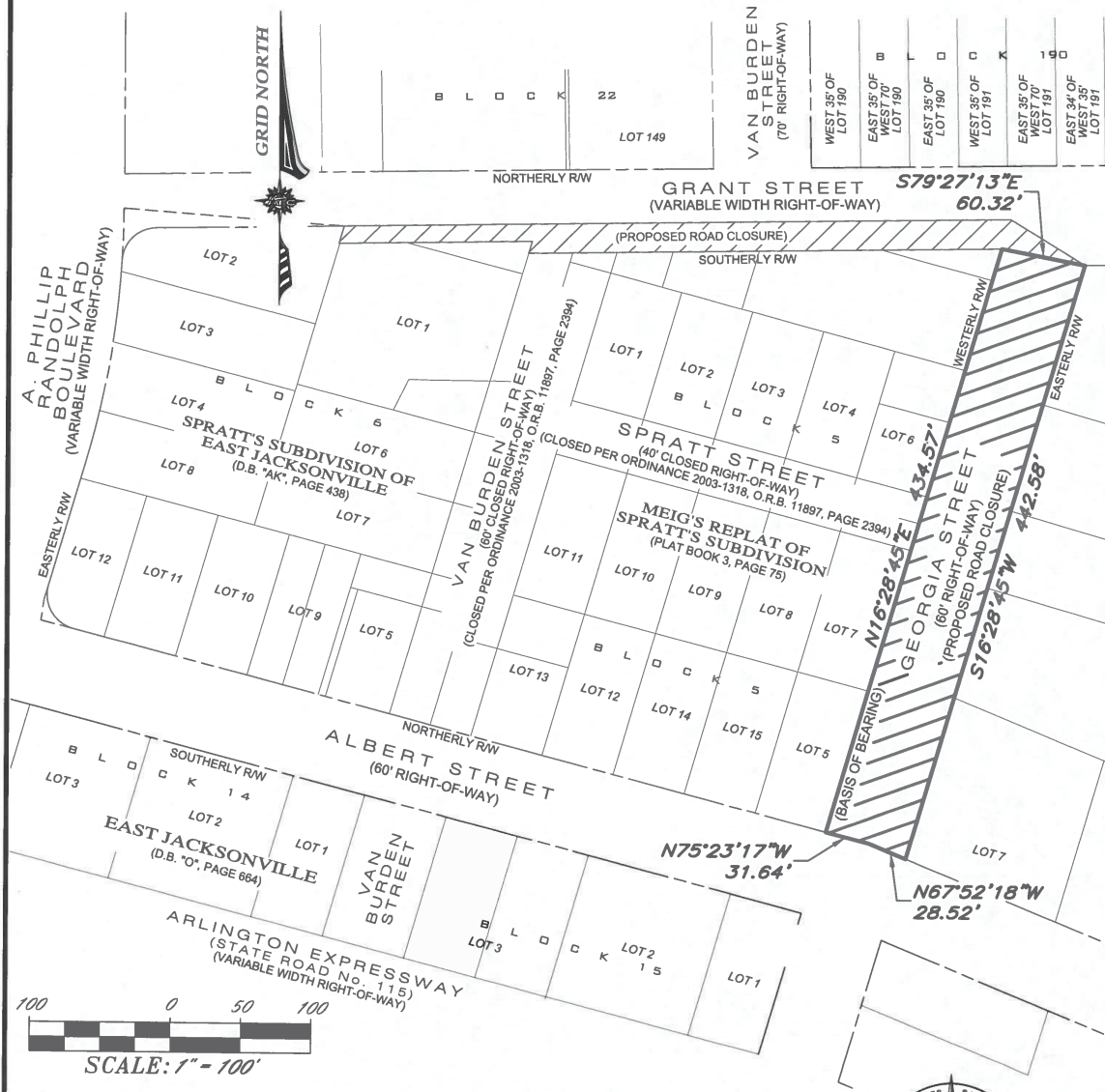
All that portion of GEORGIA STREET, being bounded on the North by the Southerly right-of-way line of GRANT STREET, a variable width right-of-way, and being bounded on the South by the Northerly right-of-way line of ALBERT STREET, a 60 foot right-of-way.

Containing 26,255 square feet, more or less.

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**  
By SCC Date 8/19/24

## **SURVEYORS NOTES**

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2. All dimensions, unless otherwise noted, are US survey feet.
3. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.



PREPARED FOR: <b>WAITZ &amp; MOYE</b>		JOB#: 23-009							
DRAWN: MAS		DATE: 5/2/23	CHECKED BY: JKM						
<p align="center">PROJECT <b>GEORGIA STREET ROAD CLOSURE - NORTH</b> LOCATED IN: <b>DUVAL COUNTY, FLORIDA</b></p>									
<p align="center"><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr> <td>4-3-24</td> <td>R/W CHANGE</td> <td>MAS</td> </tr> </tbody> </table>				DATE	DESCRIPTION	DRAWN BY	4-3-24	R/W CHANGE	MAS
DATE	DESCRIPTION	DRAWN BY							
4-3-24	R/W CHANGE	MAS							
<p><b>John K. Maffett</b> FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>LS6951</b></p>		<p align="center"><b>ARC SURVEYING &amp; MAPPING, INC.</b> 5202 SAN JUAN AVENUE, JACKSONVILLE, FL 32216 PHONE: 904/384-8377 • LICENSED BUSINESS NO. 6487 www.arcsurveyors.com</p>							

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Revised Exhibit 2  
Rev. Hold Harmless  
August 20, 2024 - TEU  
Page 6 of 7

# MAP SHOWING SKETCH & DESCRIPTION OF: (PROPOSED ROAD CLOSURE)

A portion of GEORGIA STREET, a 60 foot right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

All of that portion of GEORGIA STREET, a 60 foot right-of-way, lying between the Southerly right-of-way of ALBERT STREET, a 60 foot right-of-way, and the Northerly right-of-way line of ARLINGTON EXPRESSWAY (STATE ROAD No. 15), a variable width right-of-way.

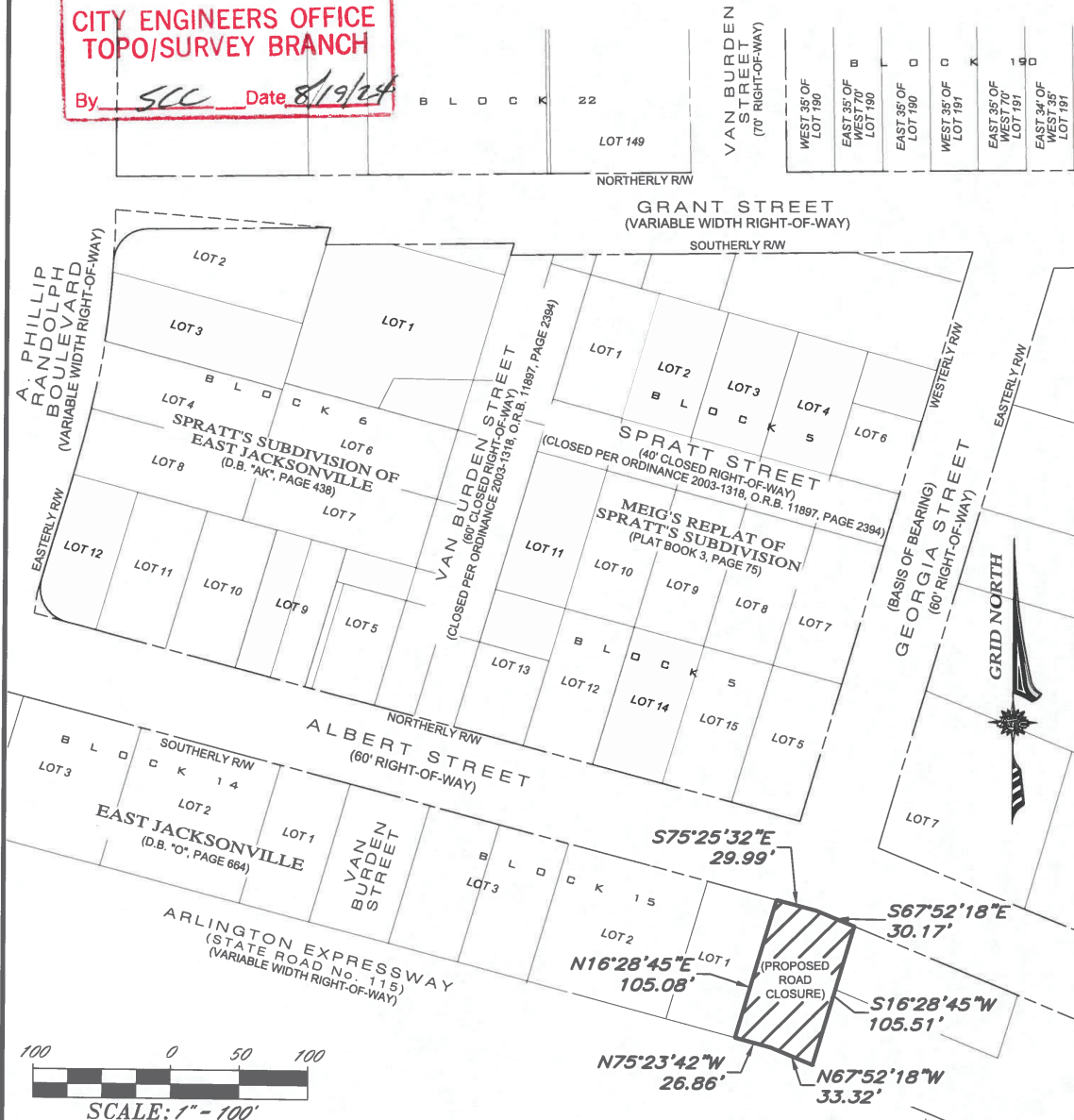
## SURVEYORS NOTES

Containing 6,319 square feet, more or less.

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

By SCC Date 8/19/24



PREPARED FOR: **WAITZ & MOYE**

JOB#: 23-009-02

DRAWN: MAS

DATE: 5/2/23

CHECKED BY: JKM

PROJECT  
**GEORGIA STREET ROAD CLOSURE - SOUTH**  
LOCATED IN:  
**DUVAL COUNTY, FLORIDA**

## REVISIONS

DATE	DESCRIPTION	DRAWN BY

**John K. Maffett**  
FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. **LS6951**



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August 20, 2024 - TEU

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