

## HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by **Coastland Group, LLC.**, whose address is **200 1<sup>st</sup> St., Ste. 201, Neptune Beach, Florida 32266** ("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# 019705-0000** in **Council District 8** and established in the **Plat of Garden City** as recorded in Official Public Records of Duval County, Florida at **Plat Book 5 Page 65**.

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 SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF AN UNNAMED STREET LYING BETWEEN BLOCKS 1 AND 2 OF GARDEN CITY SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY TOGETHER WITH A PORTION OF ROSS BOULEVARD, A 40 FOOT WIDE RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 115 - LEM TURNER ROAD, BEING A 108 FOOT WIDE PUBLIC RIGHT OF WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72150-2504, WITH THE NORTHERLY LINE OF SAID BLOCK 1, GARDEN CITY SUBDIVISION; THENCE NORTH 26°17'59" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 71.02 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 2, GARDEN CITY SUBDIVISION; THENCE NORTH 89°23'01" EAST ALONG SAID SOUTHERLY LINE OF BLOCK 2 AND THE EASTERLY PROJECTION THEREOF, 286.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROSS BOULEVARD; THENCE SOUTH 00°46'16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 64.01 FEET TO A POINT ON THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID BLOCK 1; THENCE SOUTH 89°23'01" WEST ALONG SAID EASTERLY PROJECTION AND ALONG THE NORTHERLY LINE OF SAID BLOCK 1, 255.95 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.40 ACRES, MORE OR LESS.

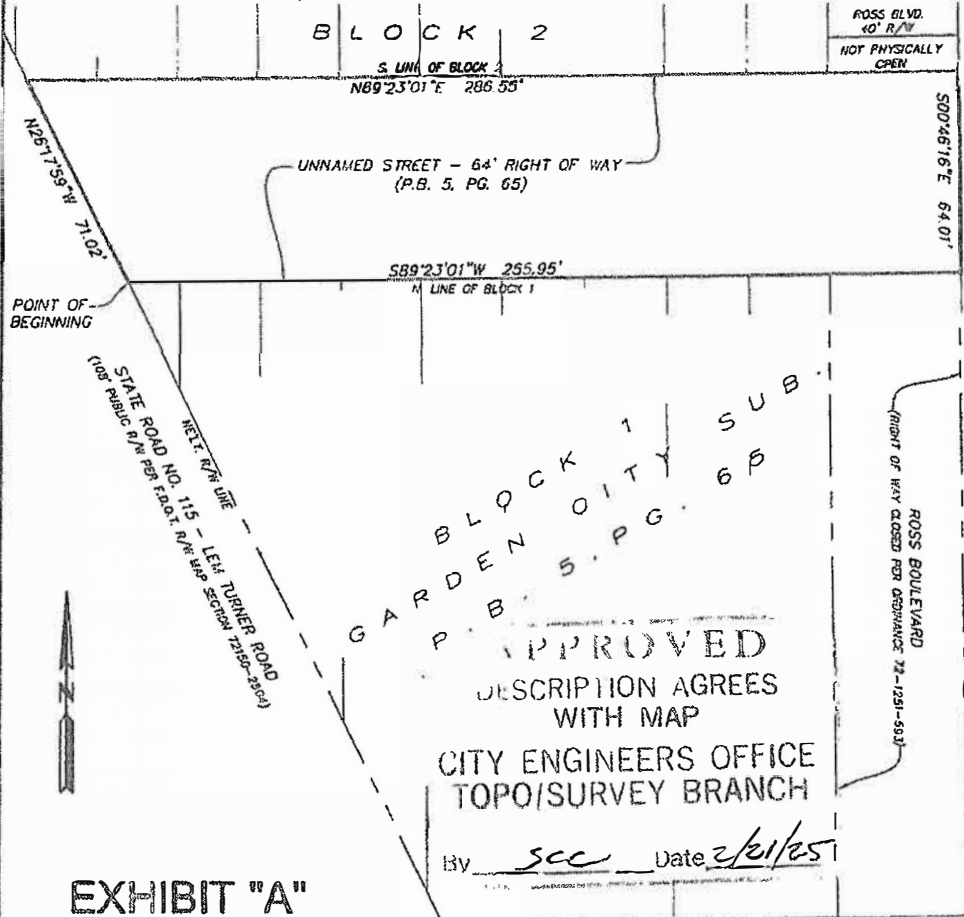


EXHIBIT "A"

JENNINGS ROAD (64' R/W)

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

## NOTES

1. Enclosure are based on the N.E. 1/4 R/W LINE OF S.R. NO. 115/LEM TURNER ROAD AS N26°17'59"W.
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown herein.

## LEGEND

- ① DENOTES CONCRETE MONUMENT
- ② DENOTES POLE
- ③ DENOTES 1/2" IRON PIPE SET WITH CON. L.A. 800
- ④ DENOTES IRON PIPE FOUND (NOTED)

DATE 1-15-25  
SCALE 1"=40'  
JOB No. 24-14512  
F.B.  
PAGE  
Comp. File 24-14512.dwg  
Drawn by WUM

MELROSE SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32225  
P.L.S. No. 0285  
(904) 721-1236

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, AS AMENDED, AND SET FORTH IN THE FLORIDA STATUTES, CHAPTER 403, F.S. (2019), AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 403-11, F.A.C. (2019).

BY: WILLIAM A. MELROSE STATE OF FLORIDA - REGISTERED LAND SURVEYOR, CERTIFICATE NO. 5843

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.S.	Licensed Surveyor
P.R.M.	Permanent Reference Monument	L.E.A.	Licensed Electric Authority
P.O.B.	Point of Beginning	E.O.P.	Electricity
P.O.C.	Point of Curvature	A.C.	Air Conditioner
P.O.T.	Point of Tangency	C.T.	Cable Television
P.O.V.	Point of View	O.L.	Overhead Lines
R/W	Right of Way	F.M.	Flood Measure
O.R.V.	Official Records Volume	R.	Railroad
D.R.	Dead Road	L.	Lot
P.	Page	C.D.	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	D.C.	Delta or Central angle equals
E.M.	Easement	C.C.	Concrete