

## EXHIBIT 2

### **HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by Publix Super Markets, Inc., whose address is 3300 Publix Corporate Pkwy., Lakeland, FL 33811 ("Grantor" or "Publix") 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# 006829-9100** in Council District 12 and as recorded in **Plat Book 64, Page 92** and as established in the **Plat of General Avenue**, of the Current Public Records of Duval County, Florida and in closure **Ordinance #2015-633-E**.

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 by Publix's employees, personnel, or agents for negligence 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:**  
Publix Super Markets, Inc.

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

By: \_\_\_\_\_

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

Name: William W. Rayburn, IV

Title: Vice President of Real Estate Assets

(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 William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc.

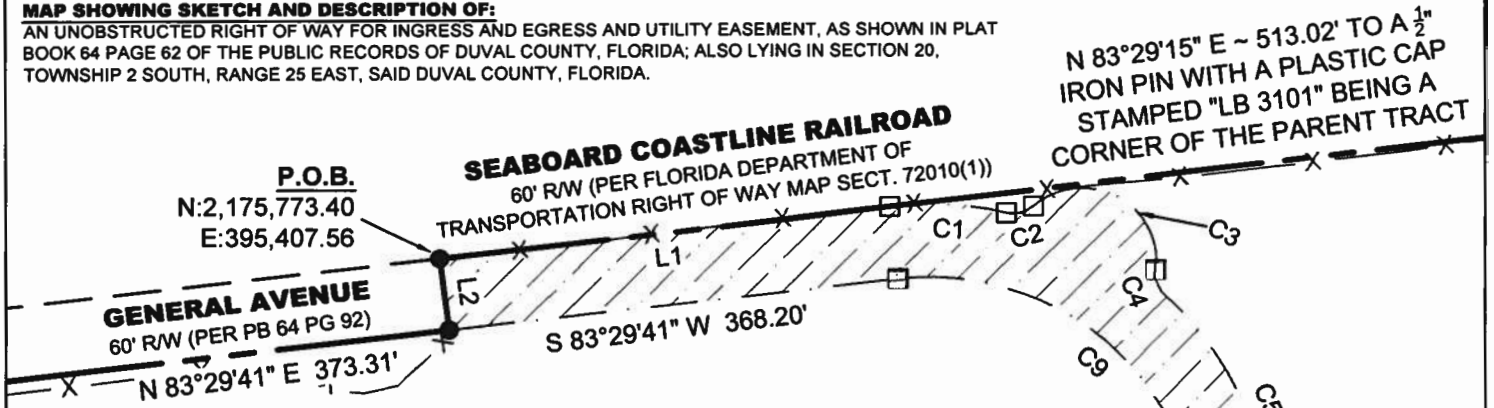
{NOTARY SEAL}

\_\_\_\_\_  
[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 DESCRIPTION OF:**

AN UNOBSTRUCTED RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY EASEMENT, AS SHOWN IN PLAT BOOK 64 PAGE 62 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA.



## **ESMT. CURVE LINE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	95.51'	95.05'	S 86°46'09\" E	19°32'41\"
C2	25.00'	23.53'	22.67'	N 76°07'43\" E	53°55'28\"
C3	60.00'	144.81'	112.13'	S 61°52'49\" E	138°16'53\"
C4	25.00'	23.52'	22.66'	S 19°50'29\" E	53°53'51\"
C5	280.00'	227.32'	221.13'	S 23°31'49\" E	46°30'56\"
C6	25.00'	21.67'	21.00'	S 25°06'43\" E	49°40'06\"
C7	60.00'	292.54'	77.65'	S 89°43'41\" W	279°21'26\"
C8	25.00'	21.67'	21.00'	N 24°33'43\" E	49°40'20\"
C9	220.00'	369.55'	327.61'	N 48°23'48\" W	96°14'36\"



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:41:16-04'00'

### **GENERAL NOTES**

1. THIS EXHIBIT IS NOT A MINIMUM STANDARDS BOUNDARY SURVEY. IT IS INTENDED FOR INFORMATIVE PURPOSES.

2. GPS DATA WAS COLLECTED IN FLORIDA EAST STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983, NORTH AMERICAN VERTICAL DATUM 1988, GEOID 18, US SURVEY FEET

**PARENT TRACT**  
REAL ESTATE #: 006829 9100  
PUBLIX SUPER MARKETS, INC.  
1,715,972 +/- SQ. FT.  
39.393 +/- AC.  
OR BK 20970 PG 1869  
OR BK 17341 PG 567  
OR BK 16151 PG 2360  
WHITE CITY SUBDIVISION  
PB 5 PG 71

## **ESMT. LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 83°29'18\" E	368.89'
L2	N 07°05'24\" W	59.87'

## **EASEMENT ABANDONMENT EXHIBIT**

CLIENT: PUBLIX SUPER MARKETS, INC.  
PO BOX 32018  
LAKELAND, FL 33802

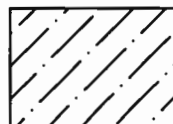
DATE: 7/12/24

**D+L SURVEYING**  
TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
LANCING, TN 37770  
423-223-4225

## **LEGEND**

- IRON PIN FOUND AS NOTED
- IRON PIN SET
- 5/8\" IRON PIPE W/ PLASTIC CAP STAMPED \"LB 7062\"
- BOUNDARY LINE
- - - EASEMENT
- FENCING

OR BK BOOK  
ORD ORDINANCE  
PB PLAT BOOK  
PG PAGE  
R/W RIGHT OF WAY



CITY OF JACKSONVILLE  
& JEA ESMT. OVER  
CLOSED RW FOR  
INGRESS/EGRESS AND  
ALL UTILITIES TO BE  
ABANDONED



GRAPHIC SCALE  
1\" = 150'

SHEET  
1 OF 3

### **Legal Description**

The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a Perpetual Easement and an Ingress/Egress Easement to which will be abandoned. The boundary for the legal description below is based on a boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7442, on November 3, 2023. No monuments have been set for the easement corners, thus the description below is not certified to meet the minimum standards for Land Descriptions as set forth by the current Florida Administrative Code in the Division of Consumer Services Chapter Professional Surveyors and Mappers (5J-17.052) and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Single Zone 1600. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "A. Leftwich LS7442".

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville; being the Publix Super Markets, Inc. tract previously recorded in Official Records 17341 Page 567 (Parent Tract), also in Plat Book 62 Page 94, of the current public records of Duval County, Florida, and being more particularly described as follows:

**Beginning** at an iron pin set in the northwestern corner of the 60' right of way of General Avenue recorded in plat book 64 page 92, as closed per Ordinance 2015-633-E and recorded in Ordinance 17341-567, all of said public records, and being in southern right of way of the Seaboard Coastline Railroad,

Thence, with the southern right of way of the Seaboard Coastline Railroad, N 83°29'18" E a distance of 368.89' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, leaving the southern right of way of the Seaboard Coastline Railroad, and bisecting the lands of the parent tract the following 12 calls, with a curve turning to the right with an arc length of 95.51', with a radius of 280.00', with a chord bearing of S 86°46'09" E, with a chord length of 95.05' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.53', with a radius of 25.00', with a chord bearing of N 76°07'43" E, with a chord length of 22.67' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the right with an arc length of 144.81', with a radius of 60.00', with a chord bearing of S 61°52'49" E, with a chord length of 112.13', to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.52', with a radius of 25.00', with a chord bearing of S 19°50'29" E, with a chord length of 22.66' to a point.

Thence, with a reverse curve turning to the right with an arc length of 227.32', with a radius of 280.00', with a chord bearing of S 23°31'49" E, with a chord length of 221.13' to a point.

Thence, S 00°16'19" E a distance of 869.63' to a point.

Thence, with a curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of S 25°06'43" E, with a chord length of 21.00' to a point.

Thence, with a reverse curve turning to the right with an arc length of 292.54', with a radius of 60.00', with a chord bearing of S 89°43'41" W, with a chord length of 77.65' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of N 24°33'43" E, with a chord length of 21.00' to a point.

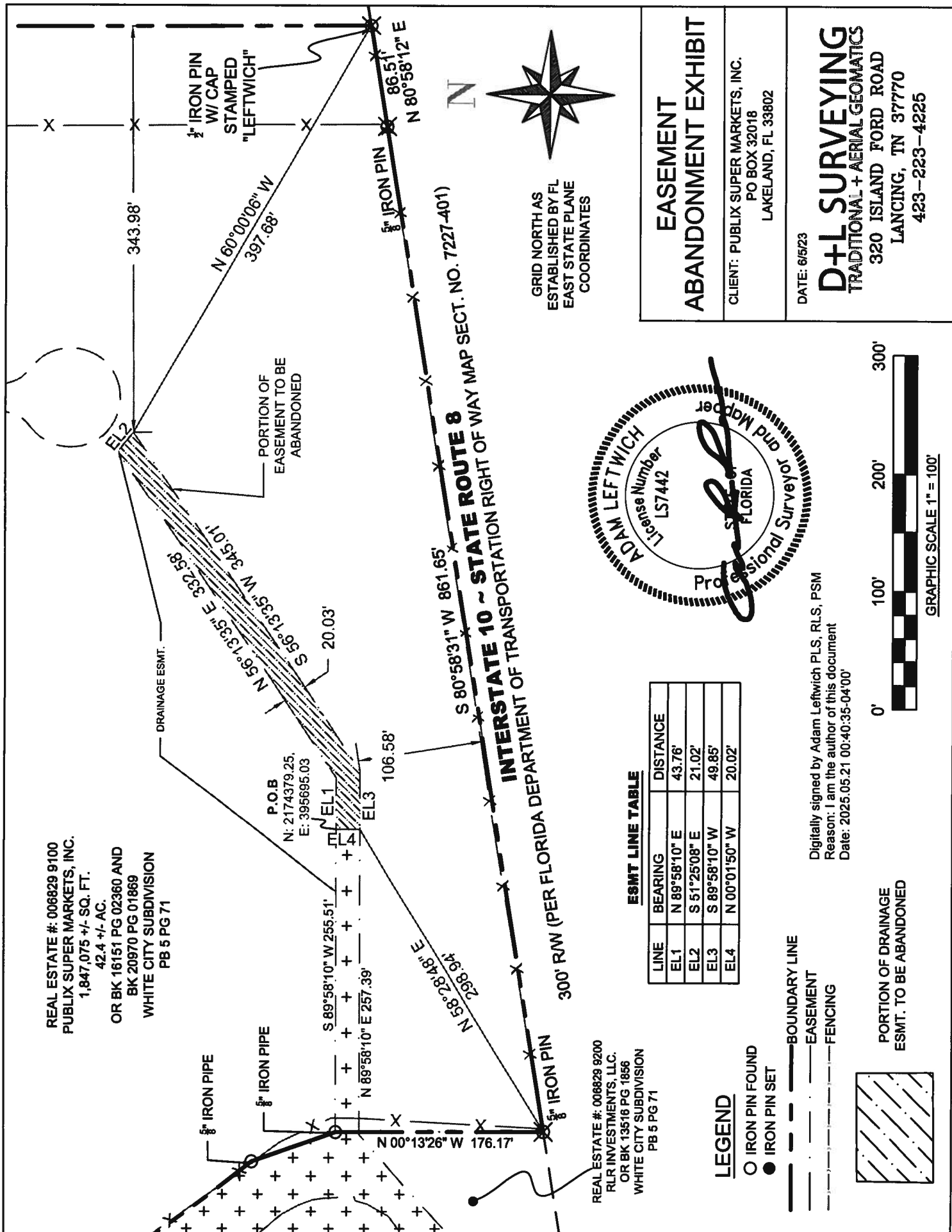
Thence, N 00°16'41" W a distance of 869.69' to a point.

Thence, with a curve turning to the left with an arc length of 369.55', with a radius of 220.00', with a chord bearing of N 48°23'48" W, with a chord length of 327.61' to a point.

Thence, S 83°29'41" W a distance of 368.20', to an iron pin set, being the southeastern terminus of 60' right of way of General Avenue.

Thence, with the right of way of General Avenue N 07°05'24" W a distance of 59.87' to the point of Beginning, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7442, on November 3, 2023.





# EASEMENT ABANDONMENT EXHIBIT

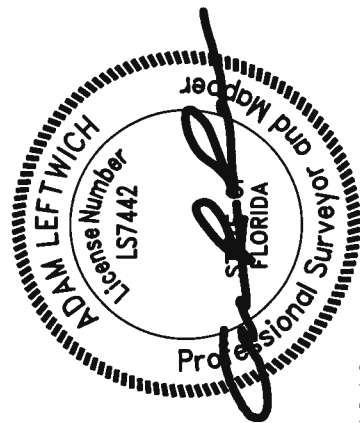
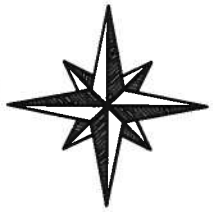
CLIENT: PUBLIX SUPER MARKETS, INC.  
PO BOX 32018  
LAKELAND, FL 33802

DATE: 6/5/23

## D+L SURVEYING

TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
LANSING, TN 37770  
423-223-4225

GRID NORTH AS  
ESTABLISHED BY FL  
EAST STATE PLANE  
COORDINATES

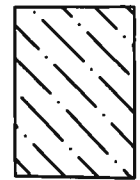


**ESMT LINE TABLE**

LINE	BEARING	DISTANCE
EL1	N 89°58'10" E	43.76'
EL2	S 51°25'08" E	21.02'
EL3	S 89°58'10" W	49.85'
EL4	N 00°01'50" W	20.02'

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- BOUNDARY LINE
- - - EASEMENT
- . - FENCING



PORTION OF DRAINAGE  
ESMT. TO BE ABANDONED



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:40:35-04'00'

## Legal Description

**Easement Description Note:** The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a 20' Drainage Easement to which will be abandoned. The boundary for the legal description below is based on a partial boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7422 on November 3, 2023. The description below is not a boundary survey and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville, being a portion of the Publix Super Markets, Inc. tract previously recorded in Official Records Book 16151 Page 2360 and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Florida State Plane Coordinates, East. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "Leftwich LS7422".

**Commencing** at a 5/8" iron pipe located in the common line of Publix Super Markets, Inc. and RLR Investments, LLC, and located N 00° 13' 26" W a distance of 176.17' from a 5/8" iron pin located in the north Right of Way of the Interstate 10 – FL State Route 8, also a common corner of the Publix Super Markets, Inc. and RLR Investments, LLC tracts and the southwestern most corner of the parent tract.

Thence from said iron pipe, and with the northern line of the aforesaid easement, N 89°58'10" E a distance of 255.51' to an un-monumented point which is the **TRUE POINT OF BEGINNING**, lying at a location described in state plane coordinates as being N: 2174379.25, E: 395695.03.

Thence, with the line of the aforesaid easement the following six calls, N 89°58'10" E a distance of 43.76' to a point.

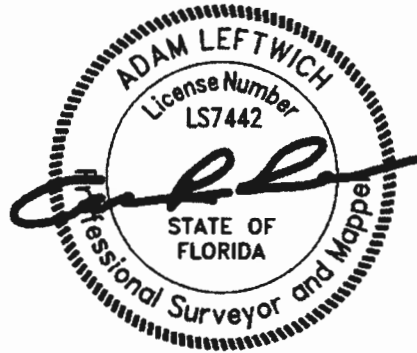
Thence, N 56°13'35" E a distance of 332.58' to a point.

Thence, S 51°25'08" E a distance of 21.02' to a point.

Thence, S 56°13'35" W a distance of 345.01' to a point.

Thence, S 89°58'10" W a distance of 49.85' to a point.

Thence, N 00°01'50" W a distance of 20.02' to the point of **Beginning**, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7422, on November 3, 2023.



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:41:00-04'00'

