

EXHIBIT 2

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2024, by Panther Creek Preserve LLC., whose address is **5711 Richard Street Suite 1**, Jacksonville, Florida 32216 (“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# 001860-1060** in Council District 12 and established in the Official Public Records of Duval County, Florida at **Plat Book 56 Page 15**.

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:

(Sign) _____

Title:

(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 _____ 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

SEE PAGE 2 OF 2 FOR SKETCH

A PORTION OF PANTHER CREEK PARKWAY AS PREVIOUSLY DEDICATED TO THE CITY OF JACKSONVILLE BY PANTHER CREEK PHASE ONE AS RECORDED IN PLAT BOOK 56, PAGES 15, 15A-15H OF SAID CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF TRACT "A", PANTHER CREEK PHASE ONE AS RECORDED IN PLAT BOOK 56, PAGES 15, 15A-15H OF SAID CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°02'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 299.63 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE RIGHT OF WAY LINES OF PANTHER CREEK PARKWAY THE FOLLOWING CALLS: (1) THENCE SOUTH 89°46'49" WEST, 312.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 136.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 125.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°23'49" WEST, 138.12 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 230.71 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°33'06" WEST, 199.33 FEET; (4) THENCE SOUTH 00°19'26" EAST, 75.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 160.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.94 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 460.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'41" WEST, 18.93 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 90.52 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°22'09" WEST, 90.38 FEET; (7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.39 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°35'21" EAST, 65.18 FEET; (8) THENCE NORTH 00°25'47" WEST, 82.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; (9) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 308.92 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°49'10" EAST, 279.11 FEET; (10) THENCE NORTH 88°04'07" EAST, 378.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET; (11) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 130.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°53'59" EAST, 27.34 FEET; (12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 65.17 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°03'00" EAST, 64.50 FEET; (13) THENCE NORTH 88°02'07" EAST, 4.39 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD SOUTH; THENCE SOUTH 00°02'44" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 138.25 FEET TO THE POINT OF BEGINNING

CONTAINING 1.77 ACRES OR 77,139 SQUARE FEET MORE OR LESS

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

By SCC Date 8/24/23

PAGE 1 OF 2

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

THE	FIELD	BOOK	BOOKS OF ENGINEERS
BOOK	BLANK	JR.	JURISDICTIONAL WELFARE LINE
CONC	CONCRETE	P.P.M.	PERMANENT REFERENCE
MARK	CONCRETE	MARK	MARK
LF	IRON PIPE	P.T.	POINT OF TANGENCY
CH	IRON ROD	P.C.P.	PERMANENT CONTROL POINT
OF	SETBACK	CHORD	CHORD
PL	SETBACK	P.C.	POINT OF CURVE
A	SETBACK	P.C.C.	POINT OF COMPOUND CURVE
#	SETBACK	BULL	BUILDING RESTRICTION LINE
#	SETBACK	F.P.M.	FLORIDA POWER & LIGHT
(P.C.C.)	SETBACK	U.D.E.	UNOBSTRUCTED DRAINAGE
TO	SETBACK	CONC	CONCRETE
TO	SETBACK	N.H.V.	NATIONAL GEODETIC VERTICAL
TO	SETBACK	CONC	CONCRETE
TO	SETBACK	N.H.V.	NATIONAL GEODETIC VERTICAL
TO	SETBACK	P.I.	POINT OF INTERSECTION
TO	SETBACK	CONC	CONCRETE
TO	SETBACK	CONC	CONCRETE
TO	SETBACK	CONC	CONCRETE

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 81G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSSED BY SEAL
JAMES O. HARRISON, JR., No. 2847
08/01/2023

SCALE 1" = 60'
DATE 08/18/2023

James O. Harrison, Jr.
FLORIDA REGISTERED SURVEYOR AND MAPPER



MAP SHOWING SKETCH & DESCRIPTION

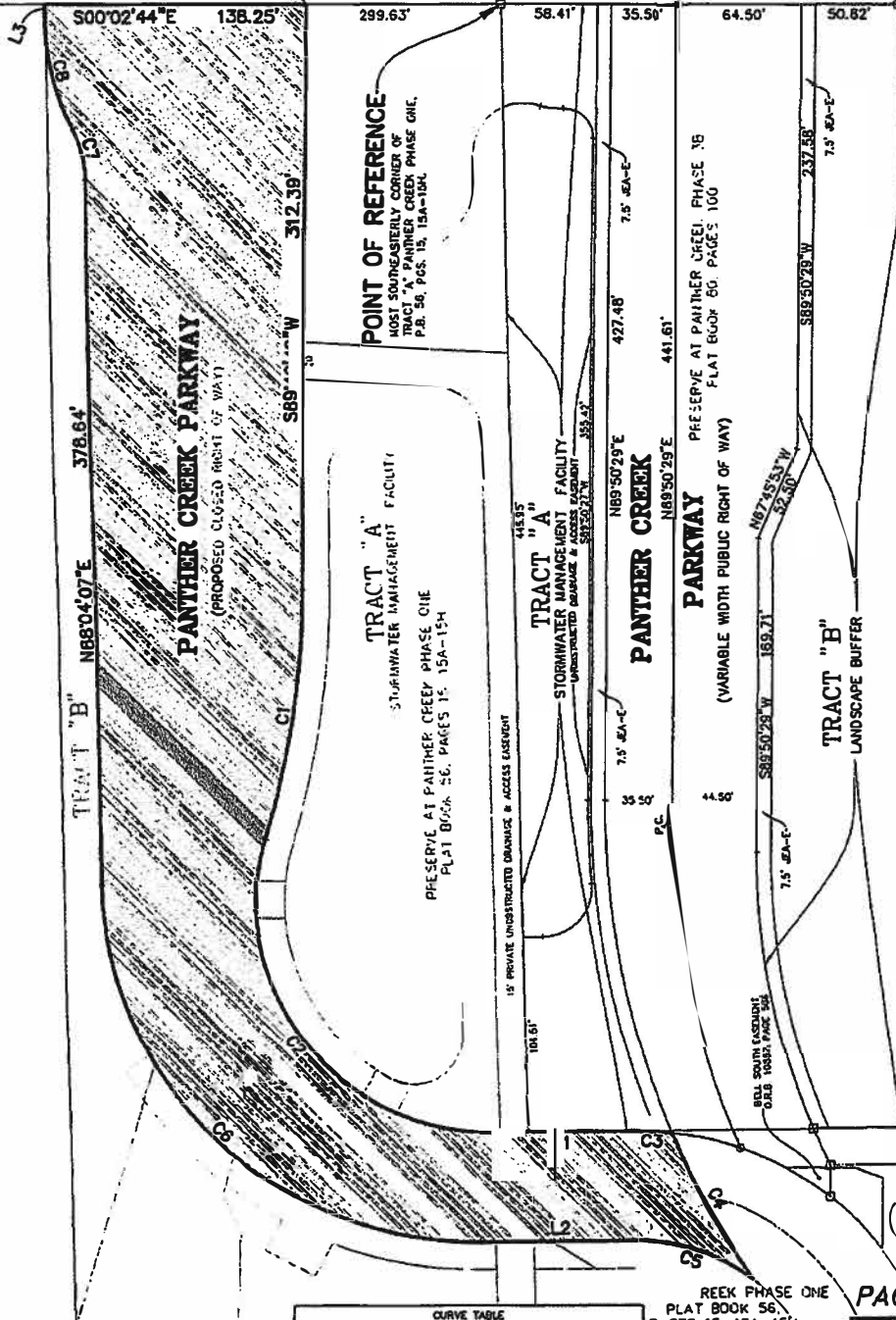
SEE PAGE 1 OF 2 FOR LEGAL DESCRIPTION

CHAFFEE ROAD SOUTH

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°19'26"E	75.07'
L2	N00°25'47"W	82.06'
L3	N88°02'07"E	4.39'

POINT OF BEGINNING



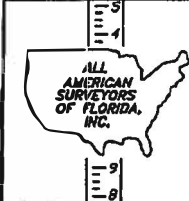
SUE RHONDA THOMAS
O.R.B. 18246, PAGE 1591

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O.R.B. 18246, PAGE 1591

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N82°23'47"W	136.12'	900.00'	136.54'	015°38'48"
C2	S32°33'06"W	199.33'	123.00'	230.71'	109°49'09"
C3	S02°57'41"W	18.93'	180.00'	18.94'	008°48'58"
C4	S81°22'09"W	90.38'	460.50'	90.32'	011°15'47"
C5	N18°55'21"E	65.18'	100.00'	66.39'	038°02'15"
C6	N43°48'10"E	279.11'	200.00'	306.82'	088°28'53"
C7	N74°33'38"E	27.34'	68.00'	27.58'	038°20'18"
C8	N76°03'00"E	64.50'	130.39'	65.17'	028°38'17"

REEK PHASE ONE
PLAT BOOK 56,
PAGES 15, 15A-15H

PAGE 2 OF 2



DATE 08/18/2023 SCALE 1" = 60'

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