

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this _____ day of _____, 2024, by Nathan Walter, President of **RP SPORTS INVESTMENTS, INC.**, whose address is **1400 S. International Parkway, Lake Mary, Florida 32746** (“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 rights-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# 130740-0000, 130649-0000, and 130838-0000** in Council District 7 and as established in Plat Book AK, Page 438 of Spratt’s Subdivision of East Jacksonville, Plat Book 3, Page 75 of Meig’s Replat of Spratt’s Subdivision of Block 5, Johnson’s Plat of East Jacksonville and Plat Book Q, Page 664 of East Jacksonville.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents (the “City Indemnities”) 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) (collectively, “Claims”) 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; provided, however that Grantor’s obligation to indemnify, defend, and hold the City Indemnities harmless contained herein will not apply to Claims arising out of the negligence or willful misconduct of the City or its contractors, agents or employees. 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 unobstructed by any permanent vertical building improvements lying within the Property that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and sidewalks and the installation of gates, fences, hedges, and landscaping is permissible; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all Claims, 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 Property by Grantor, its successors or assigns, and the City’s or JEA’s exercise of their rights in the reserved easement; provided, however that Grantor’s obligation to indemnify, defend, and hold City and JEA harmless contained herein will not apply to Claims arising out of the negligence or willful misconduct of City or JEA, and their respective contractors, agents or employees. By acceptance of this Hold Harmless Covenant, City and JEA agree that (i) prior to commencing work on the Property, City or JEA, as applicable, will provide Grantor with at least one business day prior notice of the pending work except in the case of emergencies in which case no such notice is required, and (ii) in the event the surface of any portion of the Property is disturbed by City or JEA in its exercise of the easement rights herein granted, such area shall be restored by City or JEA, as applicable, to substantially the condition in which it existed as of the commencement of such activity; provided however that any permanent improvements within the Easement Property are subject to applicable Duval County standards (“Standard”), and City or JEA, as applicable, shall only be required to make replacements in the same manner as specified in and in accordance with the then current Standard applicable to the improvement, as if within a public right-of-way. Any further repair or restoration beyond the scope of Standard repair and restoration shall be the responsibility of the Grantor or its successors or assigns in and to the Property, at Grantor’s expense.

**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 _____

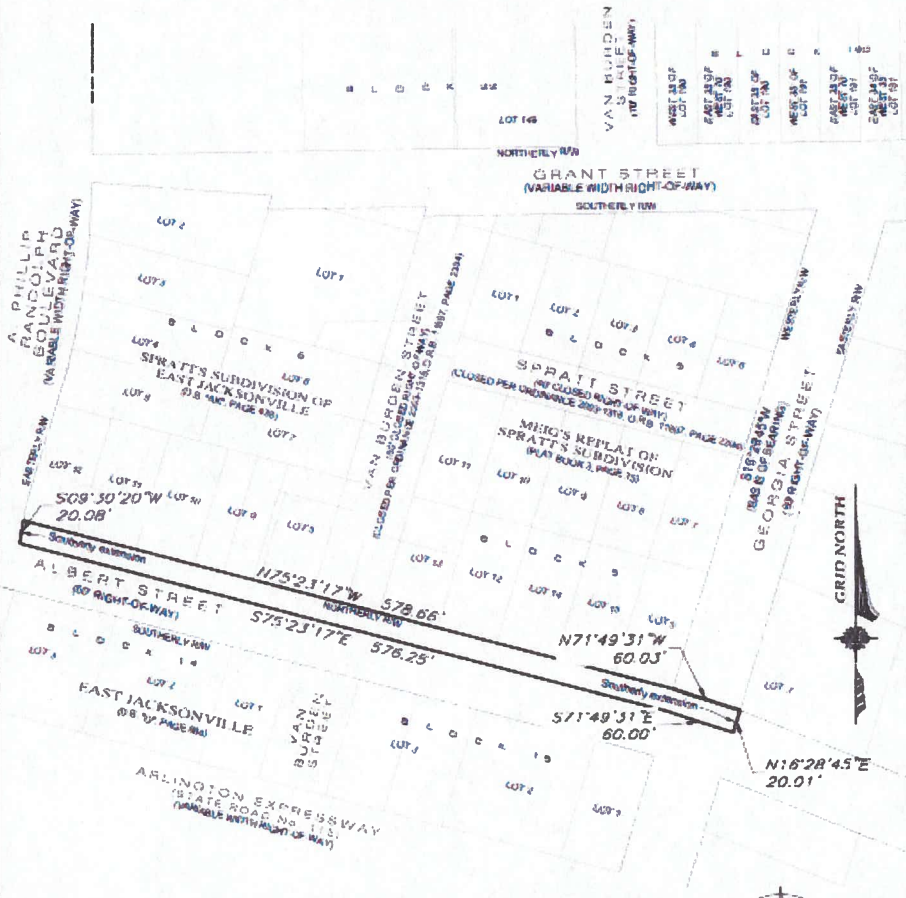
Exhibit A

MAP SHOWING SKETCH & DESCRIPTION TO SHOW STREET CLOSURE

The Northerly 20 feet of ALBERT STREET, a 60 foot right-of-way, lying between the Southerly extension of the Easterly right-of-way of A. PHILIP RANDOLPH BOULEVARD, and the Southerly extension of the Easterly right-of-way of GEORGIA STREET, a 60 foot right-of-way.

SURVEYORS NOTES

1. All dimensions, unless otherwise noted, are US survey feet.
2. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.
3. Horizontal datum is reference to Florida State Plane Coordinate System, East, Zone, North American Datum of 1983 (NAD83).



PREPARED FOR: CLIENT

JOB# 23-009-02

DRAWN: MAS DATE 5/2/23 CHECKED BY: JKM
PROJECT
ALBERT STREET ROAD CLOSURE - NORTH 20FT
LOCATED IN:
DUVAL COUNTY, FLORIDA
REVISIONS



ARC SURVEYING & MAPPING, INC.

John K. Moffett
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6951

3202 SAN LUAN AVENUE, JACKSONVILLE, FLORIDA 32218
PHONE: 904-794-8777 • LICENSED SURVEYOR NO. 0487
WWW.ARC-SURVEYING.COM

FILE PATH: F:\2023\25-009 GRANT STREET TOPG - REV 1\8101023-009-02 ROAD CLOSURE (90 TO 100) DATA\ARC\23-009-02 GRANT STREET - ALBERT ST - 20 FT - 05.DWG LAST SAVE: 05/02/23 09:04

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By SCC Date 5/16/24

MAP SHOWING SKETCH & DESCRIPTION TO SHOW STREET CLOSURE

The Southerly 2 feet of ALBERT STREET, a 60 foot right-of-way, lying between the Northerly extension of the Easterly right-of-way of A. PHILIP RANDOLPH BOULEVARD, and the Northerly extension of the Easterly right-of-way of GEORGIA STREET, a 60 foot right-of-way.

SURVEYORS NOTES

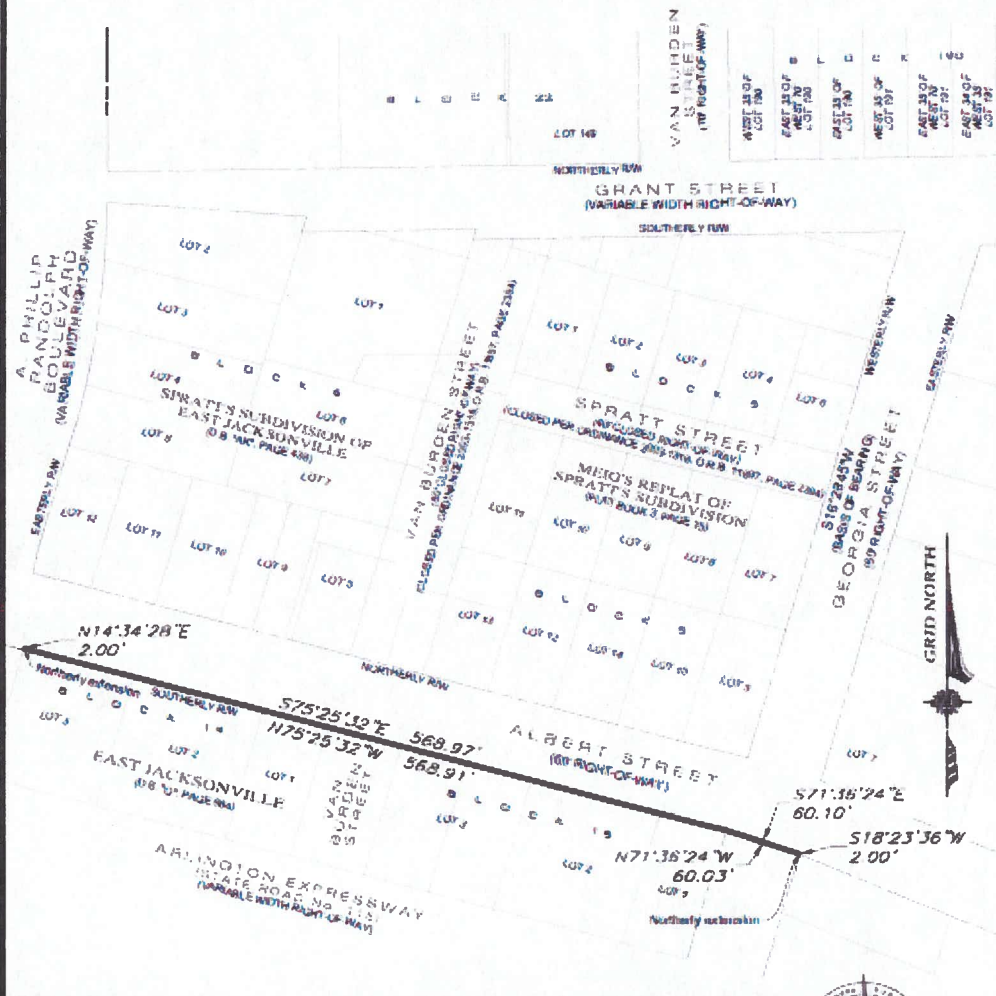
1. All dimensions, unless otherwise noted, are US survey feet.
2. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.
3. Horizontal datum is reference to Florida State Plane Coordinate System, East, Zone, North American Datum of 1983 (NAD83).

APPROVED

DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 5/16/24



PREPARED FOR: CLIENT		JOB# 23-009-02	
DRAWN: MAS	DATE: 5/2/23	CHECKED BY: JKM	
PROJECT ALBERT STREET ROAD CLOSURE - SOUTH 2FT LOCATED IN: DUVAL COUNTY, FLORIDA			
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
John K. Moffett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6951		 ARC SURVEYING & MAPPING, INC. <small>3202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32216 PHONE: 384/384-8377 • LICENSED BUSINESS NO. 6482 www.arcsurveyors.com</small>	

Exhibit A

MAP SHOWING SKETCH & DESCRIPTION TO SHOW STREET CLOSURE

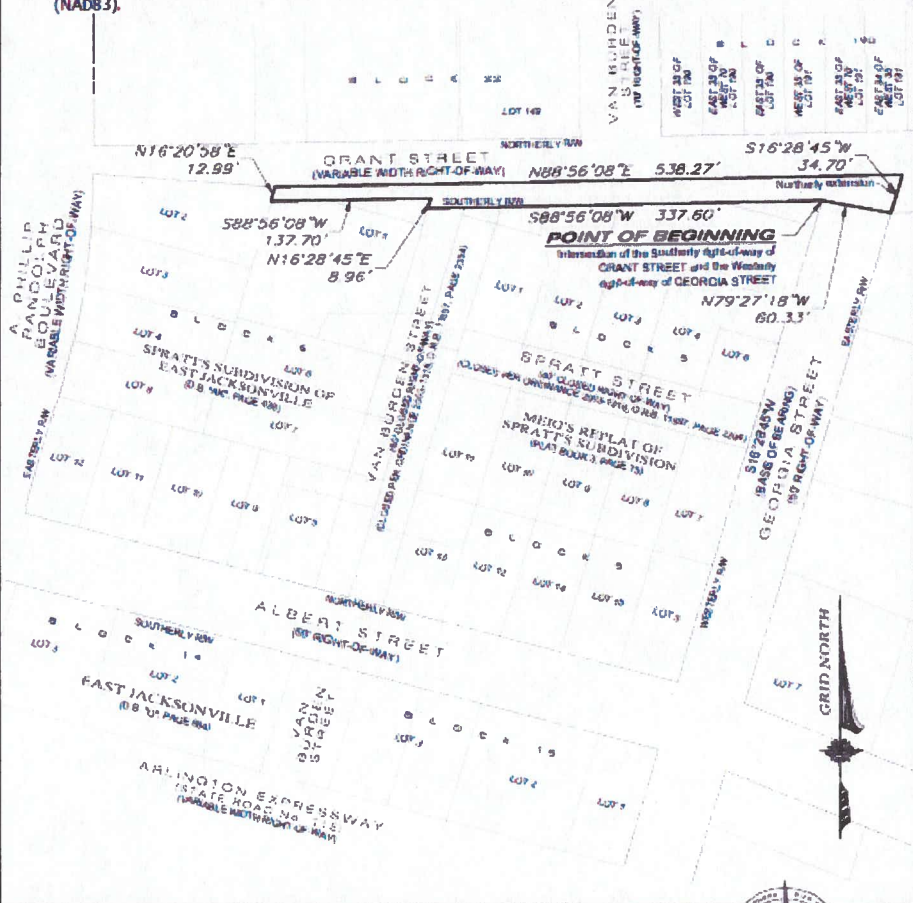
A portion of GRANT STREET, a variable width right-of-way, lying in Section 45, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

BEGIN at the intersection of Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, and the Southerly right-of-way of GRANT STREET, a variable width right-of-way, run thence along SAID Southerly right-of-way of GRANT STREET, the following four (4) courses: 1) South 88°56'08" West, 337.60 feet; 2) North 16°28'45" East, 8.96 feet; 3) South 88°56'08" West, 137.70 feet; 4) North 16°20'58" East, 12.99 feet; thence departing said line, North 88°56'08" East, 538.27 feet to the Northerly extension of the Easterly right-of-way line of GEORGIA STREET; thence South 16°28'45" West, along said Northerly extension, 34.70 feet to aforesaid Southerly right-of-way line of GRANT STREET; thence South 79°27'18" East, along said Southerly right-of-way line, 60.33 feet to the **POINT OF BEGINNING**.

Containing 0.241 acres, more or less.

SURVEYORS NOTES

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2. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.
3. Horizontal datum is reference to Florida State Plane Coordinate System, East, Zone, North American Datum of 1983 (NAD83).



APPROVED
DESCRIPTION AGREES
WITH MAP

**CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH**

By SCC Date 5/16/24

PREPARED FOR: CLIENT		JOB#: 23-009	
DRAWN: MAS		DATE: 5/2/23	
CHECKED BY: JKM			
PROJECT GRANT STREET ROAD CLOSURE LOCATED IN: DUVAL COUNTY, FLORIDA			
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
John K. Maffett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6951		 ARC SURVEYING & MAPPING, INC. 1202 SAN LUAN AVENUE, JACKSONVILLE, FLORIDA 32218 PHONE: 904/284-8377 • LICENSED SURVEYORS NO. 0487 www.arcsurveying.com	

FILE PATH: F:\2023\23-009 GRANT STREET ROAD CLOSURE\GIS\TCH15614\23-009-02 GRANT STREET\GRANT-STREET-02.DWG LAST SAVED BY: jkm-ed 01

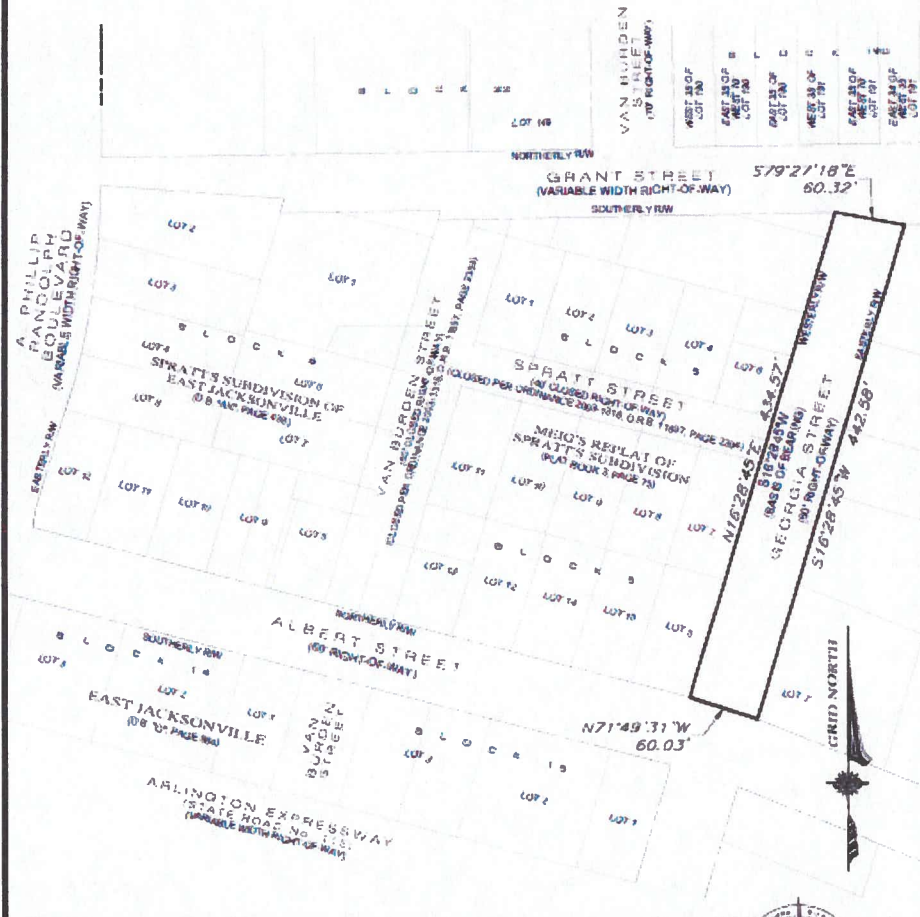
Exhibit A

MAP SHOWING SKETCH & DESCRIPTION TO SHOW STREET CLOSURE

All that portion of GEORGIA STREET, a 60 foot right-of-way, lying between the Southerly right-of-way of GRANT STREET, variable width right-of-way, and the Northerly right-of-way of ALBERT STREET, a 60 foot right-of-way.

SURVEYORS NOTES

1. All dimensions, unless otherwise noted, are US survey feet.
2. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.
3. Horizontal datum is reference to Florida State Plane Coordinate System, East, Zone, North American Datum of 1983 (NAD83).



APPROVED
DESCRIPTION AGREES
WITH MAP

CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 5/16/24

PREPARED FOR: CLIENT		JOB# 23-009	
DRAWN: MAS	DATE: 5/2/23	CHECKED BY: JKM	
PROJECT GEORGIA STREET ROAD CLOSURE - NORTH LOCATED IN: DUVAL COUNTY, FLORIDA			
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
John K. Maffett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6951		 ARC SURVEYING & MAPPING, INC. <small>1202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32206 PHONE: 904/254-5377 • LICENSED BUSINESS NO. 0687 WWW.ARCMAPPINGINC.COM</small>	

MAP SHOWING SKETCH & DESCRIPTION TO SHOW STREET CLOSURE

All of that portion of GEORGIA STREET, a 60 foot right-of-way, lying between the Southerly right-of-way of ALBERT STREET, a 60 foot right-of-way, and the Northerly right-of-way line of ARLINGTON EXPRESSWAY (STATE ROAD No. 15), a variable width right-of-way.

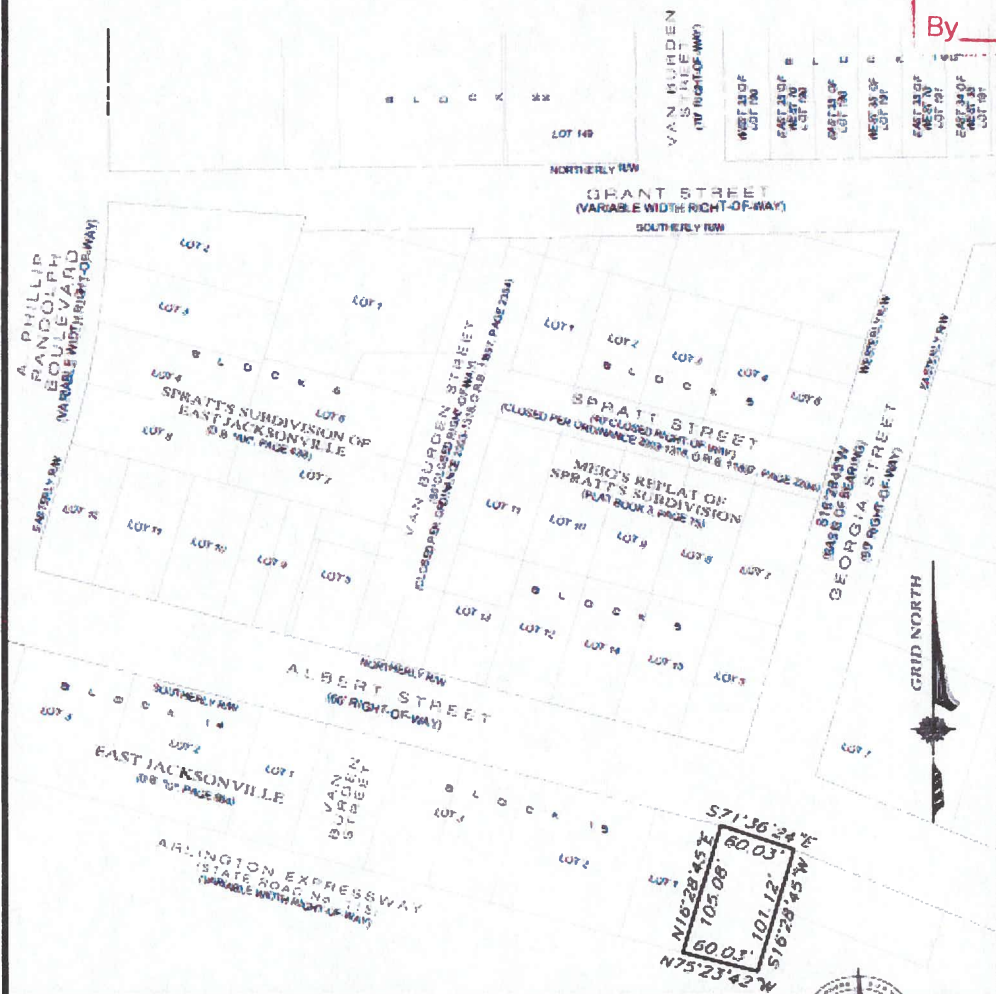
SURVEYORS NOTES

1. All dimensions, unless otherwise noted, are US survey feet.
2. Bearings are based of the Westerly right-of-way line of GEORGIA STREET, a 60 foot right-of-way, having a bearing of North 16°28'45" East.
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APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 5/16/24



PREPARED FOR: CLIENT		JOB#: 23-009-02	
DRAWN: MAS	DATE: 5/2/23	CHECKED BY: JKM	
PROJECT GEORGIA STREET ROAD CLOSURE - SOUTH LOCATED IN: DUVAL COUNTY, FLORIDA			
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
John K. Moffatt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6951		 ARC SURVEYING & MAPPING, INC. 8202 SAN LUIS AVENUE, JACKSONVILLE, FLORIDA 32205 PHONE: 904/794-8377 • LICENSED BUSINESS NO. 0487 WWW.ARCMAPPINGINC.COM	

FILE PATH: P:\03\25-009 GRANT STREET TOPIC - REF # 19101921-01-02 ROAD CLOSURE SKETCHES\DATA\ARC\03-009-02 GRANT STREET (GEORGIA STREET) CLOSURE EAST PART\01-001