

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 20____, by **Corner Lot Development Group, LLC**, whose address is 1611 Atlantic Boulevard, Jacksonville, FL 32207 (Grantor) in favor of the **CITY OF JACKSONVILLE**, a Municipal Corporation, whose mailing address is 117 Duval Street West, Jacksonville, FL 32202 (City).

IN CONSIDERATION for the closure and/or abandonment, by **CITY ORDINANCE** _____, a copy of which is attached hereto and incorporated by reference, located in Council District 9 and established in the Official Public Records of Duval County, Florida at Plat Book 5, Page 93.

CORNER LOT DEVELOPMENT GROUP, the Applicant and 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 areas, more particularly described in **Exhibit "A,"** attached hereto, 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 Northerly 15 feet of 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 under the provisions of the reserved easement. 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 Applicant, its successors and assigns, for any repairs to or replacement of the improvements. Applicant, its successors and assign, 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, use existences, ore removal of any improvements placed within the easement area by Applicant, its successors and assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

**GRANTOR:
CORNER LOT DEVELOPMENT
GROUP, LLC**

(Sign) _____

(Sign) _____

(Print) _____

(Print) _____

Its Managing Member

(Sign) _____

(Print) _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing was acknowledged before me this _____ day of _____, 20__ by _____, Managing Member, on behalf of CORNER LOT DEVELOPMENT GROUP, LLC. Such person is personally known to me or produced _____ as identification.

NOTARY PUBLIC
State of Florida

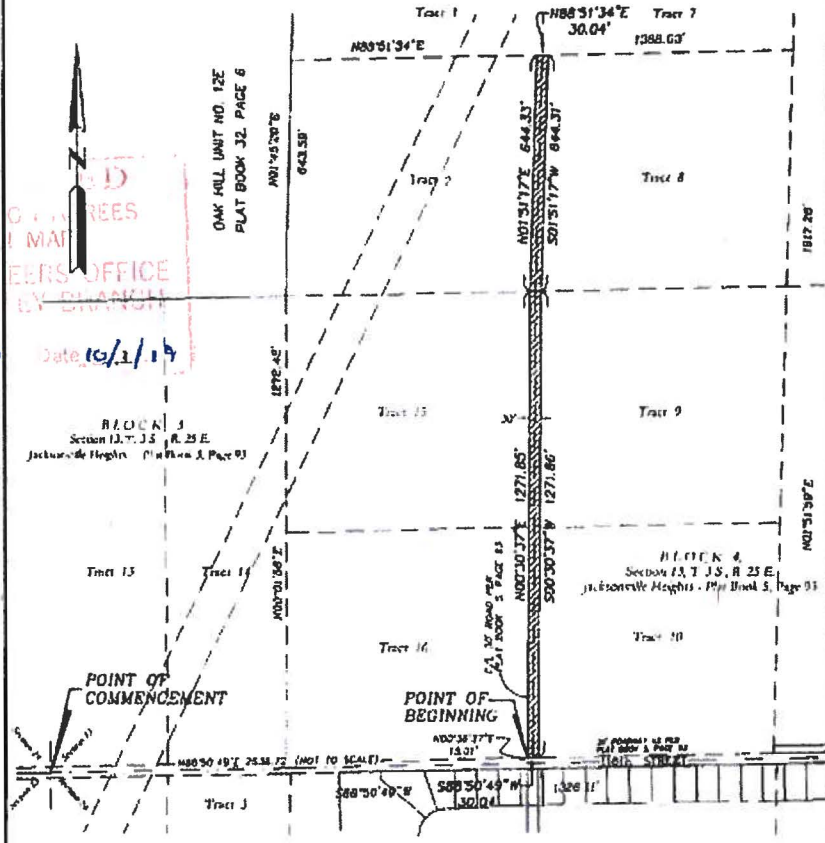
EXHIBIT "A"

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

of Unit certain 30 foot roadway lying adjacent to the Eastern line of Tracts 2, 15 and 16, Block 3 and the Western line of Tracts 8, 9 and 10, Block 4, Section 13, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County Florida and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 13; thence North 88°50'49" East, along the South line of said Section 13, a distance of 2,636.72 feet; thence North 00°30'37" East, 15.01 feet to the Southeast corner of said Tract 16, for a POINT OF BEGINNING; thence continue North 00°30'37" East along the East line of said Tract 16, and along the East line of said Tract 15, a distance of 1,271.85 feet to the Northeast corner of said Tract 15, the same being the Southeast corner of said Tract 2; thence North 01°31'17" East, along the East line of said Tract 2, a distance of 644.33 feet to the Northeast corner of said Tract 2; thence North 88°51'34" East, along the North line of said Tract 2 and along the North line of said Tract 8, a distance of 30.04 feet to the Northwest corner of said Tract 8; thence South 01°31'17" West, along the West line of said Tract 8, a distance of 644.31 feet to the Southwest corner of said Tract 8 and the Northeast corner of said Tract 9; thence South 00°30'37" West along the West line of said Tracts 9 and 10, a distance of 1,271.86 feet to the Southeast corner of said Tract 10; thence South 88°50'49" West, along the South line of said Tract 10 and along the South line of said Tract 16, a distance of 30.04 feet to the POINT OF BEGINNING.

APL
DESCRIPTION
CITY ENGINEERS OFFICE
TOPOGRAPHY
By *[Signature]* Date 10/1/19



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

NOTES

1. Bearings are based on the ACCORD BEARINGS.
2. This is NOT a SURVEY (BENCH AND LEGAL DESCRIPTION).
3. Distances shown (in F.S.M.) refer to North American Vertical Datum of 1988 (NAVD-88).
4. By Graphical plotting and the property shown herein are within 1/32" of as shown on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Community Number (2007) 0303.01.
5. Map Revised date: 6-3-13
6. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting herefrom is not the responsibility of the Landowner.
7. There may be restrictions or Easements of Record indicated by the abbreviation (see below) that are not shown herein.

LEGEND

- ① SURVEY BENCHMARK
- BOUNDARY OF ADJACENT PROPERTY
- BOUNDARY OF ANY ROAD
- ✱ BOUNDARY OF LOT

RICHARD A MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1700 BEACH BLVD., SUITE 2000
JACKSONVILLE, FLORIDA 32216
Tel: (904) 725-1700
Fax: (904) 725-1724

BY: *[Signature]*
WILLIAM A. MILLER, STATE OF FLORIDA REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

EXHIBIT "A"