

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **WDP LEON, LLC**, whose address is **80 W. Wieuca Road NE, Ste 204, Atlanta, Georgia 30342** ("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# 164103-0010** in **Council District 4** and established in the Official Public Records of Duval County, Florida at **Plat Book 21 Page 92 and 92A, Robinwood Acres Unit No. 4.**

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 _____ 202__, 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 SURVEY OF

A PORTION OF PATTON ROAD, AS SHOWN ON THE PLAT OF ROBINWOOD ACRES UNIT No. FOUR, AS RECORDED IN PLAT BOOK 21, PAGES 92 AND 92A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 74, SAID ROBINWOOD ACRES UNIT No. FOUR; THENCE NORTH 88°06'39" EAST, ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 620.12 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15928, PAGE 341, SAID CORNER LYING ON THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF DESALVO ROAD (DE SOTO ROAD PER PLAT); THENCE SOUTH 05°15'50" EAST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 60.11 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 52, SAID ROBINWOOD ACRES UNIT No. FOUR; THENCE SOUTH 88°06'39" WEST, ALONG THE NORTH LINE OF LOTS 10 AND 11, BLOCK 52, SAID ROBINWOOD ACRES UNIT No. FOUR, A DISTANCE OF 620.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LEON ROAD (PONCE DE LEON ROAD PER PLAT); THENCE NORTH 05°15'50" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. CONTAINING 37.201 SQUARE FT. OR 0.85 ACRES, MORE OR LESS.

DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

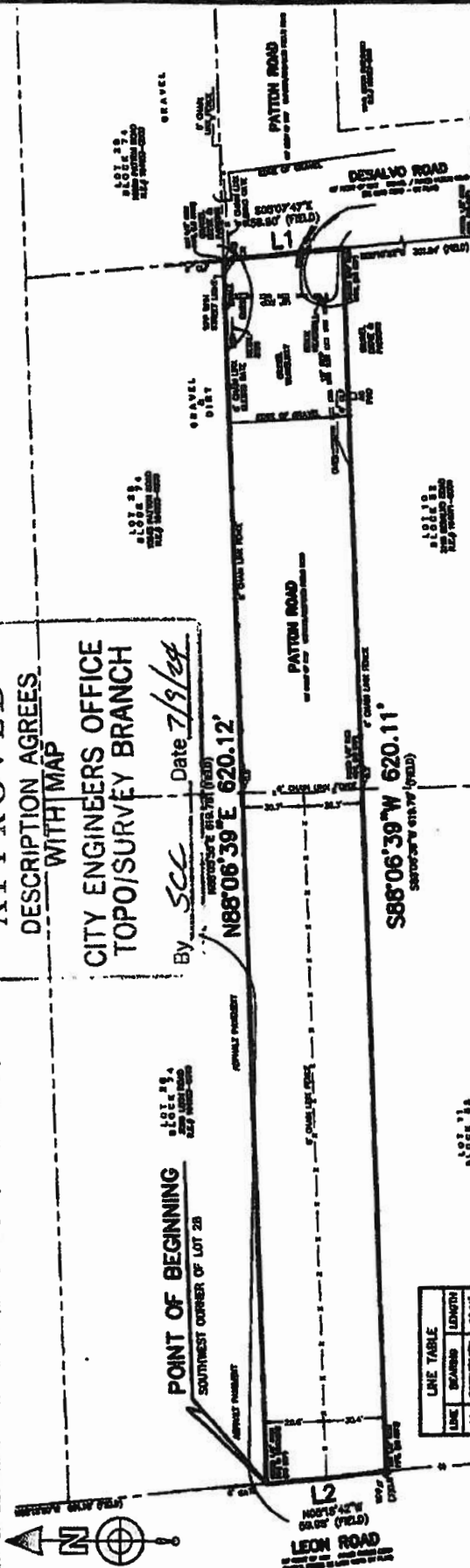
POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 28

By SCC Date 7/9/24

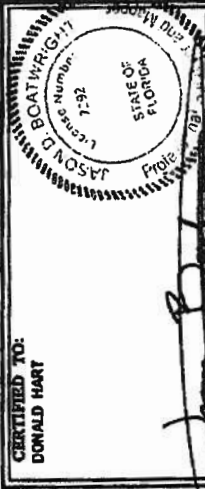
N88°06'39" E 620.12'

S88°06'39" W 620.11'

LINE	BEARING	LENGTH
L1	S05°15'50"E	60.11'
L2	N05°15'50"W	60.11'



CERTIFIED TO:
DONALD HART



- NOTES:
1. THIS A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 52, ROBINWOOD ACRES UNIT No. FOUR, BEING SOUTH 88°06'39" E, AS PER PLAT.



BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

FILE: 2024-0570
DRAWN BY: KAC-P
SCALE: 1" = 60'

DATE: MAY 16, 2024
SHEET 1 OF 1