

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2021, by Fickling Land Holdings, LLC, whose address is 1703 Lambert Street, Jacksonville, Florida 32206 ("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** _____, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near RE# 115803-0000_in Council District 7 and established in the Current Public Records of Duval County, Florida at Plat Book 6 Page 95.

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 _____ 2021, 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

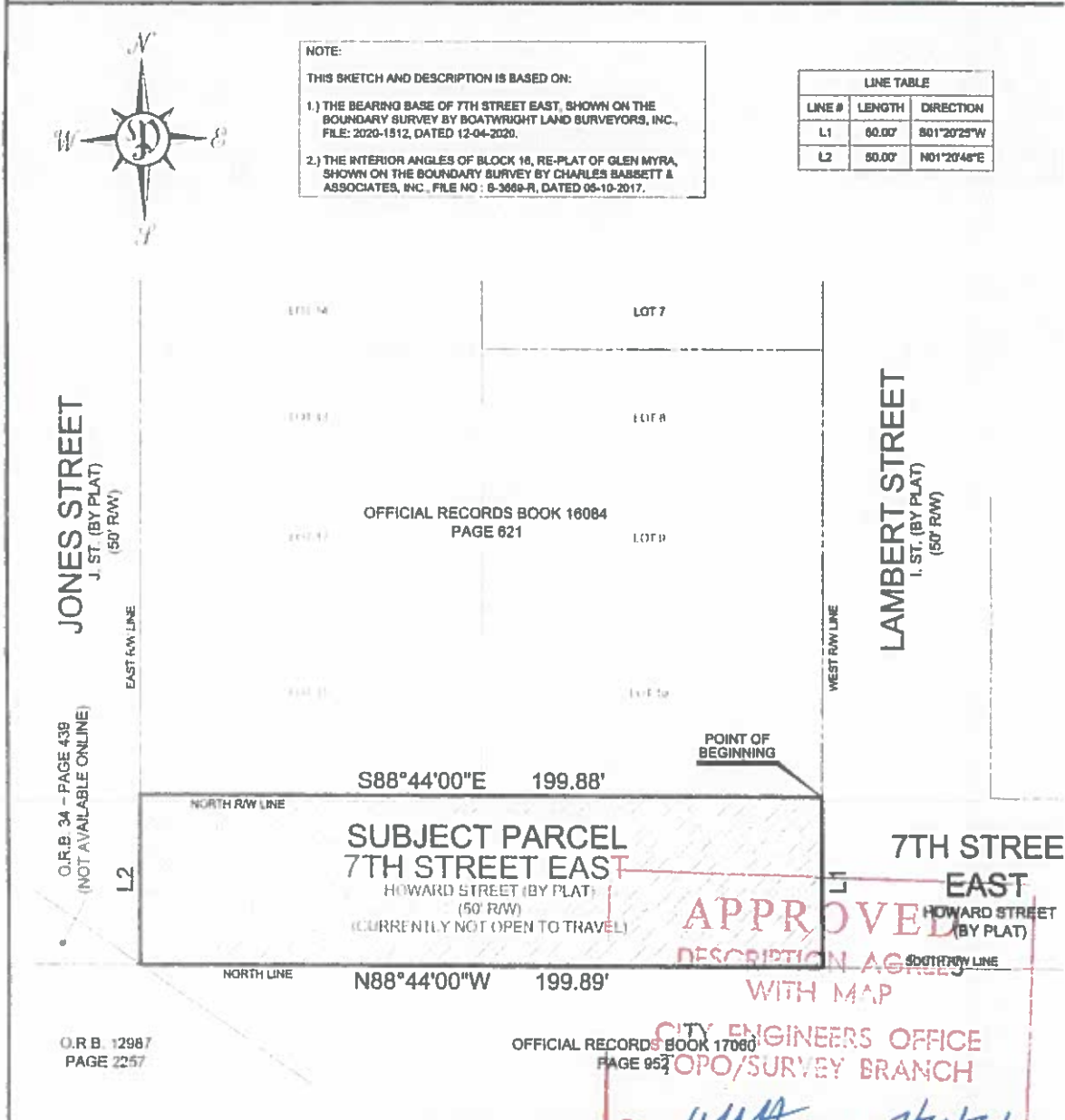
EXHIBIT "A"

A PORTION OF 7TH STREET EAST (A 50-FOOT RIGHT-OF-WAY)(FORMERLY KNOWN AS HOWARD STREET, NOT CURRENTLY OPEN TO TRAVEL), RE-PLAT OF GLEN MYRA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF BLOCK 16 OF SAID RE-PLAT OF GLEN MYRA; THENCE SOUTH 01°20'25" WEST, ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF LAMBERT STREET (A 50-FOOT RIGHT-OF-WAY)(FORMERLY KNOWN AS I. ST.), A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 7TH STREET EAST, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17060, PAGE 952 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°44'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE, A DISTANCE OF 199.89 FEET; THENCE NORTH 01°20'48" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF JONES STREET (A 50-FOOT RIGHT-OF-WAY)(FORMERLY KNOWN AS J. ST.), A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE SOUTH 88°44'00" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 16 AND THE NORTH RIGHT-OF-WAY LINE OF SAID 7TH STREET EAST, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,994 SQUARE FEET, MORE OR LESS.

CERTIFIED TO: ROGERS TOWERS, P.A.



NOTE:
THIS SKETCH AND DESCRIPTION IS BASED ON:
1.) THE BEARING BASE OF 7TH STREET EAST, SHOWN ON THE BOUNDARY SURVEY BY BOATWRIGHT LAND SURVEYORS, INC., FILE: 2020-1512, DATED 12-04-2020.
2.) THE INTERIOR ANGLES OF BLOCK 16, RE-PLAT OF GLEN MYRA, SHOWN ON THE BOUNDARY SURVEY BY CHARLES BASSETT & ASSOCIATES, INC., FILE NO.: B-3669-R, DATED 05-10-2017.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00'	S01°20'25"W
L2	50.00'	N01°20'48"E

APPROVED
DESCRIPTION AGREED
WITH MAP

CITY ENGINEERS OFFICE
CDDO/SURVEY BRANCH

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF 7TH STREET EAST AS N88°44'00"W
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY
 - IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.D.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	(C)	ARC CENTER/CHORD
CL	CENTERLINE	CONC.	CONCRETE
CLP	CHAIN LINK FENCE	FOUN.	FOUND
R/W	RIGHT-OF-WAY	IR.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	M	MEASURED
OL	ON LINE	(P)	PLAT
	BREAK LINE	(C)	CALCULATED
F.F.E.	FRESHED FLOOR ELEVATION	PR	PRICE

SCALE 1"=40'
04-01-2021
DATE OF DRAWING
NATHAN P. PERRET, FLA. CERT. NO. 8900

