

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by **CW - Trout River, LLC.**, whose address is **7855 S. River Parkway Ste. 222, Tempe, AZ 85284** ("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# 021160-0500** in **Council District 8** and established in the **Plat of Trout River Gardens** as recorded in Official Public Records of Duval County, Florida at **Plat Book 12 Page 68**.

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 \_\_\_\_\_

# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST,  
DUVAL COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*

### LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 89°46'19" E	29.95'
L2	S 0°16'37" E	256.29'
L3	S 89°59'29" W	30.22'
L4	N 0°12'59" W	256.41'
L5	S 89°47'33" E	15.38'
L6	S 0°53'36" E	230.10'
L7	N 1°21'47" W	233.58'

UNPLATTED LANDS

L1  
THE EASTERLY  
PROJECTION OF THE  
NORTH LINE OF LOT 11

CLOSURE NO. 1  
30' WIDE PORTION OF EAST STREET  
CONTAINS: 7,713 S.F. / 0.177 ACRES, MORE OR LESS

UNPLATTED LANDS

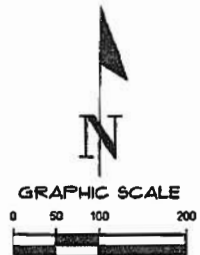
THE EAST RAW LINE  
OF EAST STREET

L3

UNPLATTED LANDS

L5

CLOSURE NO. 2  
PORTION OF EAST STREET  
CONTAINS: 3,345 S.F. / 0.077 ACRES, MORE OR LESS



GROVE ST (30' RW)

THE NORTH LINE OF LOT 11 & THE  
SOUTH RAW LINE OF GROVE STREET

P.O.B.

CLOSURE NO. 1  
THE NORTHEAST CORNER  
OF LOT 11, P.B. 12, PAGE 68

LOT 11

THE EAST LINE OF LOT 11  
& THE WEST RAW LINE OF  
EAST STREET

TROUT RIVER GARDENS  
P.B. 12, PAGE 68

LOT 12

P.O.B.

CLOSURE NO. 2  
THE NORTHEAST CORNER  
OF LOT 19, P.B. 12, PAGE 68

PEEPLER LN  
(60' RW)

TROUT RIVER GARDENS  
P.B. 12, PAGE 68

LOT 19

THE EAST LINE OF LOT 19  
& THE WEST RAW LINE OF  
EAST STREET

THE SOUTHEAST CORNER  
OF LOT 19, P.B. 12, PAGE 68

SPLENDORA LN  
(RAW WIDTH VARIES)

THE NORTH RAW LINE OF  
SPLENDORA LANE

C1

DESCRIPTION:  
(SEE SHEET 2 OF 2)

### CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	13.84'	280.00'	2°49'52"	6.92'	13.83'	S 75°51'04" W

### LEGEND:

P.B. = PLAT BOOK  
S.F. = SQUARE FEET  
P.O.B. = POINT OF BEGINNING  
RW = RIGHT OF WAY

### SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE  
OF S 0°15'37" E FOR THE EAST RAW LINE OF EAST STREET.

CERTIFIED TO:

CW TROUT RIVER, LLC

1 OF 2

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 6246

Aaron H. Hickman

NOT VALID WITHOUT THE SIGNATURE AND  
APPROVAL, RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fls. License No. 5791

DATE  
05/01/2025  
TECHNICIAN  
HWM  
CHECKED BY  
JC  
PROJECT NUMBER  
21-0284

1" = 200'

NIVIS

8465 Merchants Way, Ste. 102  
Jacksonville, Florida 32222  
(904) 619-6521  
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LB-8246

## DESCRIPTIONS:

### CLOSURE NO. 1

A PORTION OF OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF SAID TROUT RIVER GARDENS, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF EAST STREET, HAVING A RIGHT OF WAY WIDTH OF 30 FEET, AS SHOWN ON THE PLAT OF SAID TROUT RIVER GARDENS, THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89°46'19" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 29.95 FEET TO THE EAST RIGHT OF WAY LINE OF SAID EAST STREET; THENCE SOUTH 0°16'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 256.29 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°59'29" WEST, A DISTANCE OF 30.22 FEET TO THE WEST RIGHT OF WAY LINE OF SAID EAST STREET, SAID POINT ALSO LYING ON THE EAST LINE OF SAID LOT 11; THENCE NORTH 0°12'59" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 7,713 SQUARE FEET / 0.177 ACRES.

### CLOSURE NO. 2

A PORTION OF OF TROUT RIVER GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 68 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF SAID TROUT RIVER GARDENS, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF EAST STREET, HAVING A RIGHT OF WAY WIDTH OF 30 FEET, AS SHOWN ON THE PLAT OF SAID TROUT RIVER GARDENS, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°47'33" EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 15.38 FEET; THENCE SOUTH 0°53'36" EAST, A DISTANCE OF 230.10 FEET TO THE NORTH RIGHT OF WAY LINE OF SPLENDORA LANE (HAVING A RIGHT OF WAY WIDTH THAT VARIES), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°51'04" WEST, 13.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°49'52", AN ARC LENGTH OF 13.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAID EAST STREET; THENCE NORTH 1°21'47" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 233.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 3,345 SQUARE FEET / 0.077 ACRES, MORE OR LESS.

**APPROVED**  
DESCRIPTION AGREES  
WITH MAP

CITY ENGINEERS OFFICE  
TOPO/SURVEY BRANCH

By SCC Date 5/9/25

ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF

CERTIFIED TO

CW TROUT RIVER LLC

SHEET NO  
2 OF 2

This map prepared by

AARON H. HICKMAN

DATE  
05/01/2025

TECHNICIAN  
KWM

CHECKED BY  
JC

PROJECT NUMBER  
21-0284

Certificate of Authorization No. LB-8246

SEE SHEET ONE OF TWO

Professional Surveyor & Mapper Pro License No. 6791

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