

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by Karen Hirshberg, whose address is **1994 River Rd.**, Jacksonville, Florida 32207 (“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 2024-\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 080290-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

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) \_\_\_\_\_

\_\_\_\_\_

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

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

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 \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**December 20, 2023**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.

APR 13 2024  
DESCRIPTION FILES  
W  
CITY ENGINEER'S OFFICE  
SUPPORT/STAFF BRANCH  
SCC Date: 1/3/24

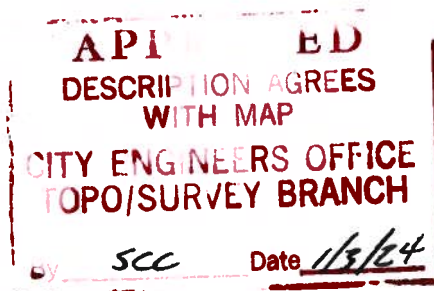
**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

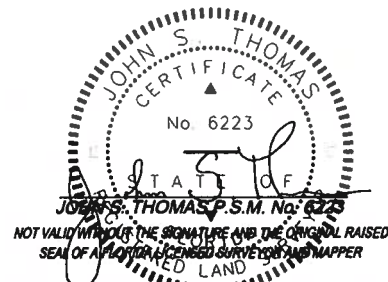
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:

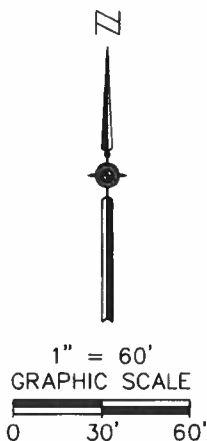
CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

SHEET 1 OF 3

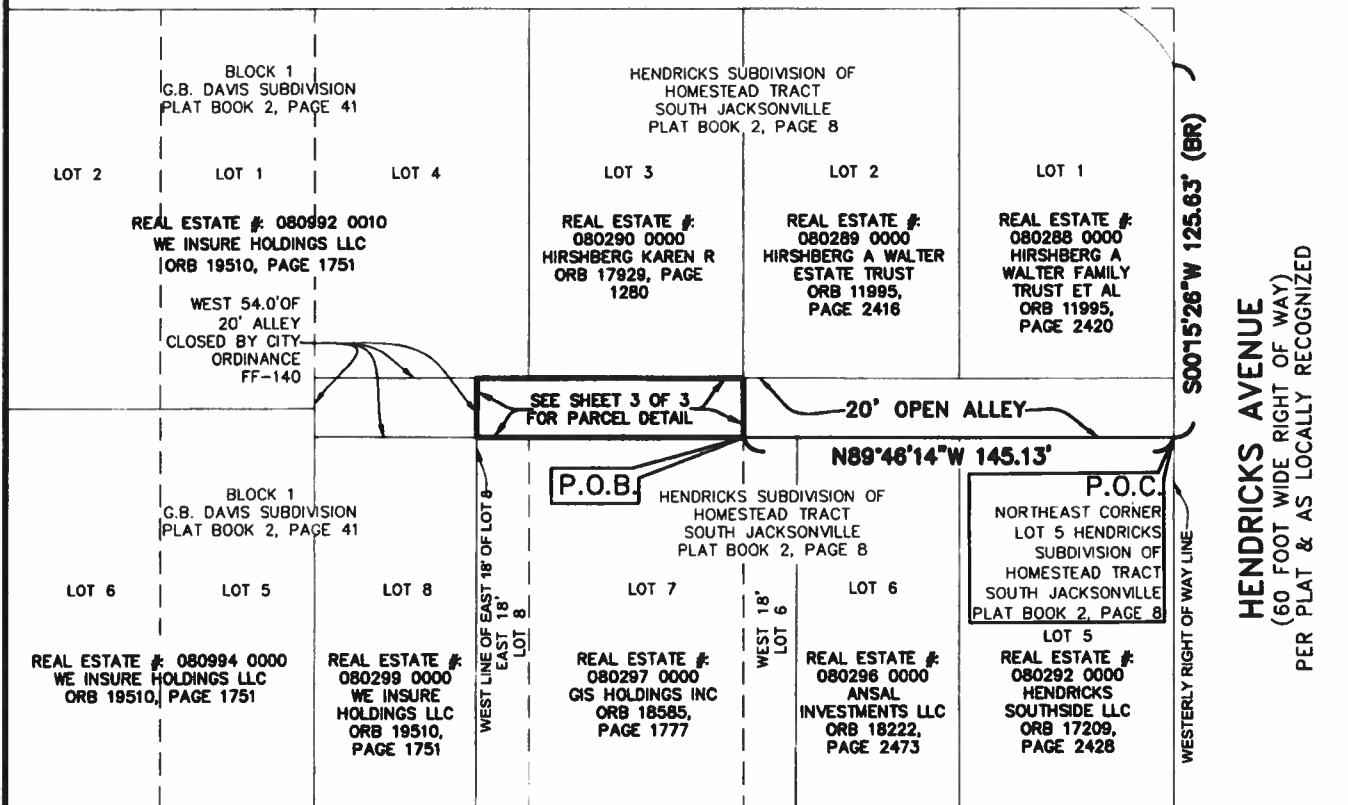
**SKETCH AND DESCRIPTION**



REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HENDRICKS AVENUE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058  
FILE No. A-443  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

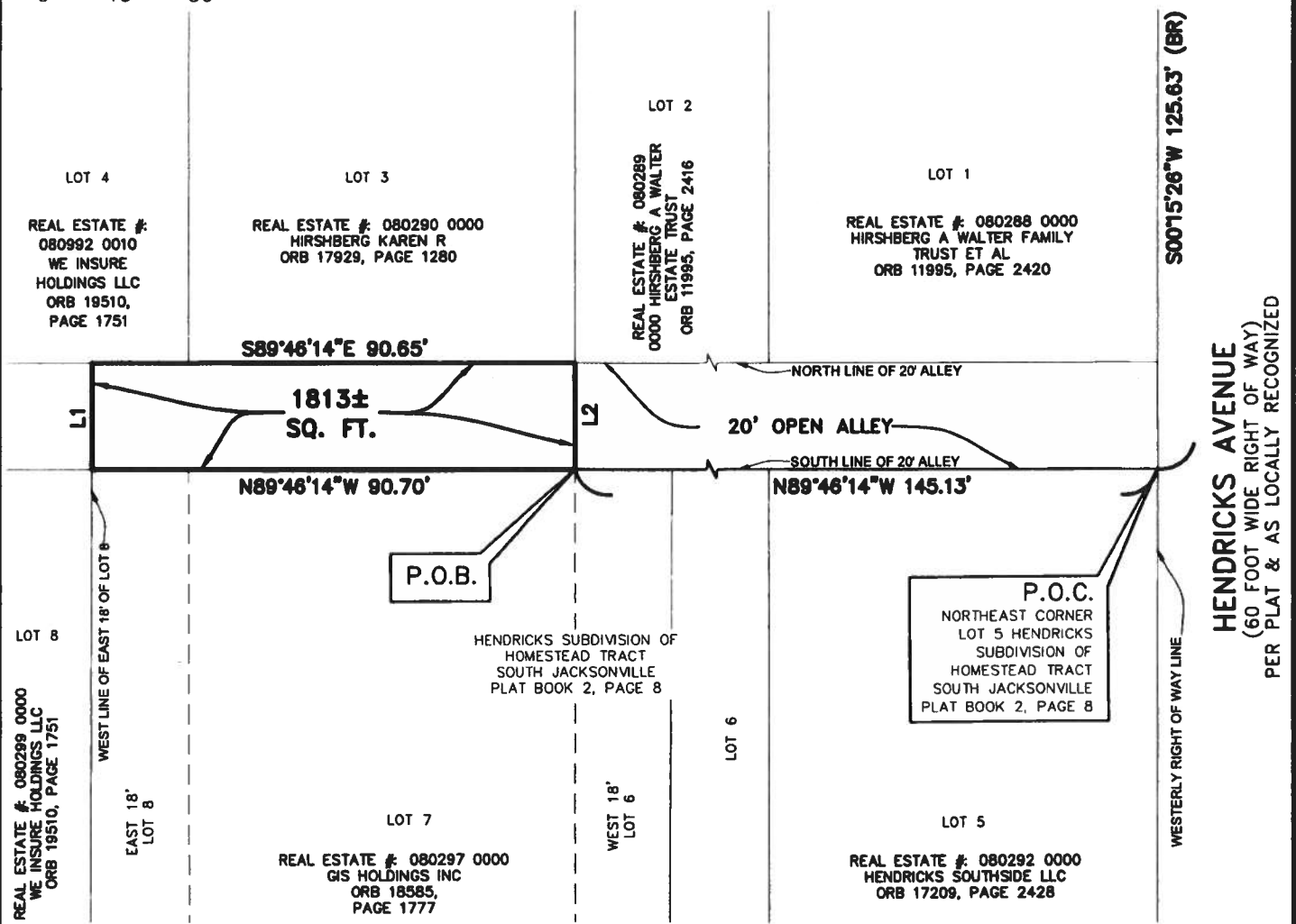
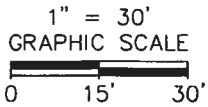
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**  
2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071

www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 2 OF 3



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

JOB No. 22-058  
FILE No. A-443  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DDWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

S00°15'26"W 125.63' (BR)  
**HENDRICKS AVENUE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

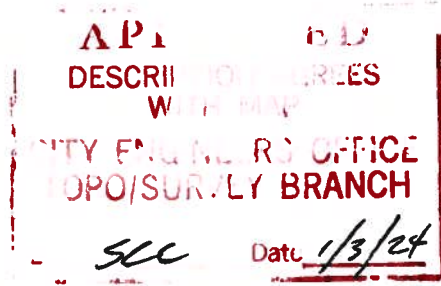
**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

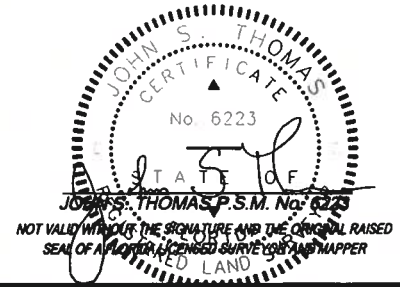
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'28" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



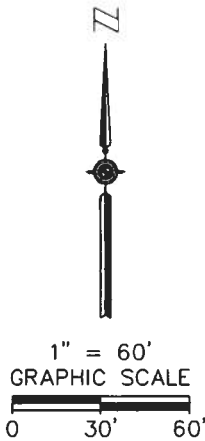
JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

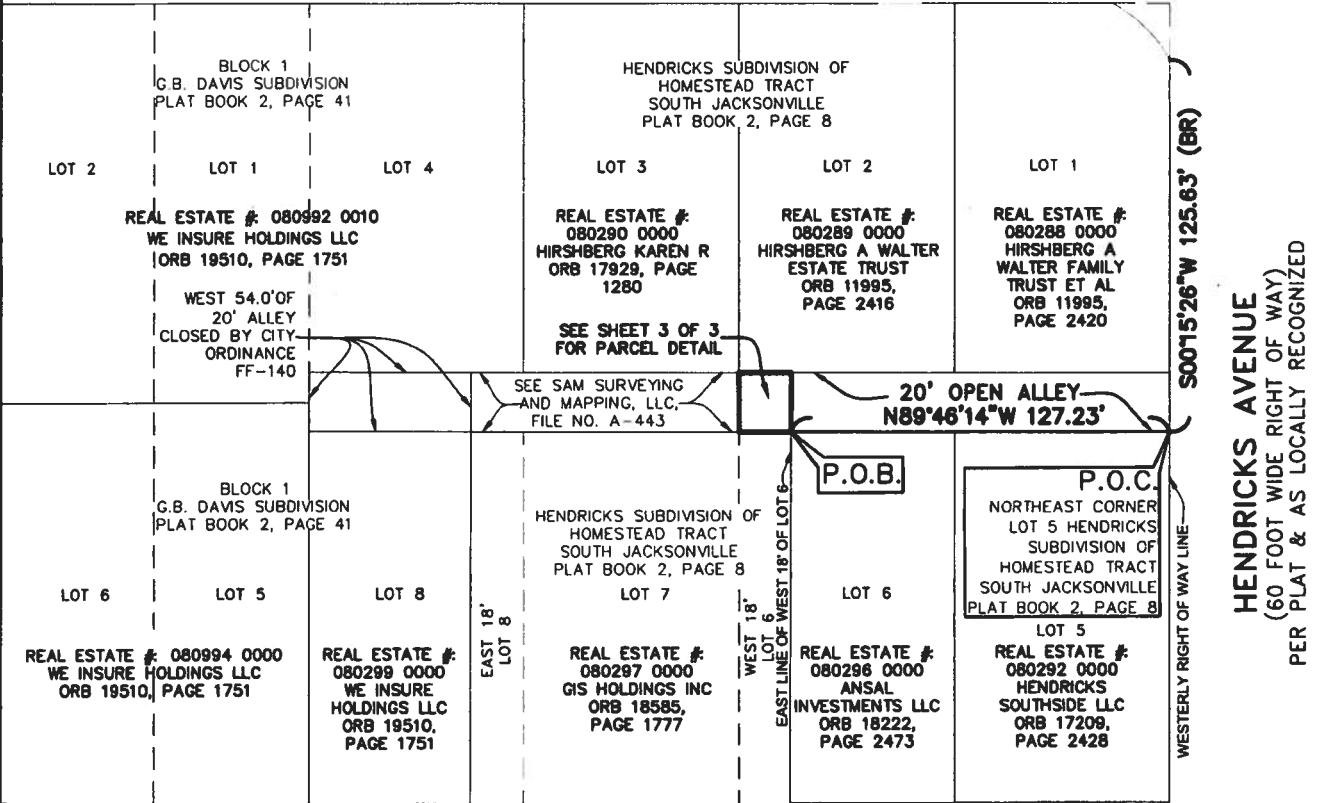
**SKETCH AND DESCRIPTION**



REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

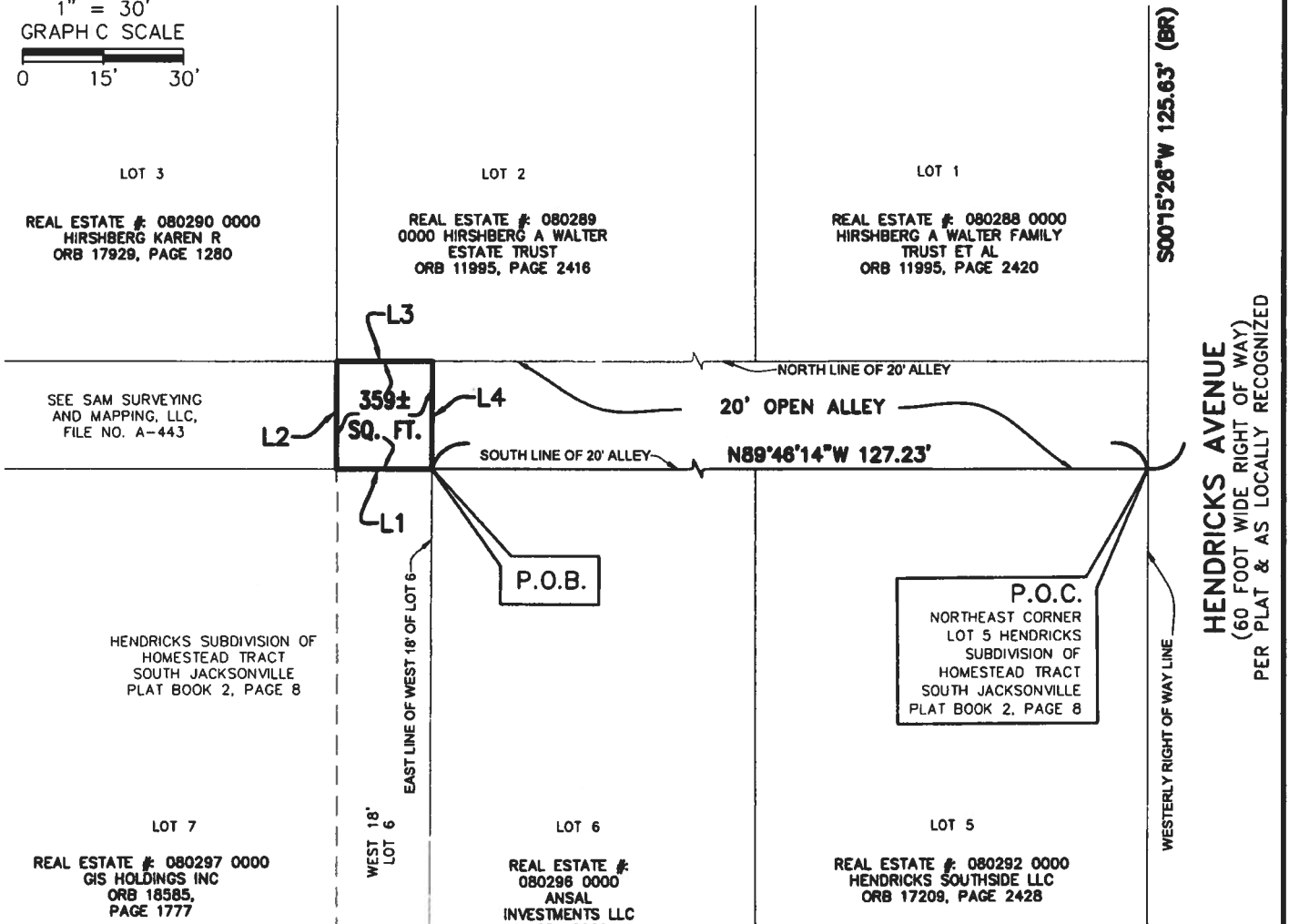
**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 2 OF 3



1" = 30'  
GRAPH C SCALE  
0 15' 30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DD\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX



**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by G.I.S. Holdings Inc., whose address is **570 Jacksonville Dr.**, Jacksonville Beach, Florida 32250 (“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 2024-\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 080297-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

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 \_\_\_\_\_ 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 \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**December 20, 2023**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.

APPROVED FOR  
DESCRIPTION OF LOTS  
WITNESSES  
CITY ENGINEER'S OFFICE  
DUVAL COUNTY  
JPO/SURVEY BRANCH  
SCC Date 1/3/24

**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.

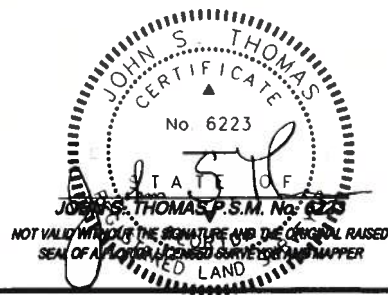
**APPROVED**  
**DESCRIPTION AGREES**  
**WITH MAP**  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**

by SCC Date 1/3/24

**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'28" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/08/2022	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**

2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P122 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DDWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 1 OF 3

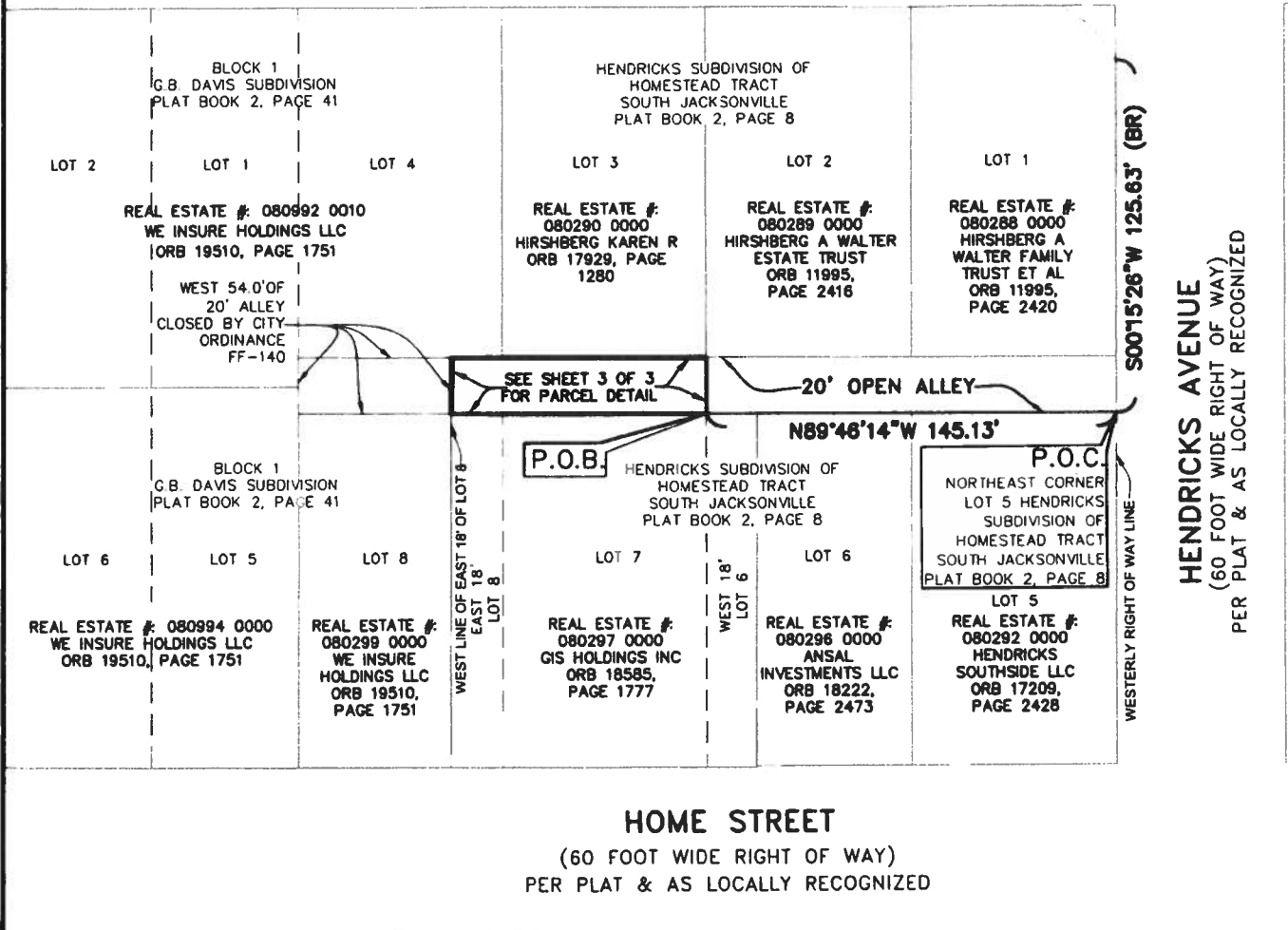
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



S00°15'26\"/>

WESTERLY RIGHT OF WAY LINE

**HENDRICKS AVENUE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

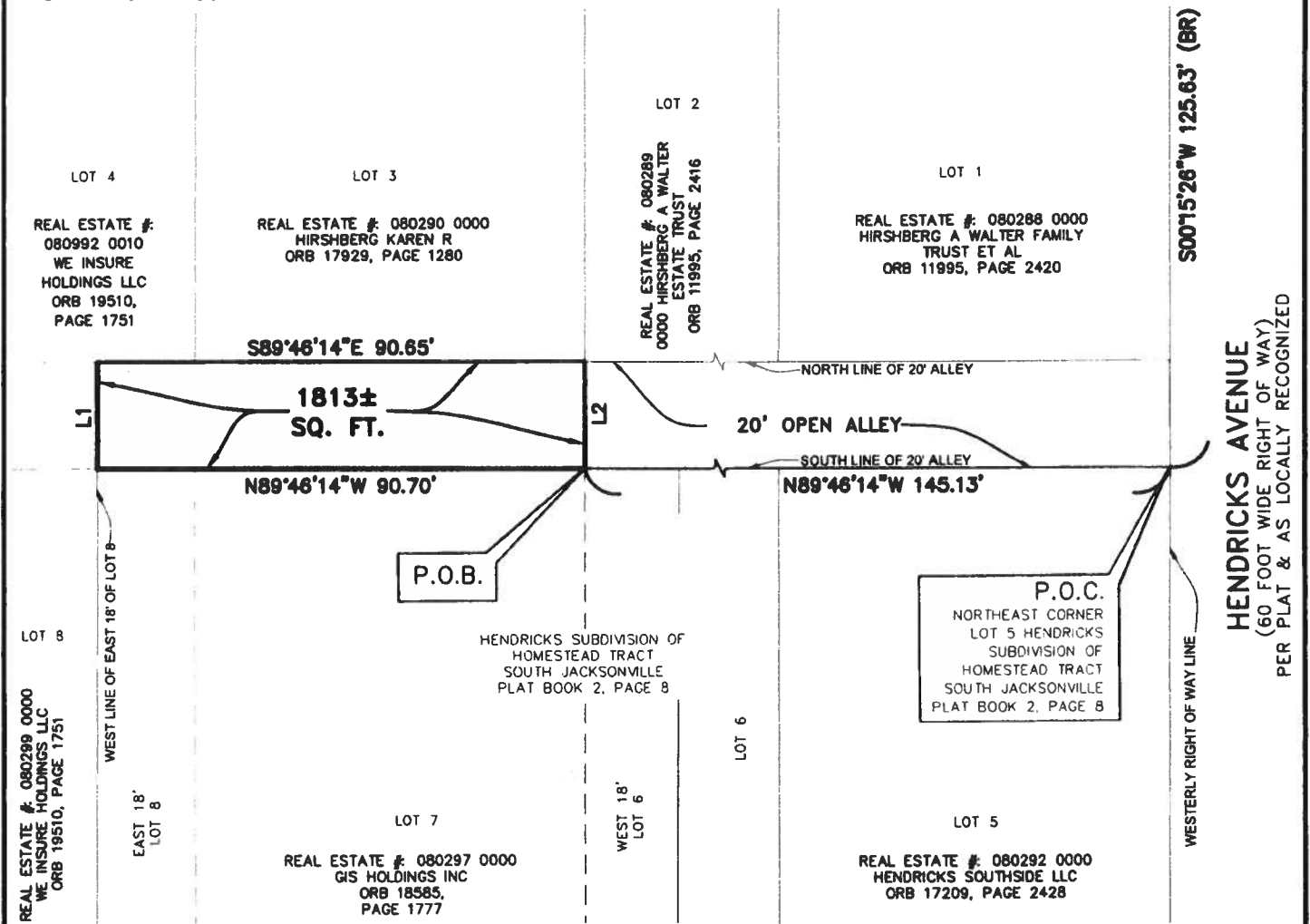
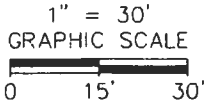
JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**  
2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 2 OF 3




LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

JOB No. 22-058  
 FILE No. A-443  
 PARTY CHIEF: N/A  
 F.B. N/A  
 DRAWN BY: D. TRABA  
 CHECKED BY: J. THOMAS  
 SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
  
 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 3 OF 3

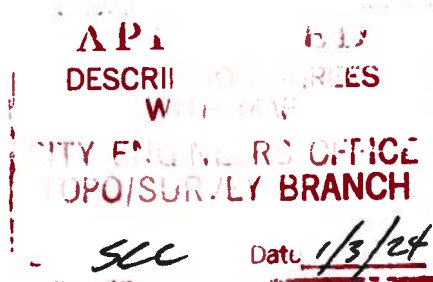
**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



JOB No. 22-058 FILE No. A-493 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**

2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

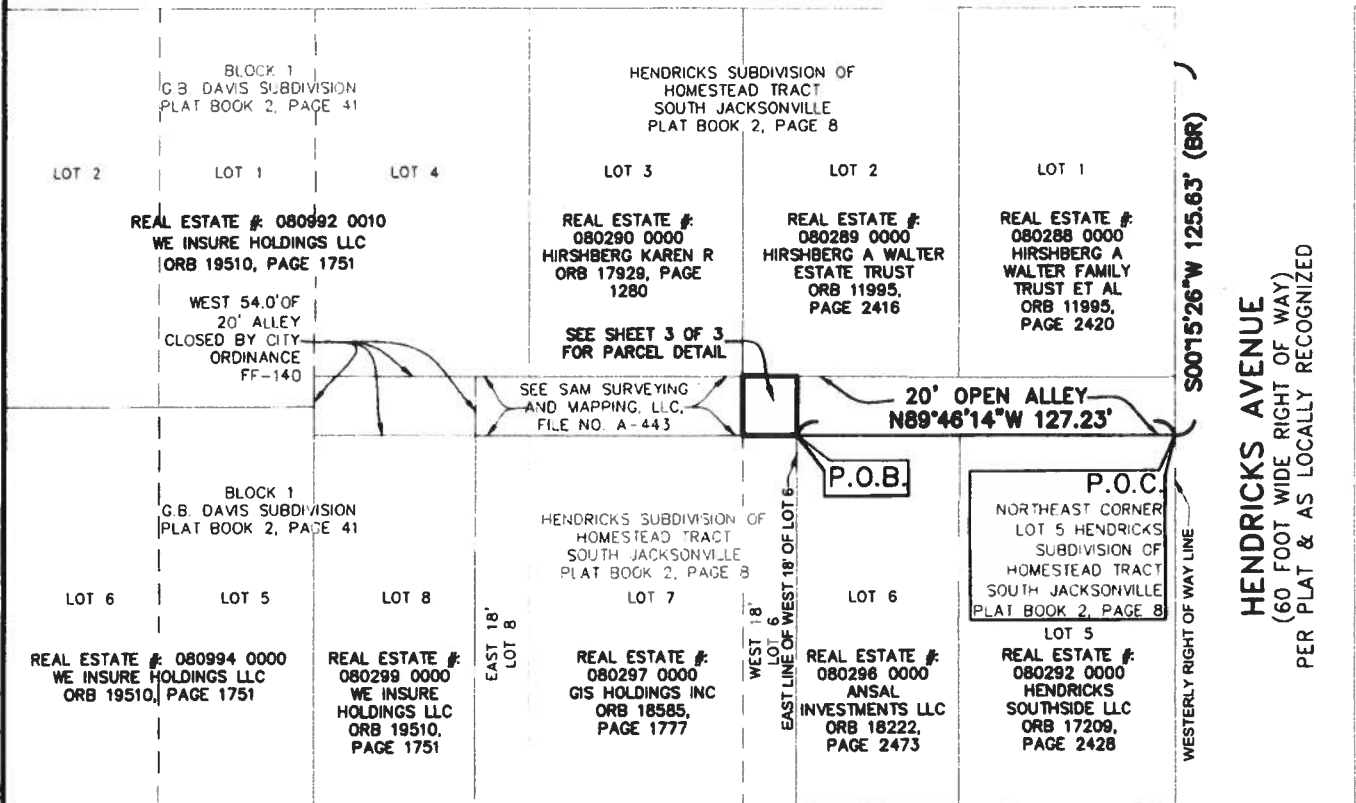
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

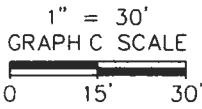
JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908  
**SAM**  
2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 2 OF 3

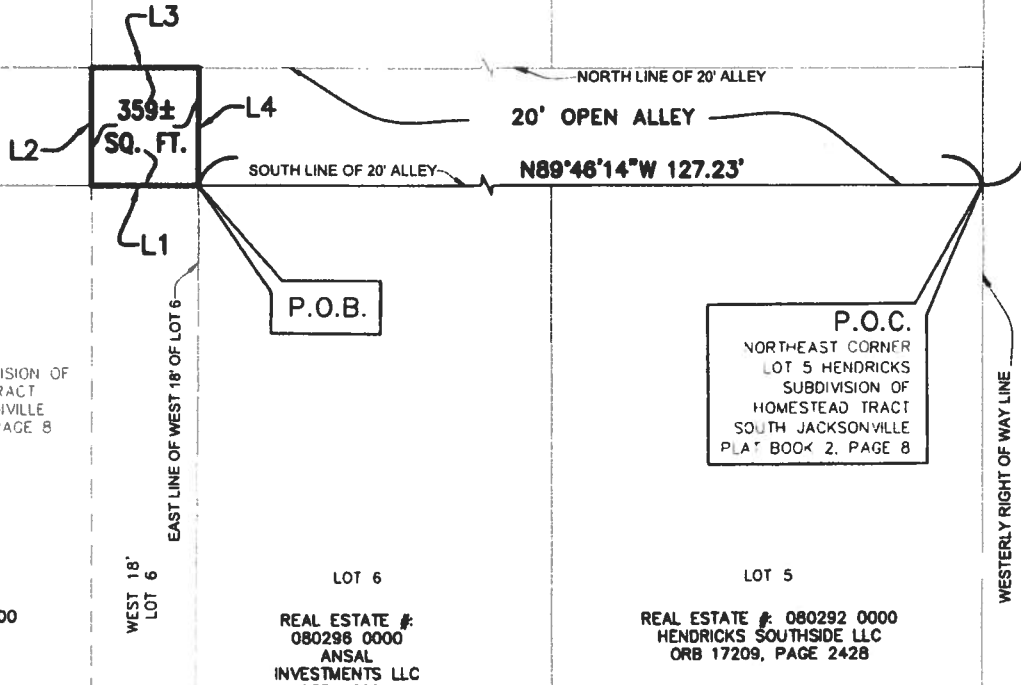


LOT 3  
REAL ESTATE #: 080290 0000  
HIRSHBERG KAREN R  
ORB 17929, PAGE 1280

LOT 2  
REAL ESTATE #: 080289  
0000 HIRSHBERG A WALTER  
ESTATE TRUST  
ORB 11995, PAGE 2416

LOT 1  
REAL ESTATE #: 080288 0000  
HIRSHBERG A WALTER FAMILY  
TRUST ET AL  
ORB 11995, PAGE 2420

SEE SAM SURVEYING  
AND MAPPING, LLC,  
FILE NO. A-443



HENDRICKS SUBDIVISION OF  
HOMESTEAD TRACT  
SOUTH JACKSONVILLE  
PLAT BOOK 2, PAGE 8

LOT 7  
REAL ESTATE #: 080297 0000  
GIS HOLDINGS INC  
ORB 18585,  
PAGE 1777

LOT 6  
REAL ESTATE #: 080298 0000  
ANSAL  
INVESTMENTS LLC

LOT 5  
REAL ESTATE #: 080292 0000  
HENDRICKS SOUTHSIDE LLC  
ORB 17209, PAGE 2428

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908



2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071

www.SAM.biz

(904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 3 OF 3